

AN ADDITIONAL 84 CONTIGUOUS
ACRES ALSO AVAILABLE FOR SALE



1644 EAST ST

PITTSFIELD, MA

17,700 SF INVESTMENT PROPERTY FOR SALE

- 100% Leased
- 2 Credit Tenants
- On 11 Acres
- 23'-25' Clear Height

EXCLUSIVE AGENT



THE
STUBBLEBINE
COMPANY

CORFAC INTERNATIONAL



PROPERTY DESCRIPTION

17,700 SF Industrial Building on 11 AC for Sale

As the Exclusive Agent, The Stubblebine Company/CORFAC International is pleased to present to the marketplace for sale 1644 East St Pittsfield, MA. With two (2) credit tenants in place, the subject property offers stable cash flow in an established industrial park. Situated on 11 acres, the building also represents a compelling Industrial Outdoor Storage (IOS) investment opportunity. The subject property is one of the only existing buildings in a highly competitive Pittsfield marketplace for sale.

CURRENT TENANTS

- Autopart International: 9,650 SF
- Quality Carriers*: 8,110 SF

*owned by CSX Rail

PROPERTY HIGHLIGHTS

- 100% Leased
- 2 Credit Tenants
- On 11 Acres
- 23'-25' Clear Height +/-

PROPERTY SPECIFICATIONS

Building Size:	17,700 SF
Lot Size:	11 AC (An additional 84 contiguous acres also available for sale)
Docks:	1
Drive Ins:	6
Clear Height:	23'-25'
Levelers:	1 ext
Roof:	Metal
Construction:	Metal
Sale Price:	9.0% CAP Rate

DEMOGRAPHICS	5 MILES	10 MILES	25 MILES
Total Households	22,983	30,037	82,032
Total Population	50,977	66,898	185,541
Average HH Income	\$91,952	\$98,151	\$105,386

CURRENT TENANTS



Founded in 1913, Quality Carriers brings more than a century of experience in specialized transportation and logistics. What began with founder B. F. Leaman and a single delivery truck in Lancaster County, Pennsylvania has grown into one of the nation's most trusted bulk liquid carriers. Today, Quality Carriers is recognized for its uncompromising commitment to safety, reliability, and operational excellence. The company proudly serves many of the world's leading organizations with proven industry expertise and scalable logistics solutions.



AUTOPART INTERNATIONAL®

Autopart International Inc., is a leading provider of premium auto parts for the Professional Service Provider. Since our inception in 1957 as Foreign Autopart, an import part specialist, our commitment to be the Best Local Parts Partner to the Professional Service Provider remains a pillar of our Company Culture.



Entire 95 AC Parcel with 17,700 SF Existing Fully Leased Building

Note: The building and the land can be purchased together or separately



WOHRLE'S
FOOD WAREHOUSE
PUBLIC WELCOME

413
SHIRTS

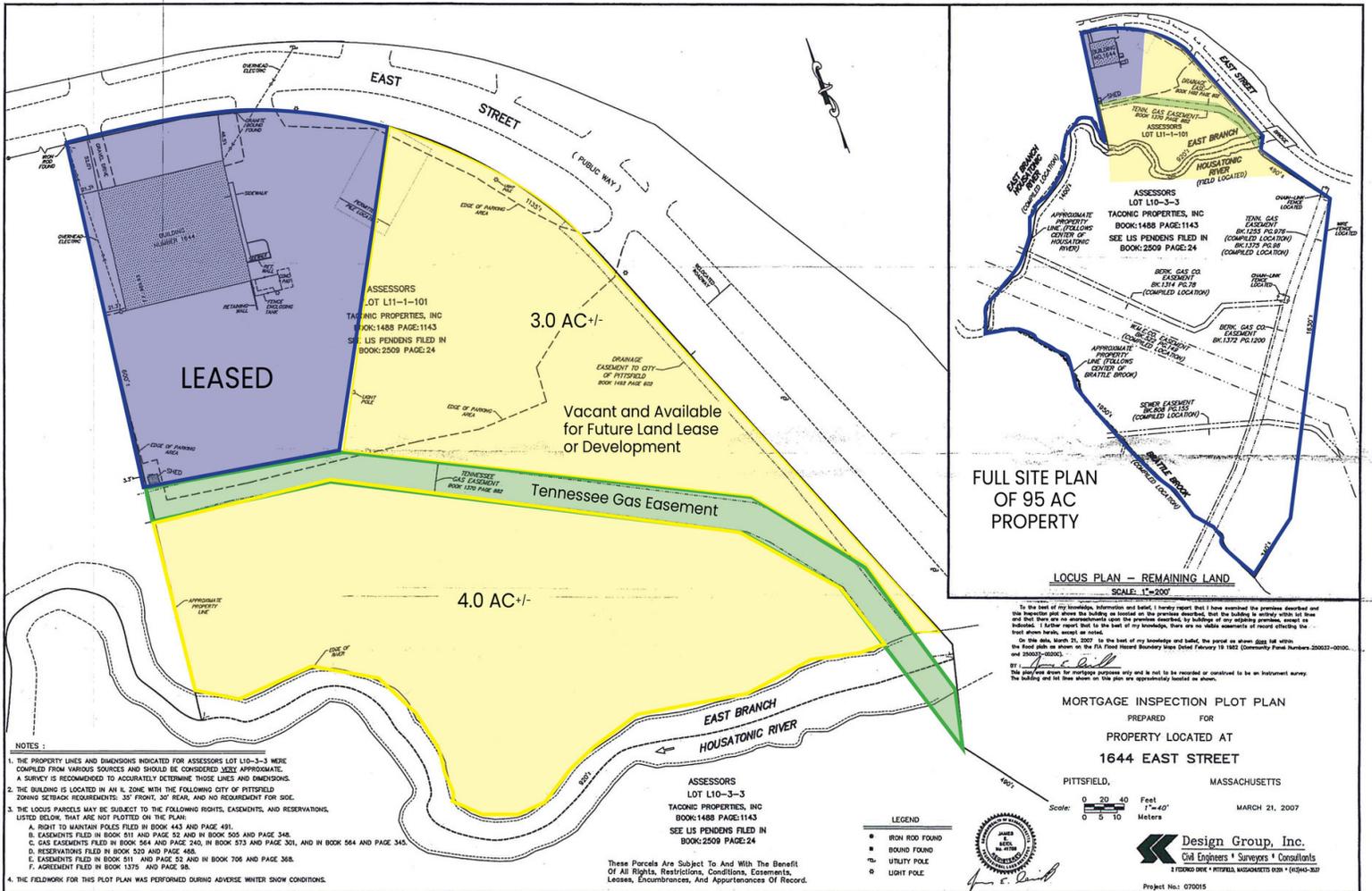
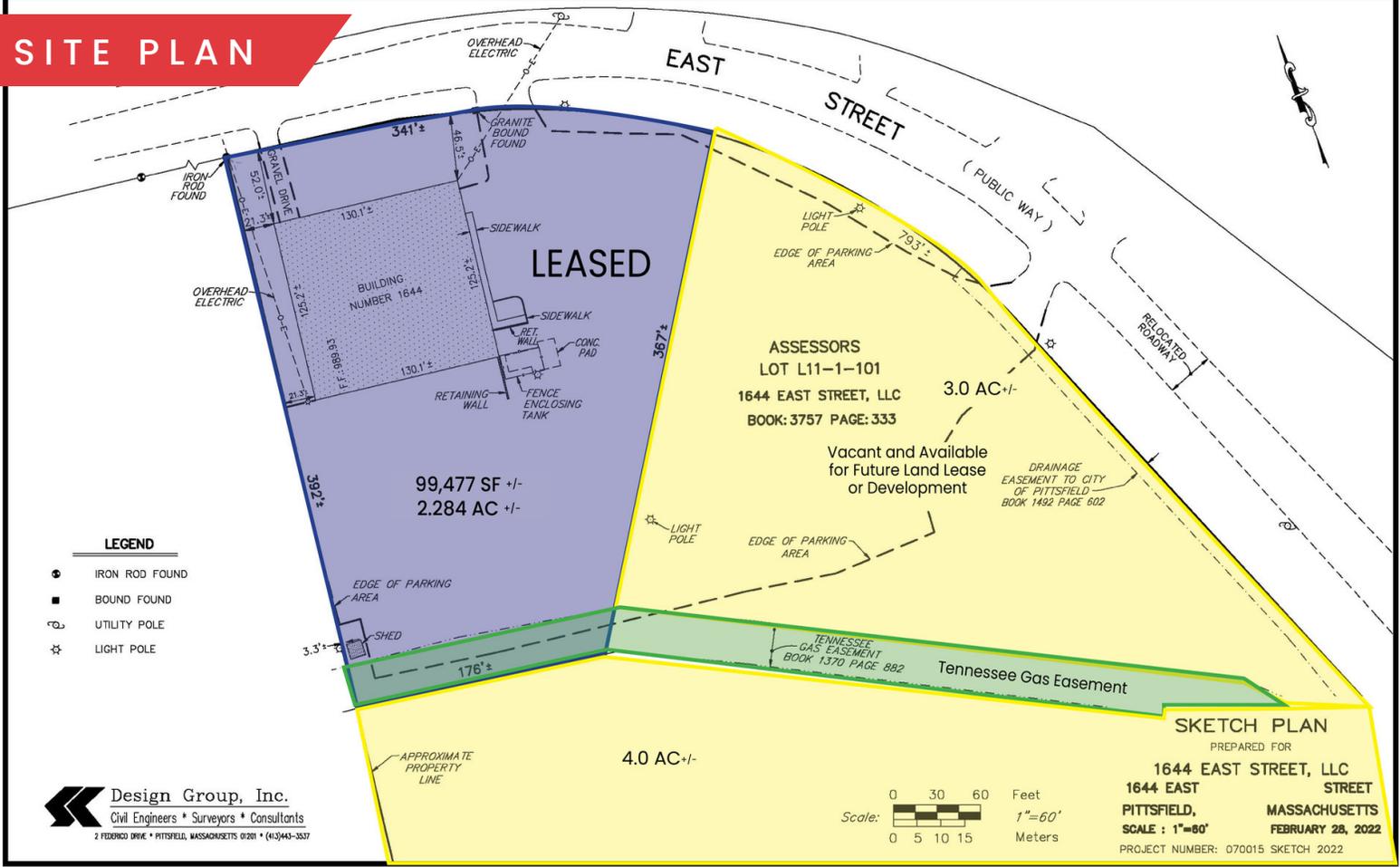
BBE
OFFICE INTERIORS

Pro Finish Auto Body

Berkshire Performance LLC

BRIGHAM

SITE PLAN



HIGHWAY PROXIMITY



1.1 MILES
3 MINUTES



2.5 MILES
6 MINUTES



13 MILES
23 MINUTES



41 MILES
59 MINUTES

ALBANY, NY

50 MILES | 56 MINS

SPRINGFIELD, MA

56 MILES | 1 HOUR

V/S SELF STORAGE
THE HOME DEPOT
Girardi Distributors LLC
Family Owned Since 1933
CUBESMART self storage
NEENAH
GENERAL DYNAMICS Mission Systems
BRIGHAM
Mirabito ENERGY PRODUCTS
HALLOWELL EMC

ALBANY, NY

1644 EAST ST.
PITTSFIELD, MA

SPRINGFIELD, MA

HARTFORD, CT

1644 EAST ST PITTSFIELD, MA

FOR SALE | 17,700 SF INDUSTRIAL BUILDING ON 11 AC

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