

ACTIVE RAIL

 **erd metal**
USA

 **WEPCO**
WESTFIELD ELECTROPLATING COMPANY

Industrial
Handling Systems, Inc.

BOULEVARD
MACHINING THE FUTURE

323 LOCKHOUSE RD

WESTFIELD, MA

FOR SALE | 33,357 SF INDUSTRIAL OUTDOOR STORAGE ON 12 AC

- 12 Acres of IOS for Sale
- On Active Rail
- Adjacent to an Established Industrial Park

EXCLUSIVE AGENT
 **THE STUBBLEBINE COMPANY**
 CORFAC INTERNATIONAL



PROPERTY DESCRIPTION

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

PROPERTY HIGHLIGHTS

- 12 Acres of IOS
- On Active Rail
- 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:	12 AC
Features:	Storage Overhang
Loading:	Four (4) Drive-In Doors
Rail:	Active Service (Pioneer Valley which connects to CSX)
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



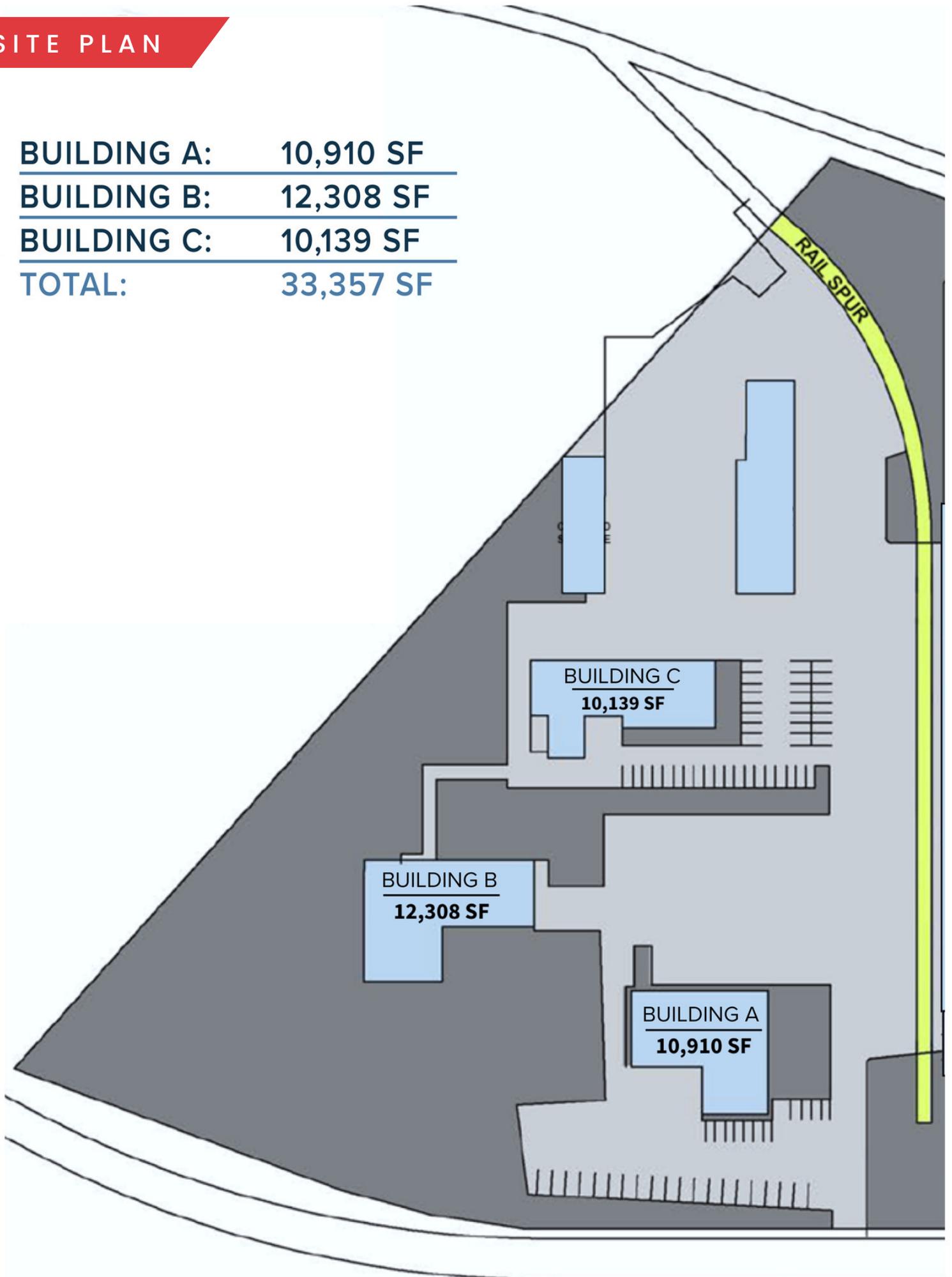
SITE PLAN

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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