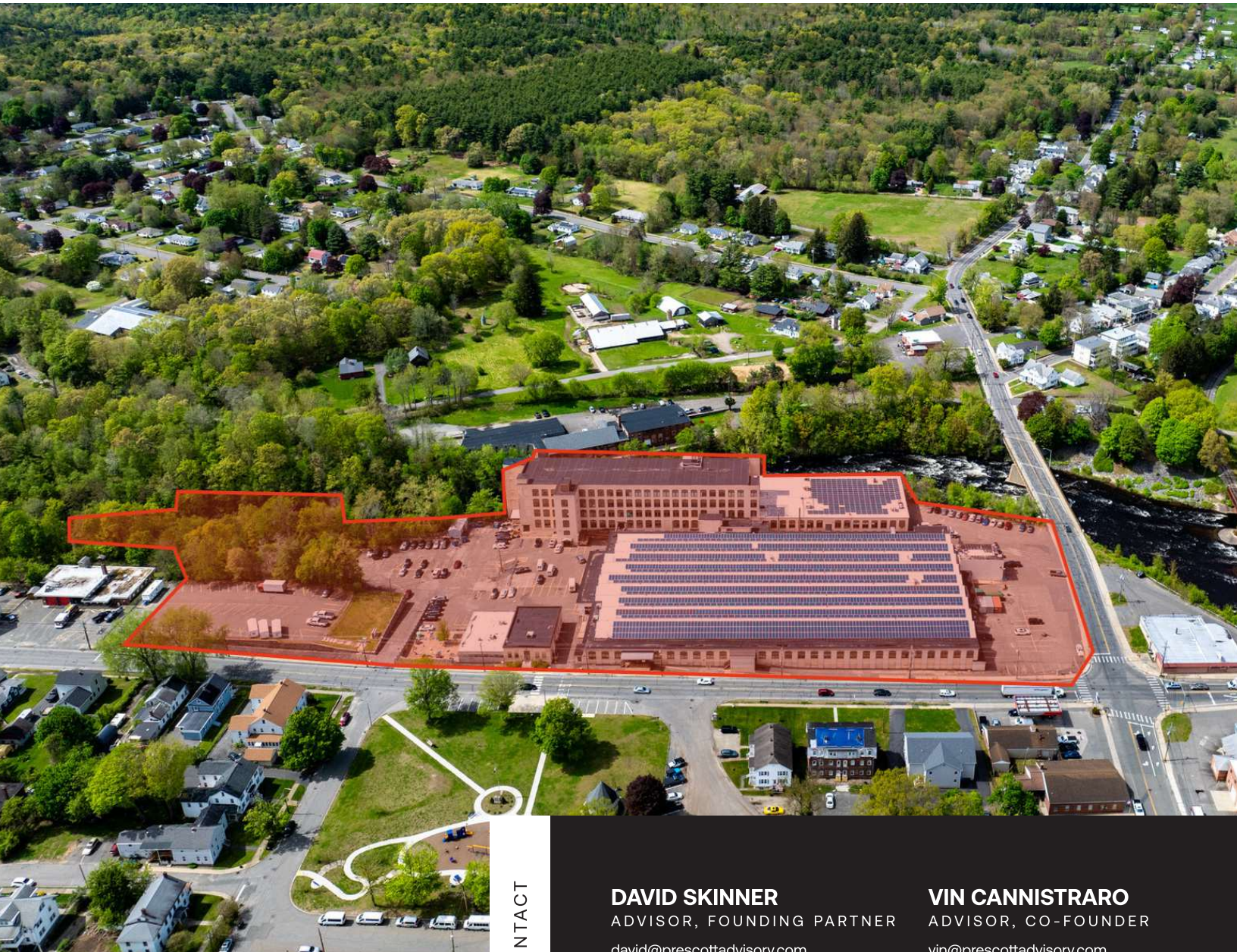


Industrial Portfolio For Sale**4 SPRINGFIELD STREET**
PALMER, MA 01080**307,800 SF**
7.15 ACRES

CONTACT

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Industrial Property For Sale

PROPERTY SUMMARY



Property Description

Introducing 4 Springfield Street, Palmer, MA—a prime investment opportunity for Industrial/Warehouse/Distribution investors. This impressive 307,800 SF of industrial space with four buildings, offers an ideal location in the zoned Village Center District II. The property's strong and varied tenant roster underscores its desirability and potential for generating significant returns. With ample space and a strategic location, this property presents a compelling opportunity for investors seeking to capitalize on the thriving industrial sector.

Property Highlights

- Excellent in place cash flow
- Opportunity for additional upside

Offering Summary

Sale Price:	Subject to Offer
Number of Buildings:	4
Lot Size:	7.15 Acres
Buildings Total Size:	307,800 SF

Demographics	3 Miles	5 Miles	10 Miles
Total Households	5,453	12,239	60,747
Total Population	12,693	29,605	151,788
Average HH Income	\$105,974	\$118,001	\$104,791



Industrial Property For Sale

PROPERTY COMPLEX DETAILS

Property Information		Complex Information	
Property Type	Industrial	Total Size	307,800 SF
Property Subtype	Warehouse/Manufacturing	Tenancy	Multiple
Zoning	Village Center District II	Number of Buildings	4
Lot Size	7.15 Acres		





Industrial Property For Sale

PROPERTY DETAILS BY BUILDING

Building 1		Building 3	
SF/Floor	86,000	SF/Floor	18,150
# of Floors	2	# of Floors	5
Elevator	1	Elevator	2
Loading Docks	4	Loading Docks	2
Roof	Rubber	Roof	Rubber, 5 yrs. old
HVAC*	Rooftop units served by oil-fired central boiler in Building 2	HVAC*	Rooftop units served by oil-fired central boiler in Building 2
Windows	25 yrs old	Windows	25 yrs old
Notes	Utilities not dedicated	Notes	Utilities not dedicated
Building 2		Building 4	
SF/Floor	19,500	SF/Floor	6,100
# of Floors	2	# of Floors	2
Elevators	1	Roof	Rubber, 2 yrs. old
Loading Docks	2	HVAC*	Dedicated oil fired steam boiler serving roof top units
Roof	Rubber		
HVAC*	Rooftop units served by oil-fired central boiler on 1st floor		
Windows	25 yrs. old		
Notes	Utilities not dedicated	* AC	Various offices have individual units



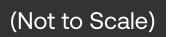
Industrial Property For Sale

REGIONAL MAP





BUILDING #1 - FIRST FLOOR



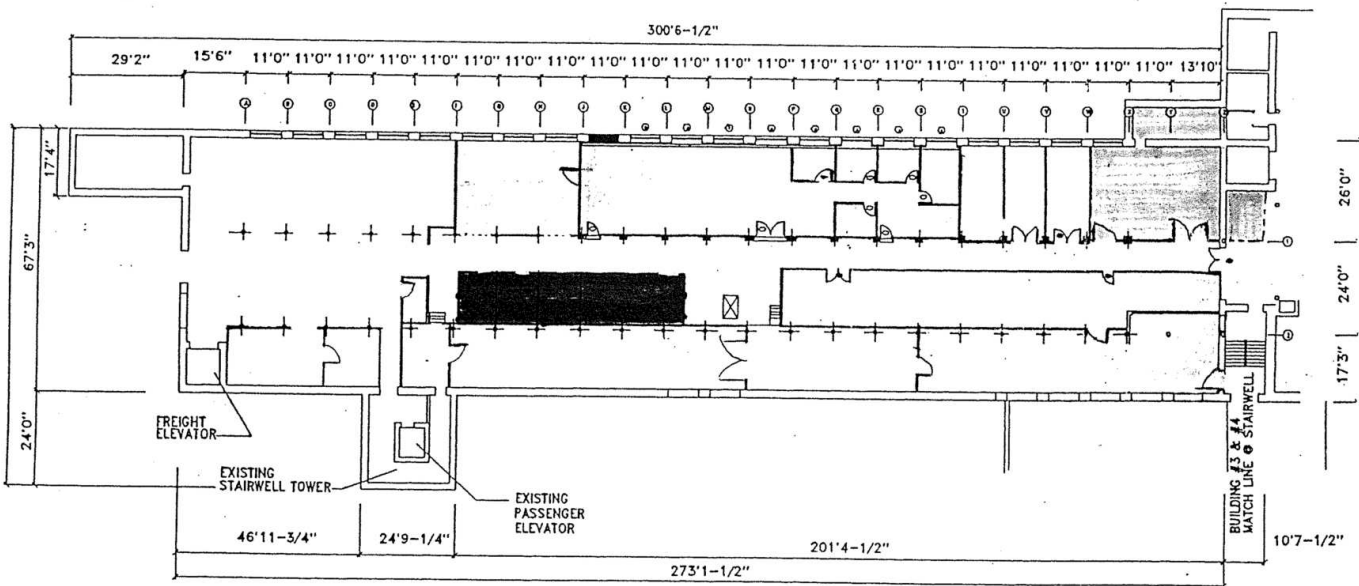
BUILDING 2 - FIRST LEVEL



Industrial Property For Sale

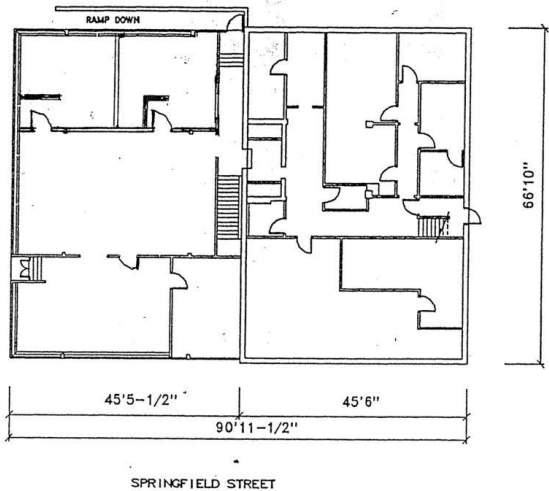
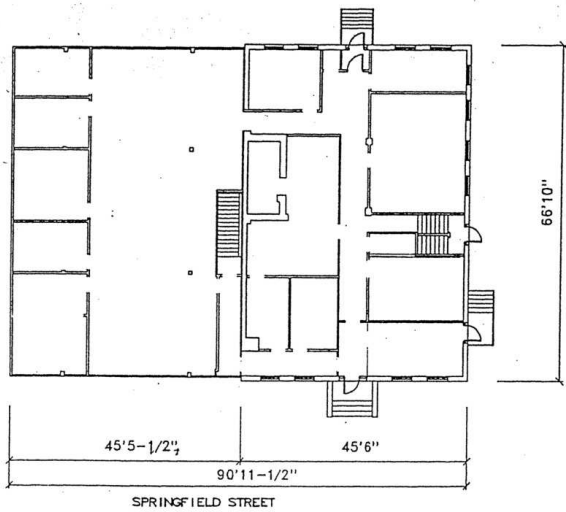
FLOOR PLANS

(Not to Scale)



PRESTYLE PRINTING
Building 3
LIFETIME FRAMING

(Not to Scale)



Building 4

BUILDING #4 - FIRST LEVEL

BUILDING #4 - BASEMENT LEVEL

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