



SALE PACKAGE

149 Wason Ave
Springfield, MA 01107

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SUMMARY

Region Commercial Real Estate is pleased to present on an exclusive basis this approximately 147,600 square foot warehouse-industrial property located on Wason Ave in Springfield. The property, presently being used as warehouse/office space, is being sold vacant.

Spread across 3-stories, and connected via stairs, ramps for forklift access, and freight elevators, this highly functional brick & mortar industrial property is located in an excellent location at the north-end of Springfield. With visibility to I-91 and 5-minute access to downtown Springfield, the use possibilities for this building are extensive. The building is across the street from the prominent Baystate Medical campus and various executive office buildings.

Additionally the property abuts a rail line, and has side/rear designated parking for parking and vehicle storage. At side and rear of the property are loading docks, as well as overhead doors to access the elevator, and a ramp for basement access and storage.



149 Wason Ave



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.

Total Acreage	1.51
Building Size (SF)	147,600
Year Built	1900
Stories	3
Foundation	Concrete
Heat Delivery	HW/STEAM
AC	NONE
Sprinklers	Yes
Roof	Rubber Membrane
Ceiling Height	2nd Floor: 14'6" 1st Floor: 14'3" Bsmt: 10'6"

Water	Municipal
Sewer	Municipal
Zoning	IA
Frontage	±560'
Parking	On-site Surface Parking

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149 Wason Ave is situated in close proximity to Downtown Springfield, and across from the Baystate Medical campus.

LOCATION



DOWNTOWN
SPRINGFIELD



 Baystate
Medical Center

 Baystate
Health

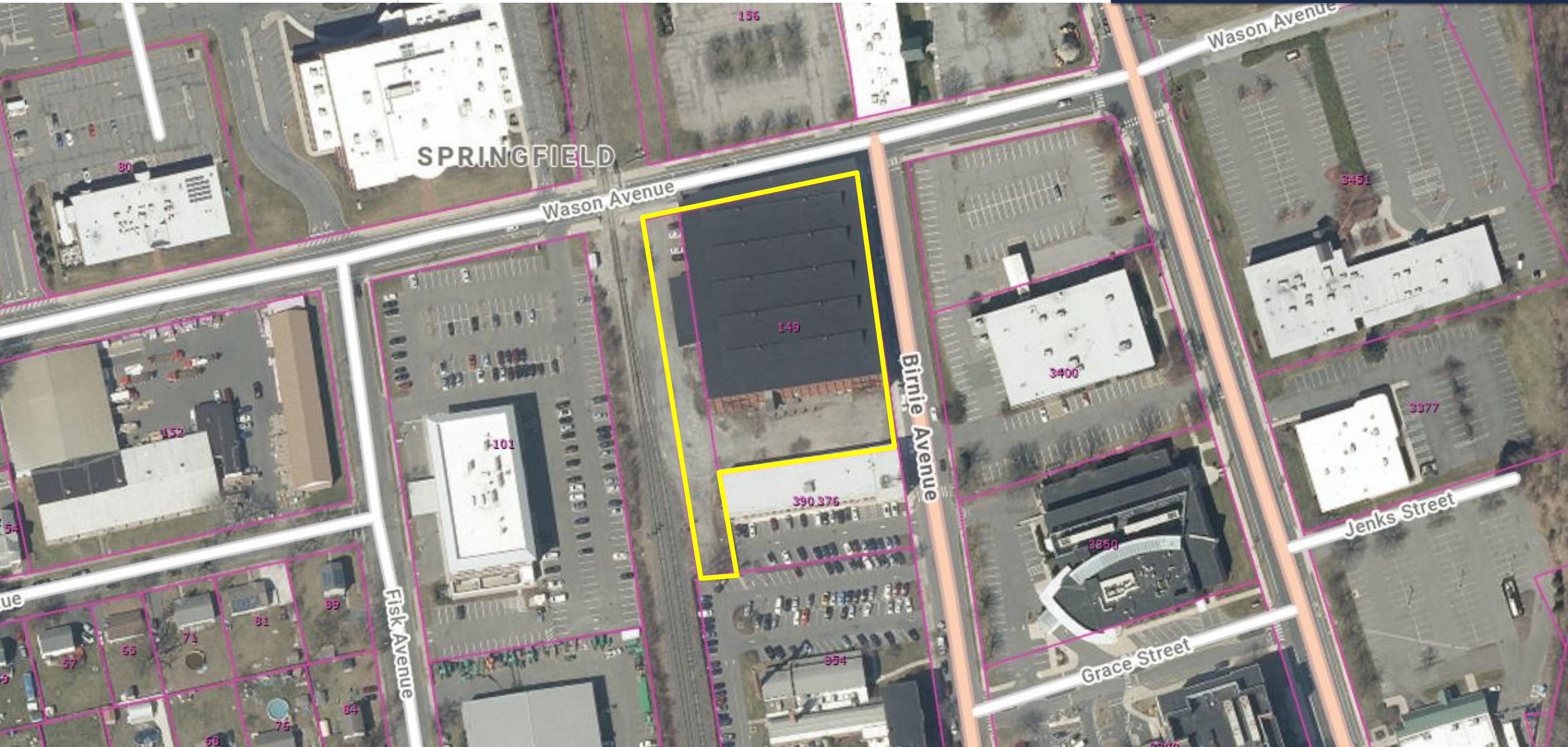

NEW ENGLAND
DERMATOLOGY
& LASER CENTER

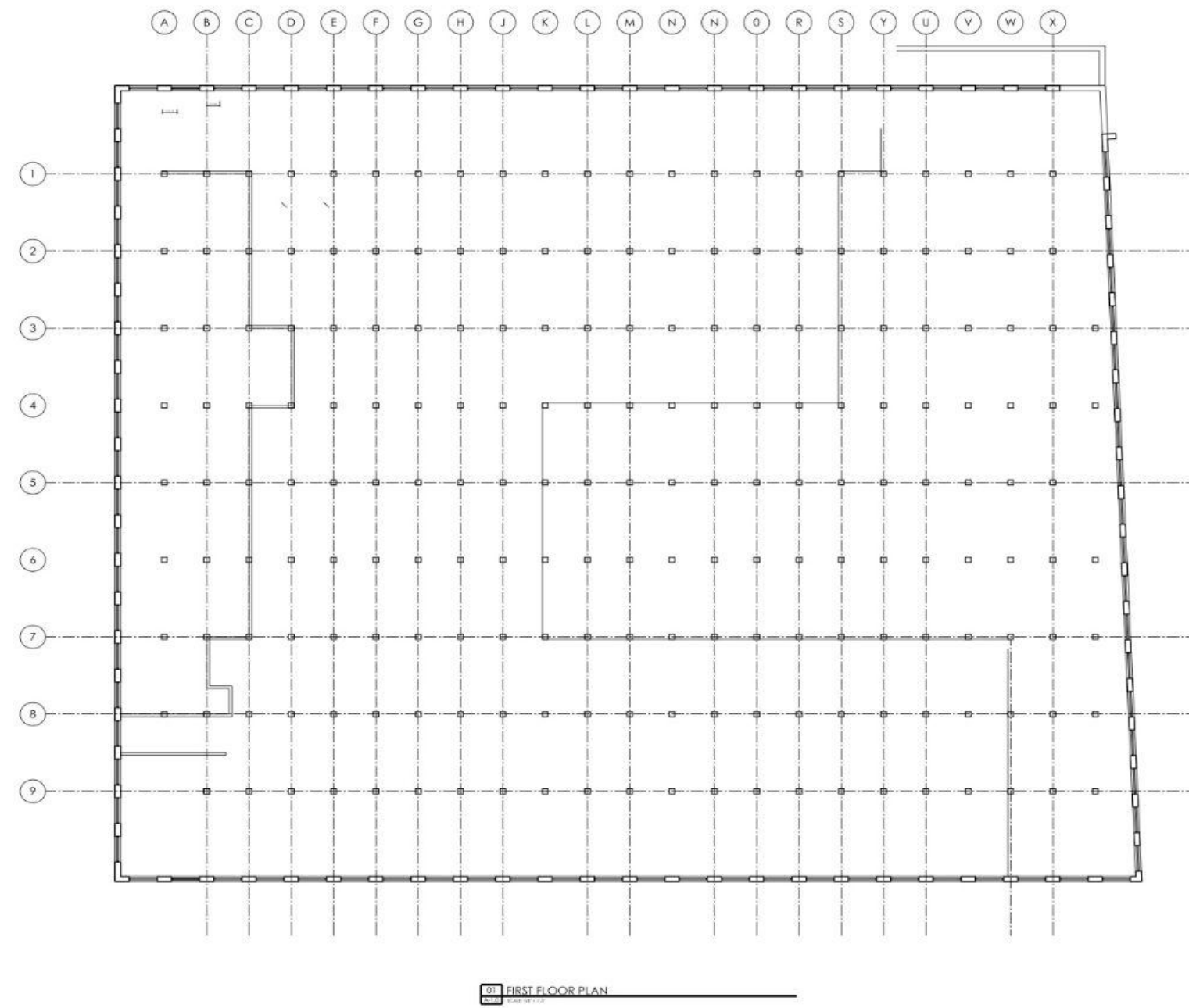
SUBJECT PROPERTY

BIRNIE

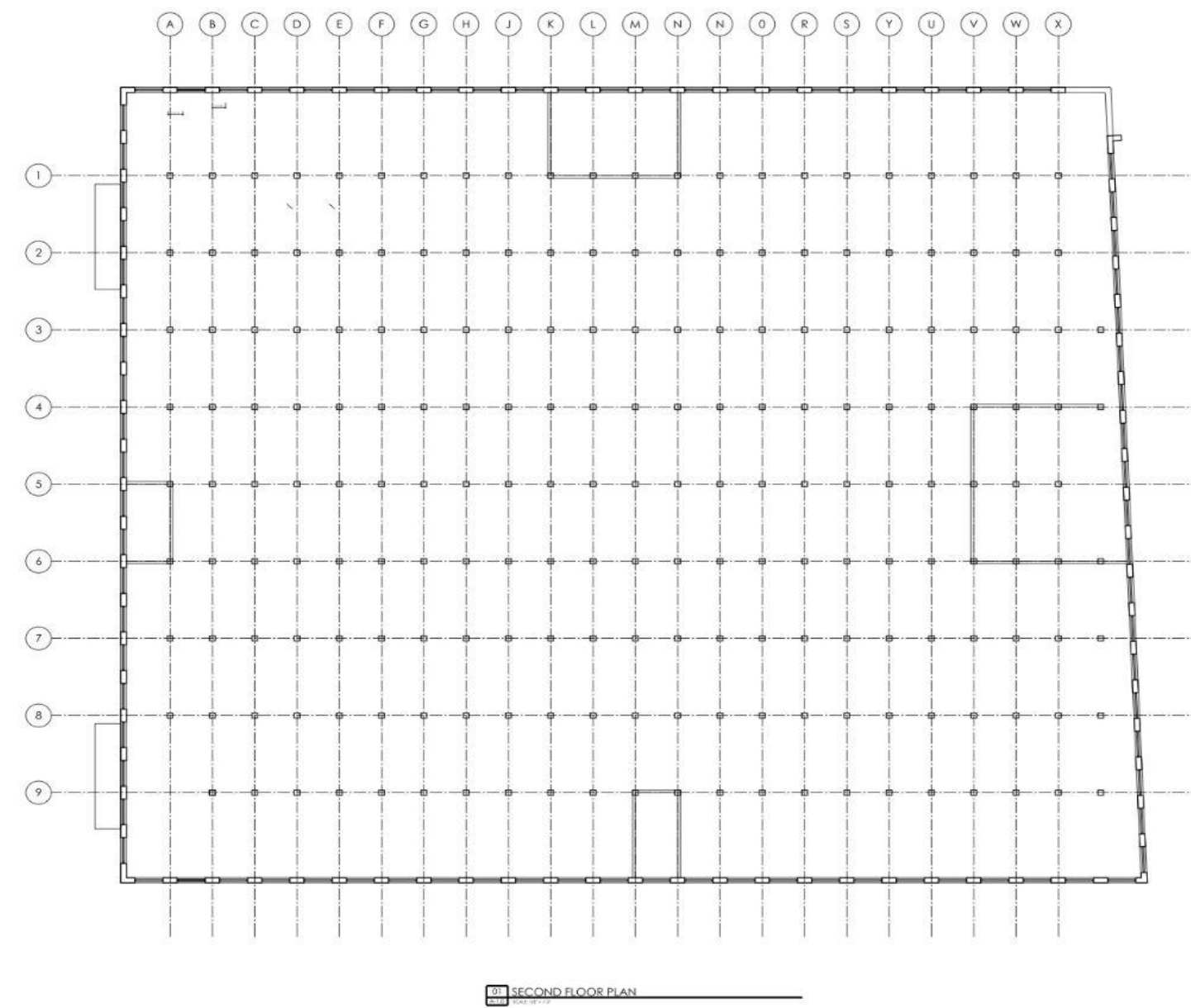
WASON

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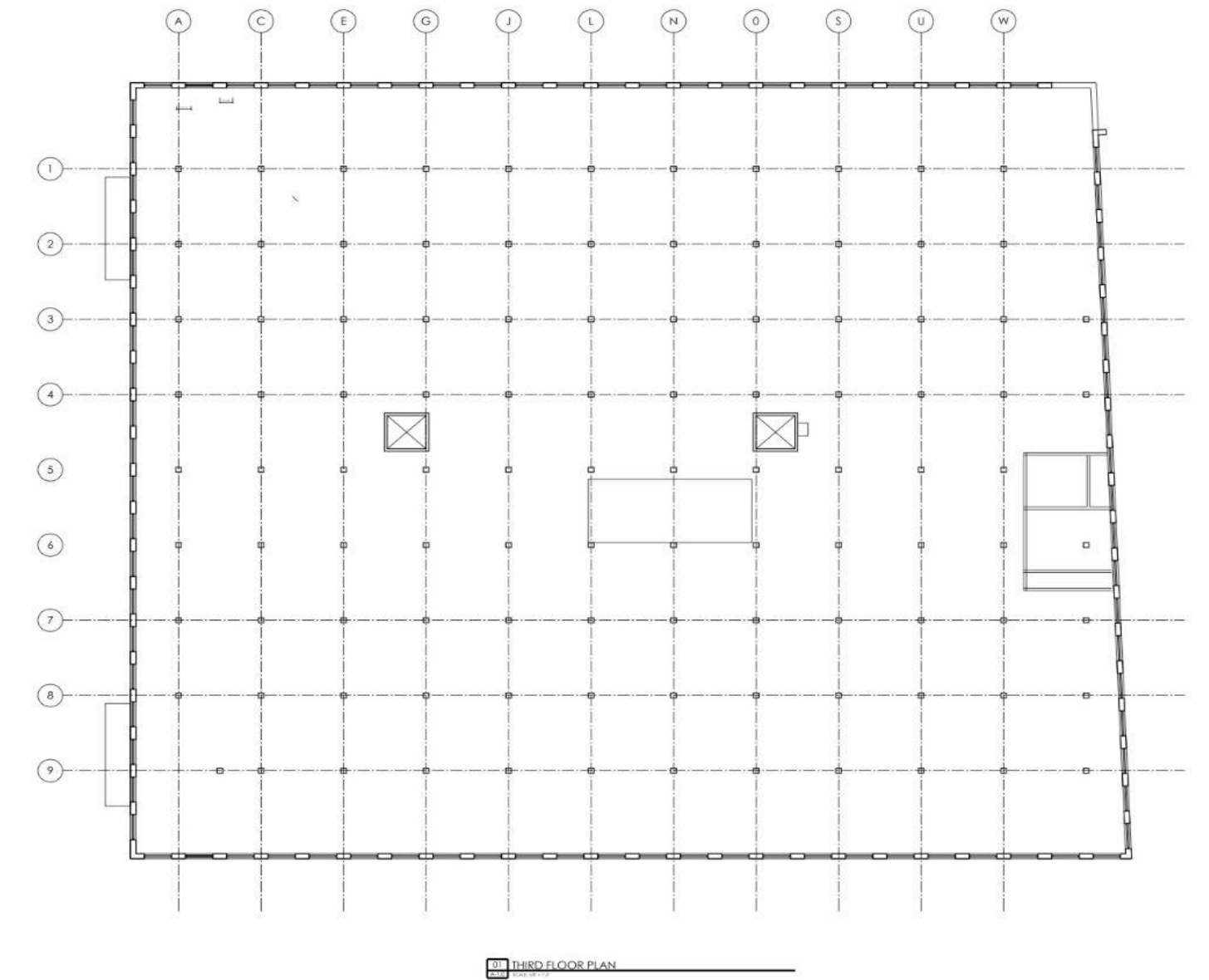




FIRST FLOOR



SECOND FLOOR

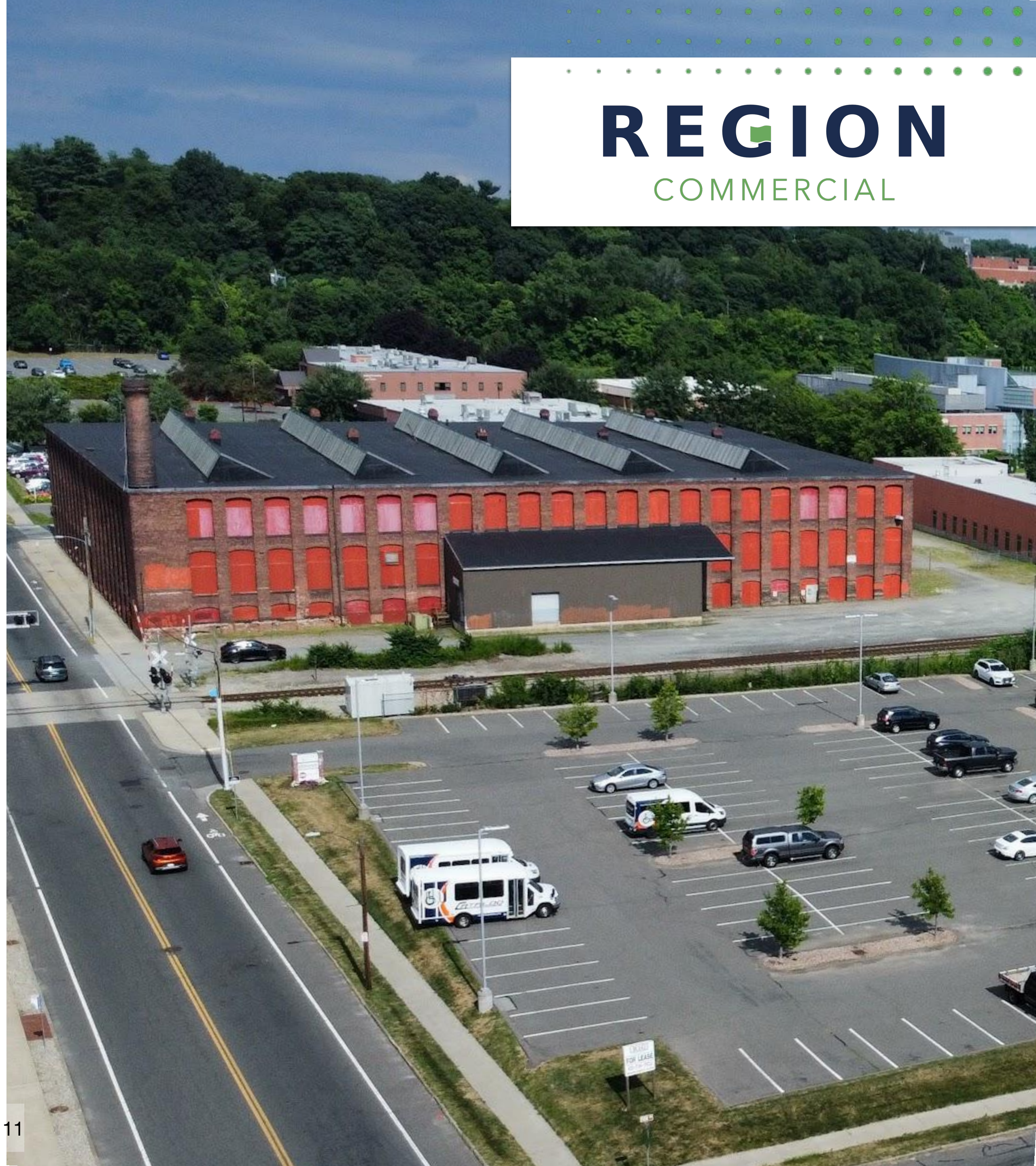


THIRD FLOOR

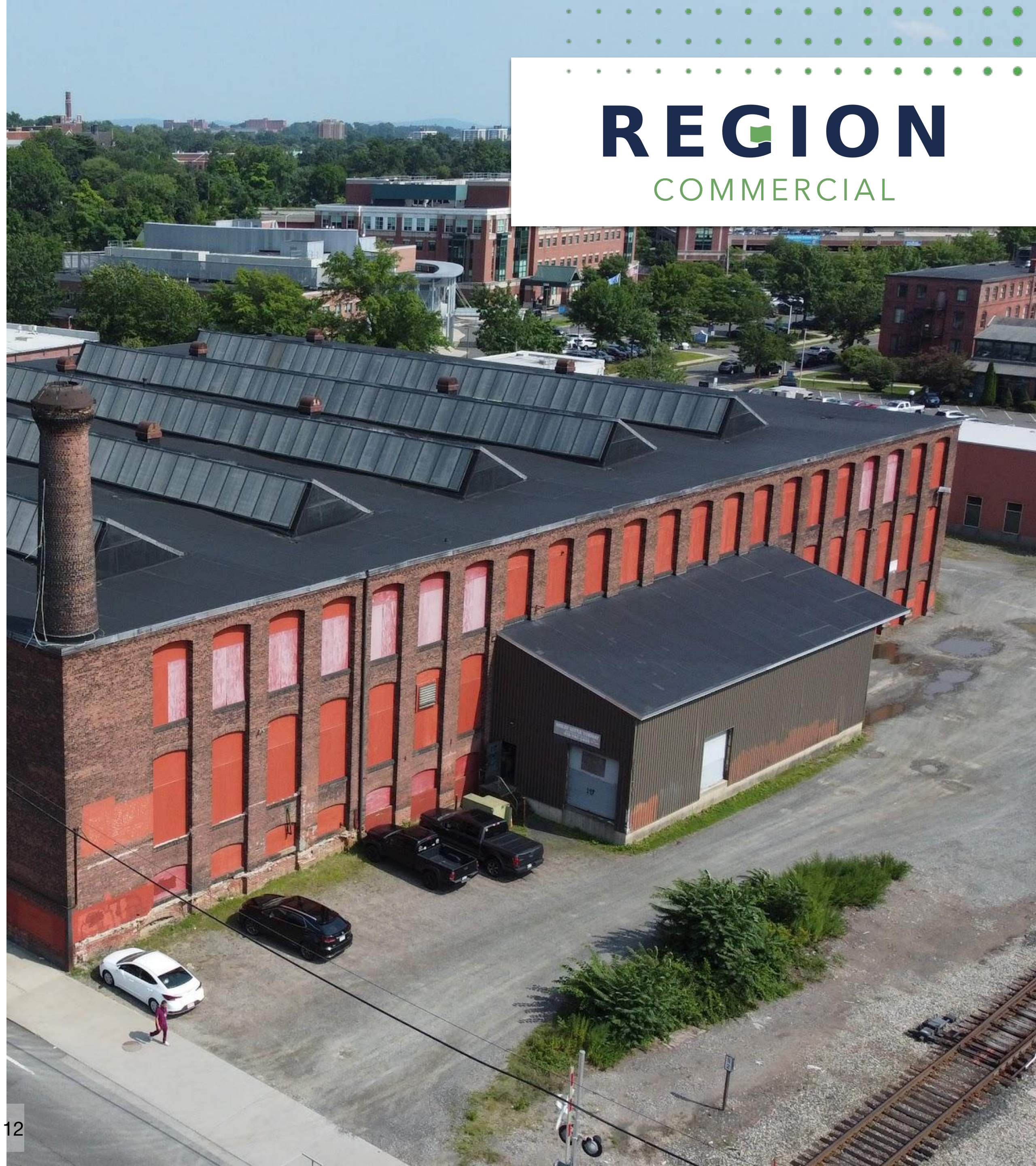




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