

SALE PACKAGE



122 Doty Circle
West Springfield, MA 01089

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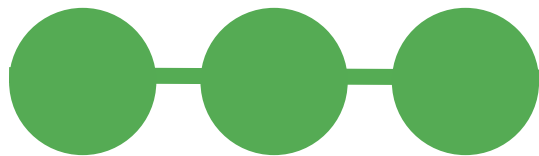
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SUMMARY

Region Commercial Real Estate is pleased to present on an exclusive basis this approximately 17,280 square foot office-industrial property located on Doty Circle in West Springfield.

The property is very well located, a short drive from the MassPike (I-90) and I-91 interchange, and just off Route 5, the busy retail corridor along Riverdale Street. Nearby you can find other industrial users as well as regional/national chain retailers such as Home Depot, Costco, Starbucks, etc.

The building has been converted to an office use featuring private offices as well as open area for cubicles/seating, kitchen areas, and multiple conference rooms for team meetings. The building also features a reception at the main entrance off the large parking lot. In total the parcel is roughly 1.39 acres. The building is being sold vacant.



122 Doty Circle



Total Acreage	1.39
Building Size (SF)	17,280
Year Built	1982
Stories	1
Foundation	Concrete
Heat Delivery	RTU
AC	RTU
Sprinklers	No
Roof	Rubber
Parking	Ample On-Site
Generator	UL 2200-Cummins Generator-hard wired-natural gas powered, 42KW

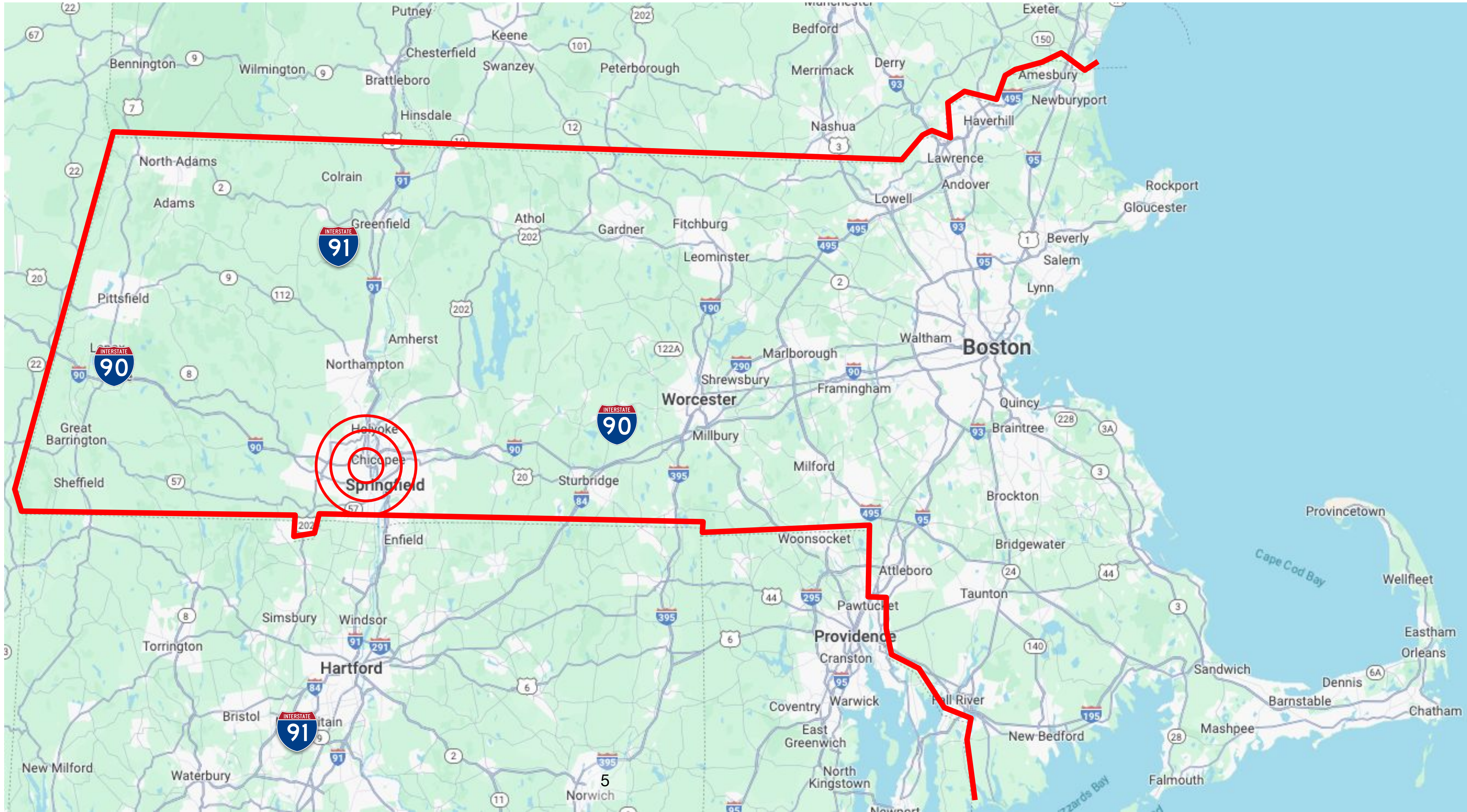
Water	Municipal
Sewer	Municipal
Gas	Yes
Power	3 Phase 1200 Amps
Zoning	Business B
Frontage	230'

PLEASE NOTE:
Information provided here is based on records maintained by the city & town. All prospective buyers must conduct their own analysis to determine the subject property's suitability for their needs.

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LOCATION



SPRINGFIELD
11 Minutes



HARTFORD
31 Minutes



BOSTON
90 Minutes

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122 Doty Circle is situated in the busy West Springfield commercial corridor along Riverdale Street - between the MassPike (90) and Interstate 91.

LOCATION



CINEMARK

STOP & SHOP

DICK'S
SPORTING GOODS

COSTCO
WHOLESALE

THE
HOME
DEPOT

CVS pharmacy

chilis

SUBJECT PROPERTY

ups

FIVE GUYS
BURGERS and FRIES

BALISE

FLASH
CARWASH

INTERSTATE
91

INTERSTATE
91

INTERSTATE
91

INTERSTATE
90

INTERSTATE
90





1 EXISTING FLOOR PLAN
Scale: 1/8" = 1'-0"



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