

SALE PACKAGE



372 Pasco Road
Springfield, MA 01119

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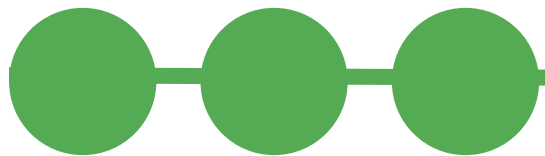
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SUMMARY

Region Commercial Real Estate is pleased to present on an exclusive basis this approximately 66,000 square foot industrial property located on the busy Pasco Road in Springfield, MA, near Boston Road/Route 20.

This highly versatile industrial property with multiple buildings and large outdoor yard area, is an excellent warehouse property in the greater Springfield marketplace. The building features ample loading and dock delivery access, overhead doors, as well as truck parking locations. Inside the property features office areas for employees and highly versatile warehouse space.

The building is occupied by a tenant with a short term lease agreement, making the property best suited for another user in need of industrial space for their business, or an investor with an eye towards re-leasing the property. If you are interested or would like to schedule a visit please contact our team.



372 Pasco Road



Total Acreage	4.32
Building Size (SF)	66,000
Year Built	1952
Stories	2 (Partial 2nd floor office)
Foundation	Concrete
Loading Dock	Nine (9) (7'10" x 8')
Overhead Doors	Five (5)
Ceiling Height	14.5' - 21'
Sprinklers	Yes
Roof	TPO
Parking	Ample On-site Outdoor Storage

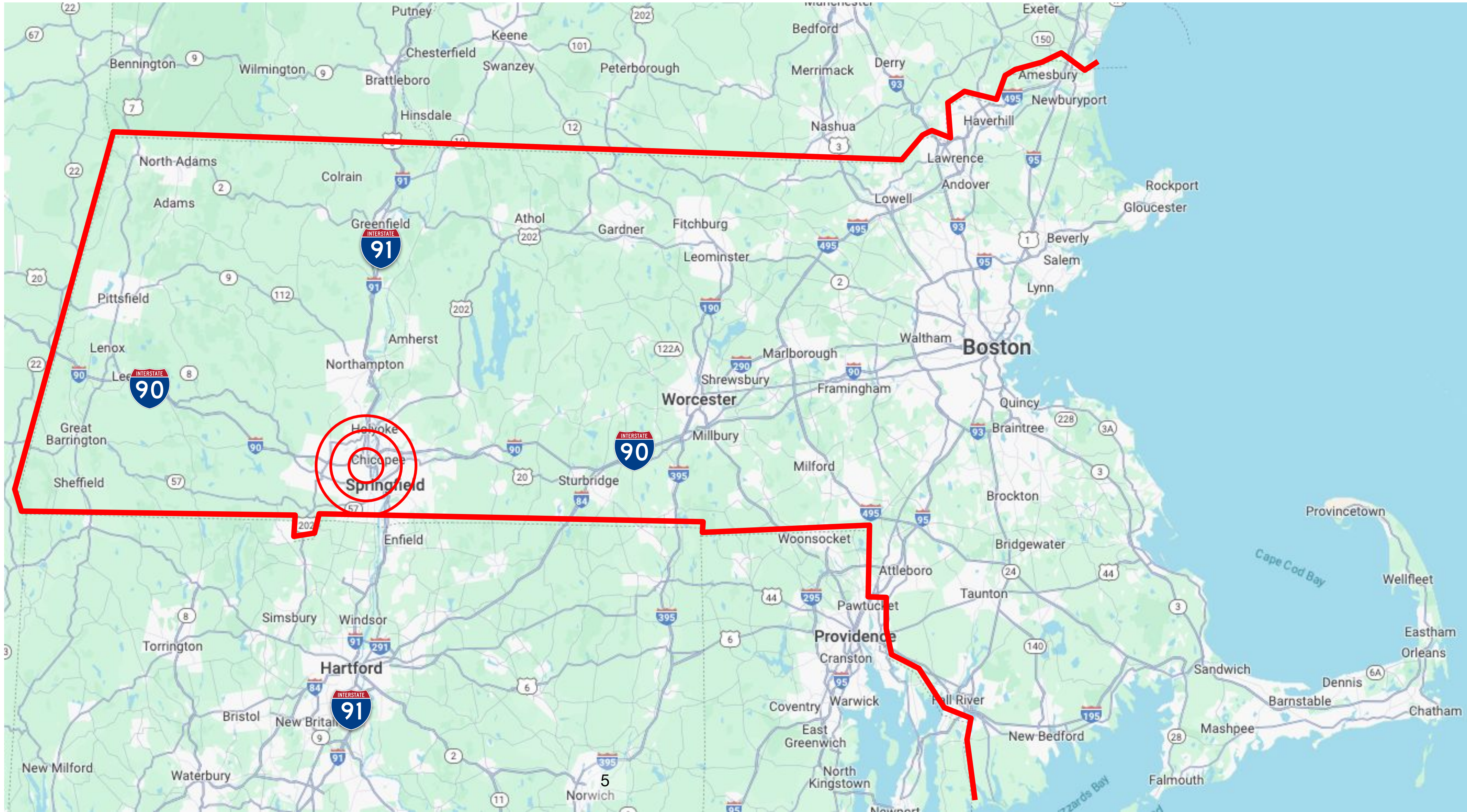
Restrooms	Multiple Sets
Electricity	800 amp
Gas	Eversource
Water	Municipal
Sewer	Municipal
Gas	Yes
Zoning	Industrial A
Frontage	500'

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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Nearby you can find national retailers such as Lowes, Stop & Shop, Harbor Freight, and the busy Route 20/Boston Road featuring approximately 21,000 Average Daily Traffic Count at the Pasco Road intersection.

LOCATION



Subject Property

Boston Road

NEW SPRINGFIELD CROSSING DEVELOPMENT

Boston Road

LIQUORS44

ALDI DUNKIN' DONUTS Marshalls

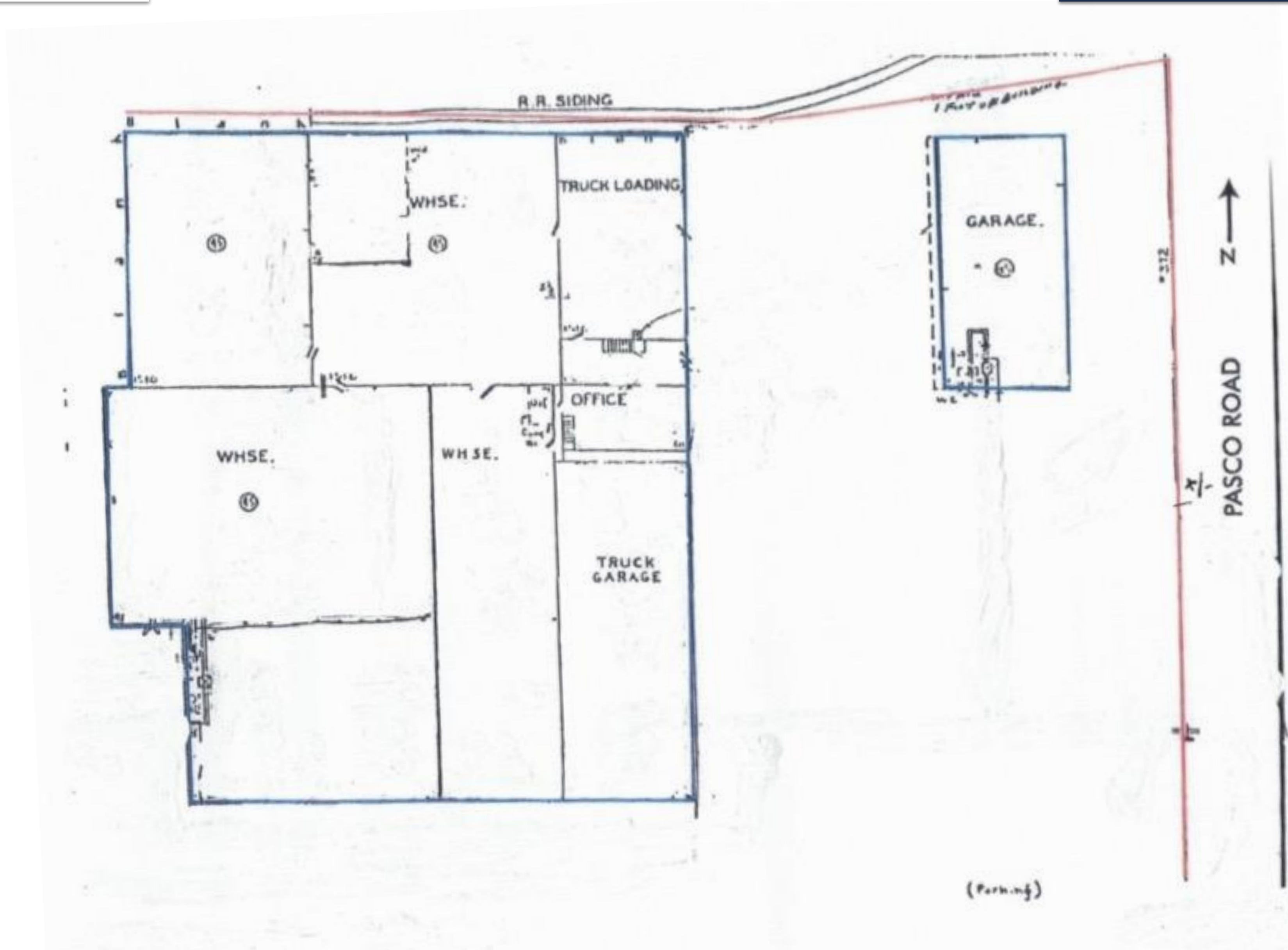
MOE'S KAY JEWELERS KFC

MATTRESS FIRM Applebee's M&T

LOWE'S Stop&Shop

Walgreens







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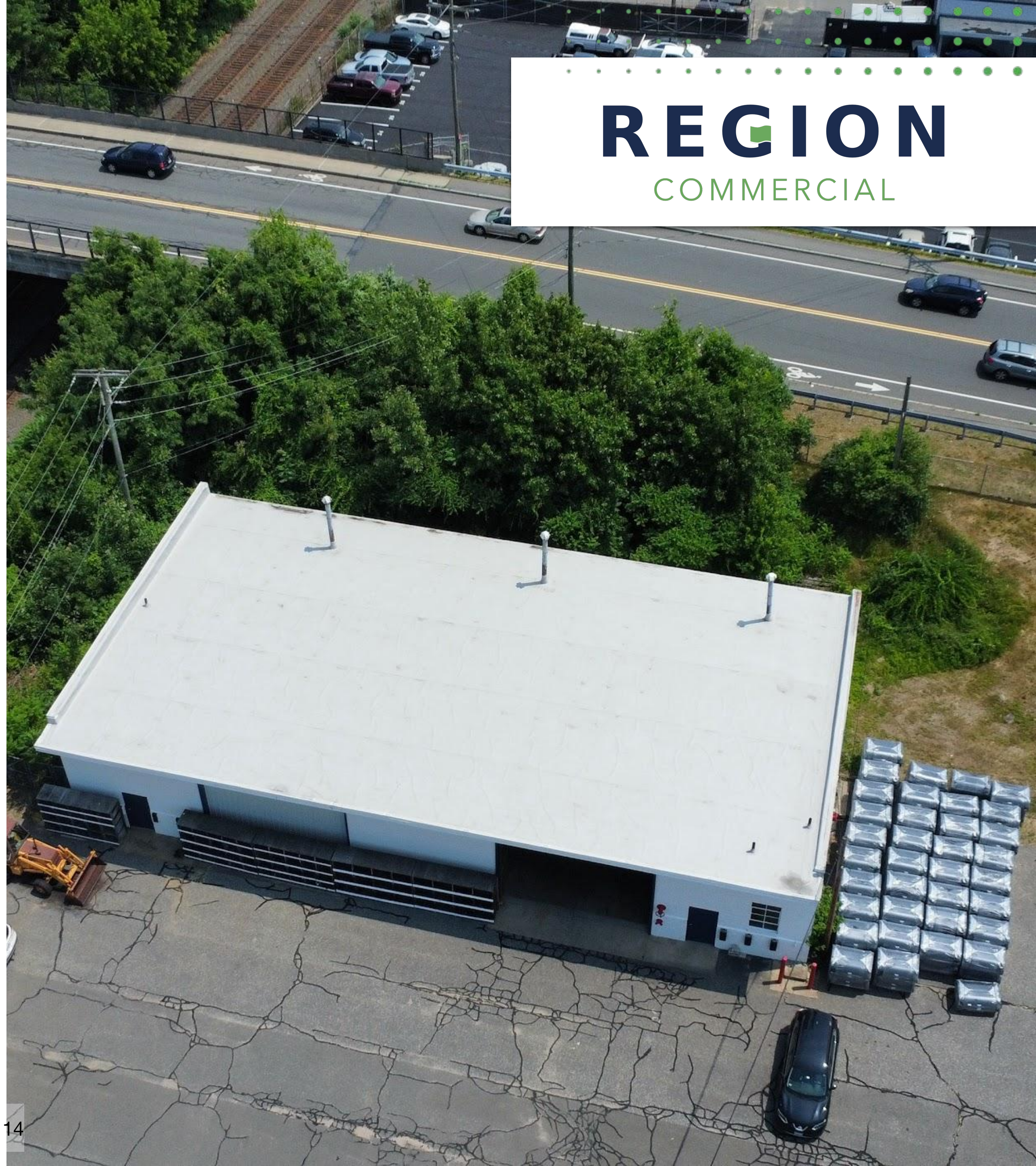
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