



FOR LEASE

REGION
COMMERCIAL REAL ESTATE

7 FIRST STREET
PALMER, MA

Region Commercial Real Estate is pleased to offer, on an exclusive basis, an approximately ±76,599 SF industrial building for lease at 7 First Street, Palmer, MA.

The property is situated within an established industrial area and offers a substantial building footprint on a large site. The building has approximately 3,900 SF of executive office space, six (6) loading docks, two (2) overhead doors, and a rail spur.

Located near the Massachusetts Turnpike (Interstate 90) and I-84, the property offers regional connectivity throughout Central & Western Massachusetts and the Northeast corridor, with Boston located 70 miles to the east. Its location provides excellent access to major transportation thoroughfares and ample opportunities for future user groups.

Inquire for further questions.

PRICE **\$5.50/SF NNN**

ZONING	INDUSTRIAL (URI)
TAXES	\$30,380 \$2.52 PSF
SIZE	76,599 SF
YEAR BUILT	1988
HEAT	GAS FORCED HOT AIR
AC	OFFICE
ELECTRIC	NATIONAL GRID
GAS	EVERSOURCE ENERGY
WATER	BONDSDVILLE WATER DISTRICT
SEWER	TOWN OF PALMER
CEILINGS	20'
SPRINKLERS	YES
LOADING DOCKS	6
OVERHEAD DOORS	2
ACRES	12.89 ACRES





