



ABILITY TO
EXPAND UP
TO 1 AC OF
OUTDOOR
STORAGE

77 SERVISTAR INDUSTRIAL WAY

WESTFIELD, MA

FOR LEASE | 6,650 SF INDUSTRIAL SPACE

- Located in an Established Industrial Park
- One (1) Existing Drive-In
- Ability to Expand Up to 1 AC of Outdoor Storage

EXCLUSIVE AGENT



THE
STUBBLEBINE
COMPANY

CORFAC INTERNATIONAL

PROPERTY SUMMARY



PROPERTY DESCRIPTION

6,650 SF Industrial Space for Lease
1 AC +/- Total Outdoor Storage

PROPERTY HIGHLIGHTS

- 21' Clear Height
- Ability to Expand Up to 1 AC of Yard Space
- Located 2.5 Miles from the MA Pike
- Enscocned in an Established Industrial Park

DEMOGRAPHICS	3 MILES	5 MILES	10 MILES
Total Households	7,121	21,146	133,519
Total Population	17,410	53,572	310,313
Average HH Income	\$83,661	\$90,056	\$68,141

OFFERING SUMMARY

Total Building Size:	30,780 SF
Available Space:	6,650 SF
IOS:	1 AC
Clear Height:	21'
Loading:	One Existing Drive-In
Power:	2,000 Amp, 480/277 Volt, 3 Phase, 4 Wire AC
Zoning:	Industrial
Construction:	Block/Metal/Steel
Topography:	Flat
Water/Sewer:	City
Gas/Electric:	Westfield Gas & Electric
Internet/Telephone:	Comcast
Distance to MA Pike:	2.5 Miles
Rental Rate:	Market





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WESTFIELD, MA

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DC
DROPLLOT

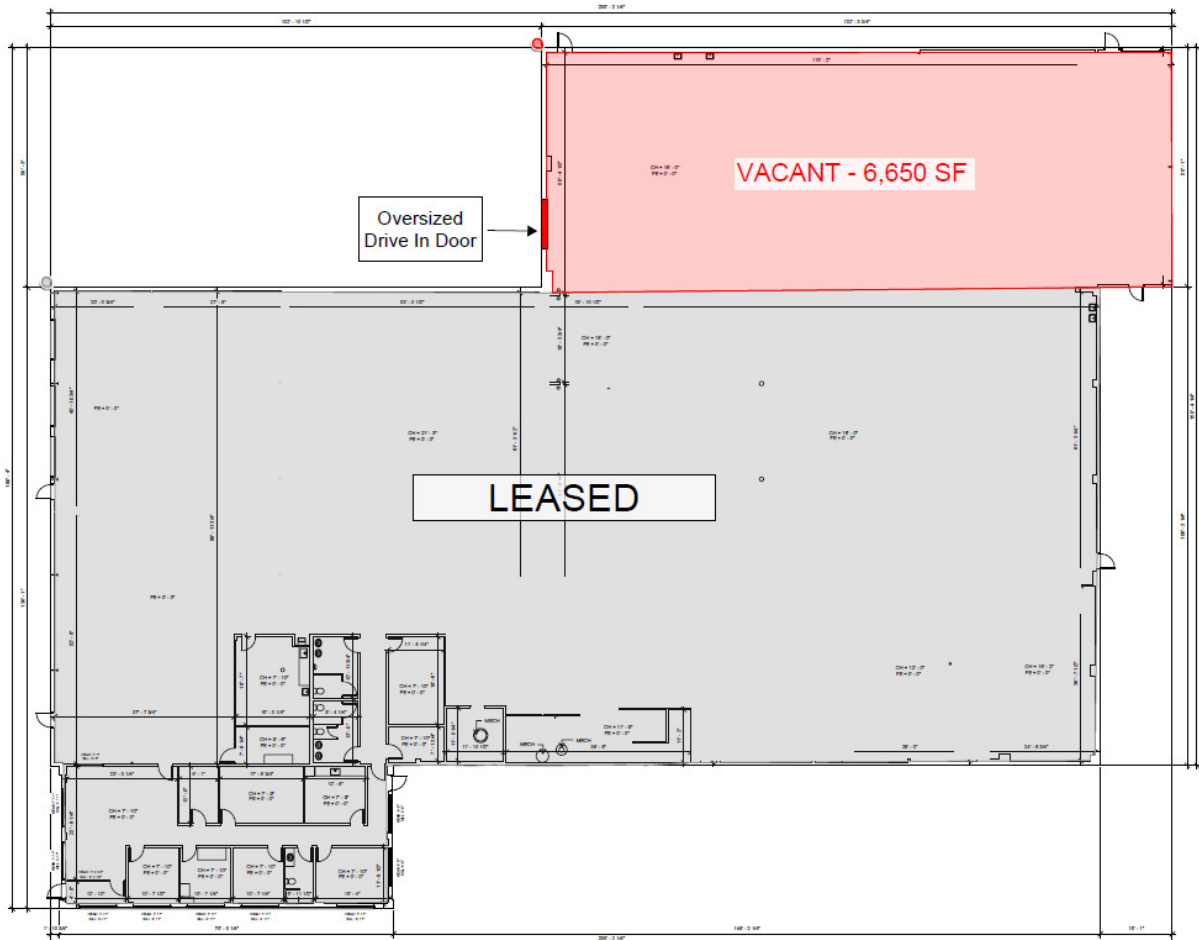
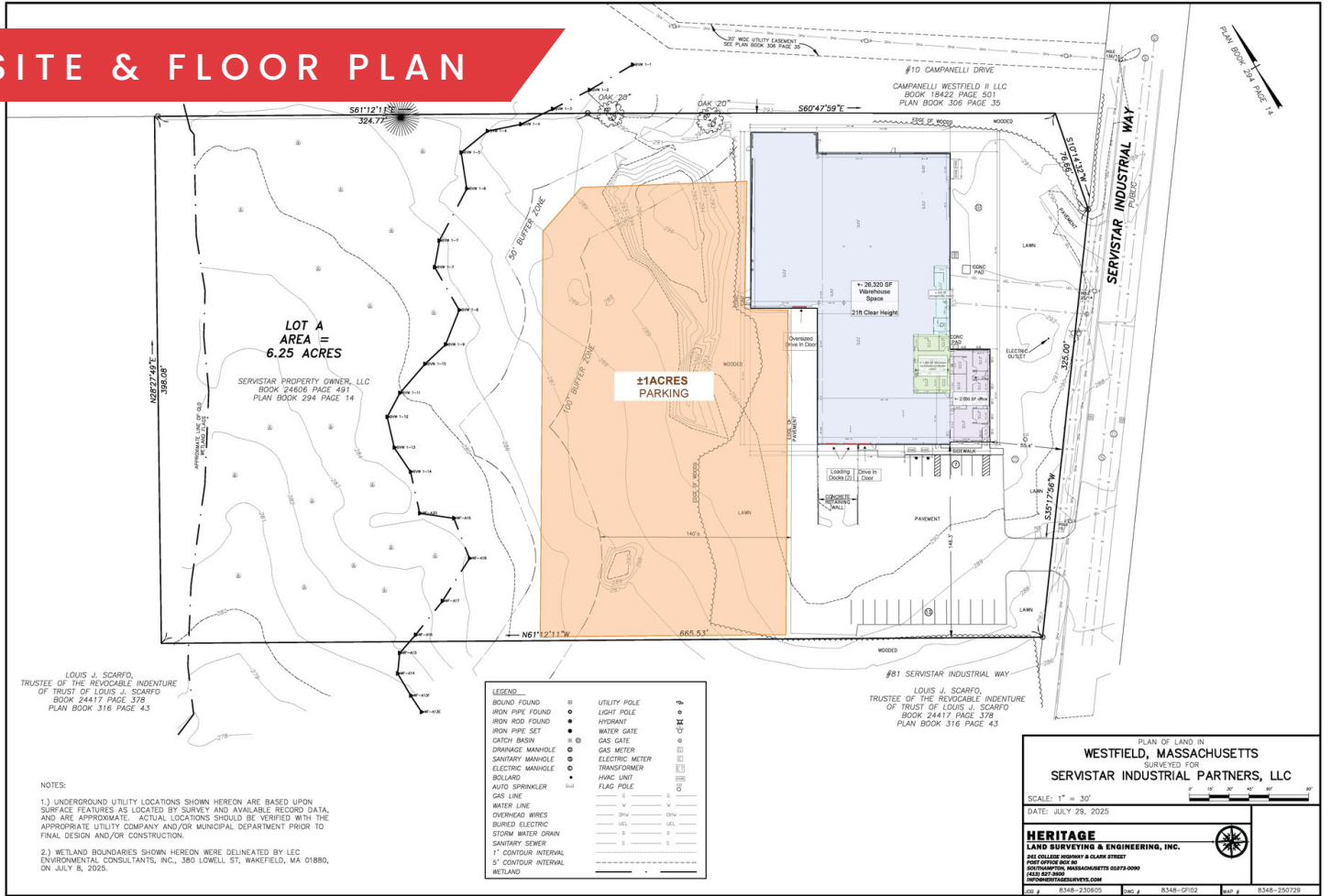
MTG inc.

SEALRYT
CORPORATION

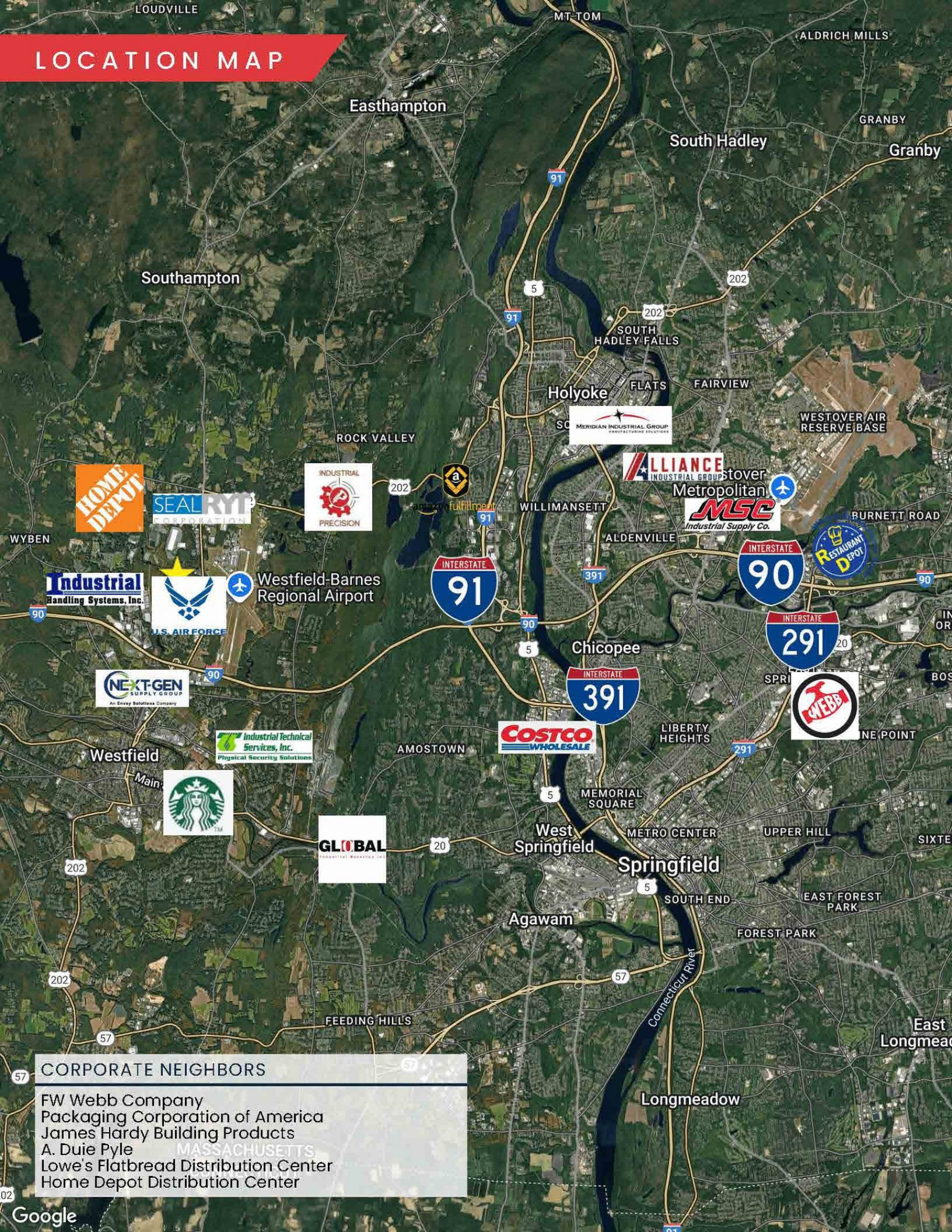
Aero Fastener
Co., Inc.

Gary's
CONSTRUCTION

SITE & FLOOR PLAN



LOCATION MAP



CORPORATE NEIGHBORS

- FW Webb Company
- Packaging Corporation of America
- James Hardy Building Products
- A. Duie Pyle
- Lowe's Flatbread Distribution Center
- Home Depot Distribution Center

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WESTFIELD, MA

FOR LEASE | 6,650 SF INDUSTRIAL WAREHOUSE

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