



 **erd metal**
USA

 **MEPCO**
WESTFIELD ELECTROPLATING COMPANY

Industrial
Handling Systems, Inc.

BOULEVARD
MACHINING THE FUTURE

323 LOCKHOUSE RD

WESTFIELD, MA

FOR SALE OR LEASE | 33,357 SF INDUSTRIAL OUTDOOR STORAGE ON 9.04 AC

- 9 Acres of IOS for Sale
- Rail Access Possible
- Adjacent to an Established Industrial Park
- Adjacent to an Established Industrial Park

EXCLUSIVE AGENT

 **THE**
STUBBLEBINE
COMPANY

CORFAC INTERNATIONAL



PROPERTY DESCRIPTION

9.04 AC flat, useable Industrial Outdoor Storage (IOS) for Sale

PROPERTY HIGHLIGHTS

- 9.04 Acres of IOS
- Rail Access Possible
- 2 Miles to I-90
- 7 Miles to I-91
- Located adjacent to an established industrial park

OFFERING SUMMARY

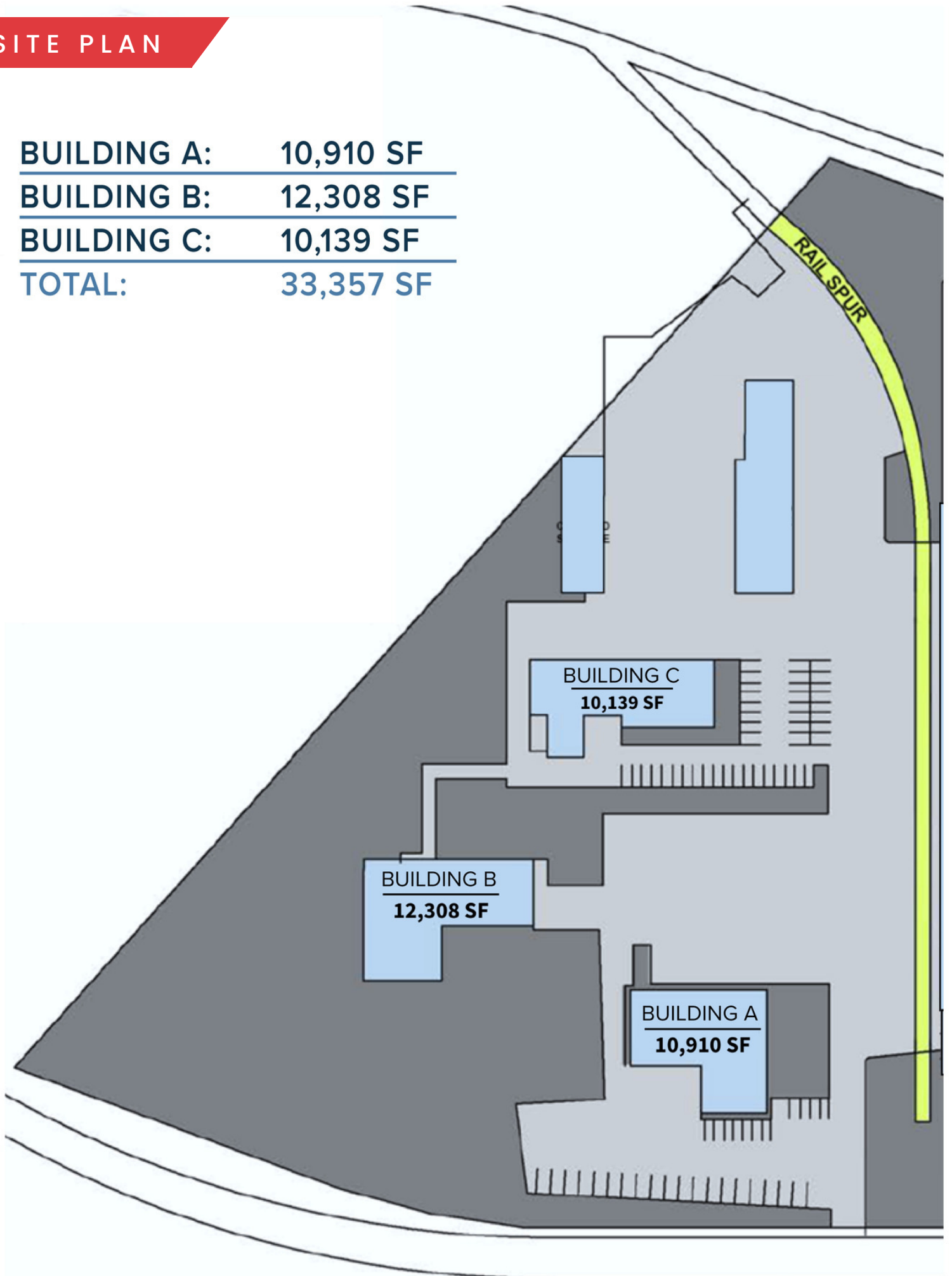
Buildings:	3
Building(s) Size:	33,357 SF
Lot Size:	9.04 AC
Features:	Storage Overhang
Loading:	Four (4) Drive-In Doors
Rail:	Rail Access Possible
Sale Price:	Market

DEMOGRAPHICS	3 MILES	5 MILES	10 MILES
Total Households	9,128	19,187	133,011
Total Population	22,212	48,610	327,824
Average HH Income	\$99,305	\$117,068	\$87,181



SITE PLAN

BUILDING A:	10,910 SF
BUILDING B:	12,308 SF
BUILDING C:	10,139 SF
TOTAL:	33,357 SF



LOCATION MAP



323 LOCKHOUSE RD



WORCESTER, MA
+/- 58.3 MILES



DOWNTOWN BOSTON
+/- 96.5 MILES

SPRINGFIELD, MA
+/- 12 MILES

HARTFORD, CT
+/- 40 MILES

PROVIDENCE, RI
+/- 91.1 MILES

NEW HAVEN, CT
+/- 77 MILES



NEW YORK CITY
157 MILES

HIGHWAY PROXIMITY

INTERSTATE 90
2 MILES
5 MINUTES

INTERSTATE 91
7 MILES
10 MINUTES

202
3 MILES
7 MINUTES

20
3 MILES
9 MINUTES



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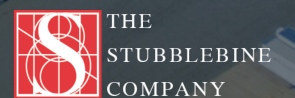
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