



REGION

Commercial Real Estate

89 BALDWIN STREET
WEST SPRINGFIELD, MA 01089

SALE PACKAGE

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PROPERTY OVERVIEW

Region Commercial is pleased to offer on an exclusive basis, 89 Baldwin Street, West Springfield, MA available for sale. The property, situated on roughly 0.44 acres, consists of approximately 8,515 square feet of industrial/manufacturing space.

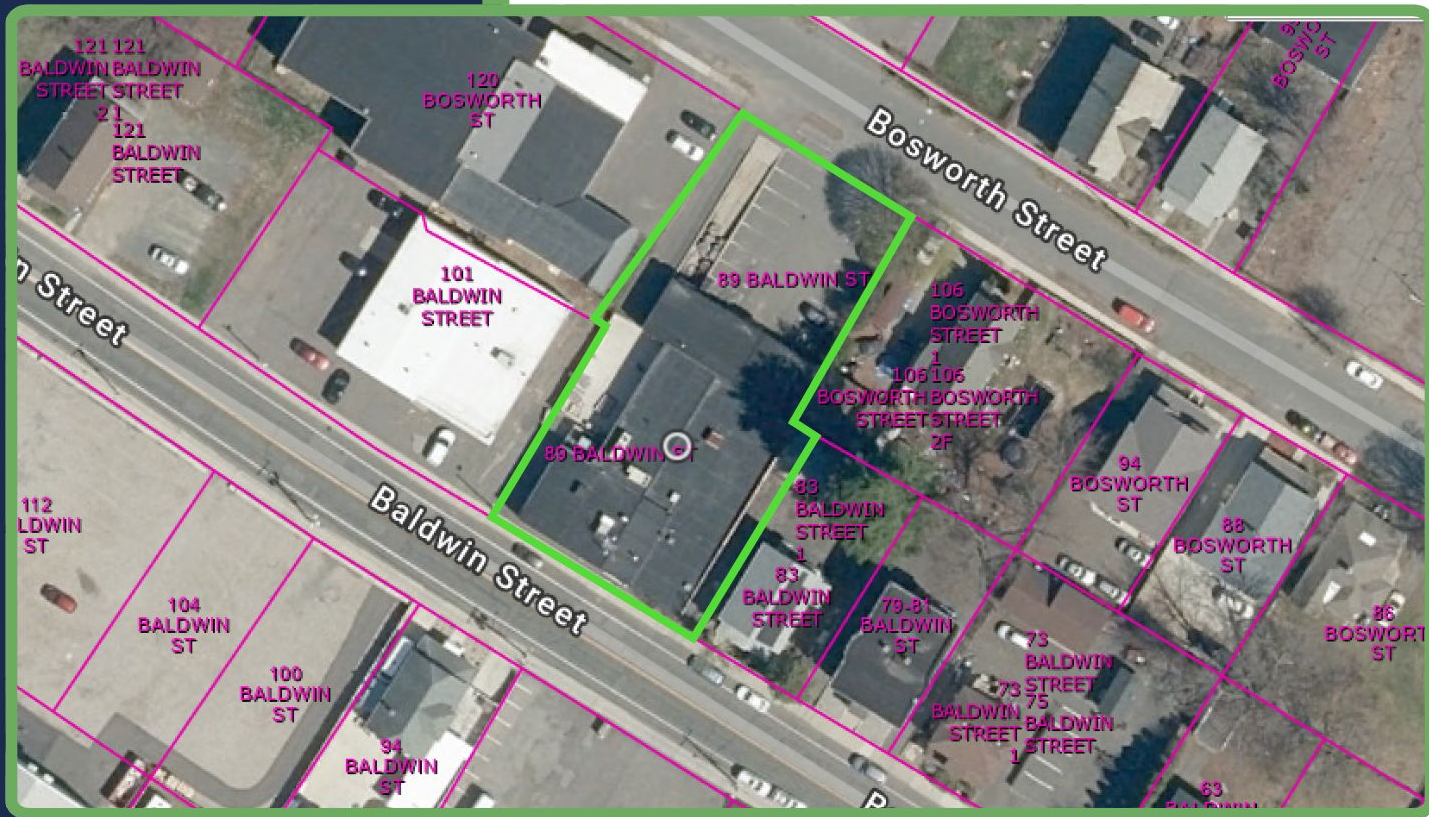
The Property consists of a highly functional and well maintained commercial building that was previously operated as a brewery. The building offers a versatile layout featuring a commercial kitchen, dedicated office space, loading dock, a large outdoor patio, complete with ample on-site parking. *Brewery equipment is not included in the sale.

Located on Baldwin Street, the Property offers convenient access to Memorial Ave and downtown West Springfield, as well as Interstate 91, and Interstate 90 (Massachusetts Turnpike). This convenient location provides excellent connectivity throughout Western Massachusetts and beyond.

BUILDING & SITE DETAILS

Square Footage	8,515 SF
Taxes	\$18,000
Stories	1
Foundation	Concrete
Roof	Rubber
Year Built	1964
Land Area	0.44 Acres
On-site Parking	17 Spots
Ceilings	12'-20'
Kitchen	Grease trap and functioning commercial kitchen (no ventilation hood)
Frontage	98'

Sprinkler	Yes
Basement	Yes, partial
Bathrooms	(Men and Womens Bathroom) 6
Water & Sewer	Municipal
Electric/Gas Provider	Eversource Energy
Electrical Power Available	250 amp 3-phase with 150 amp subpanel
Heat/AC	Natural Gas Heat / HVAC
Zoning	Business B-1
Internet/Phone Provider	Comcast VOIP
Recent Improvement Projects	Full remodel of entire building in 2018

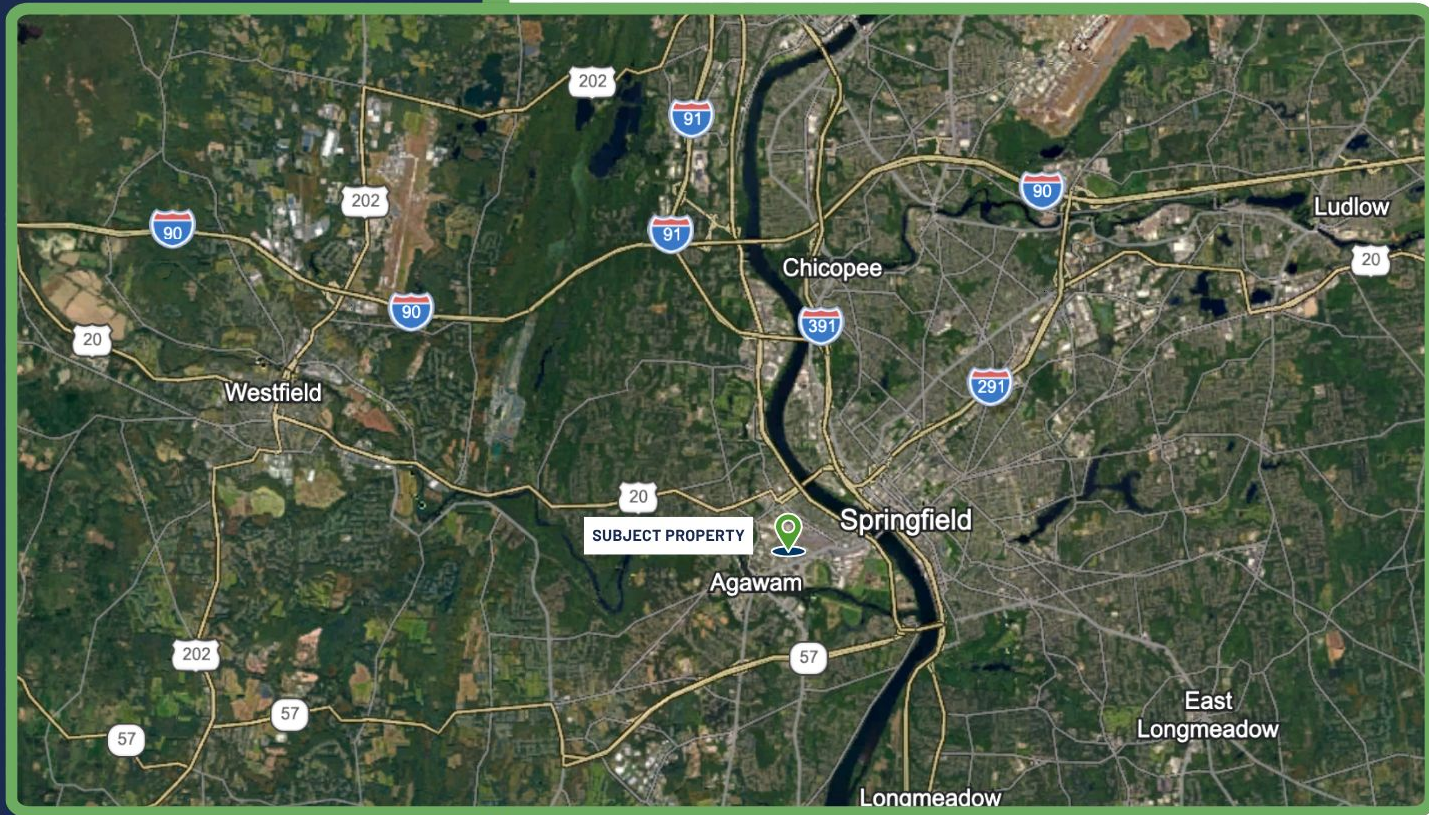


SITE MAP

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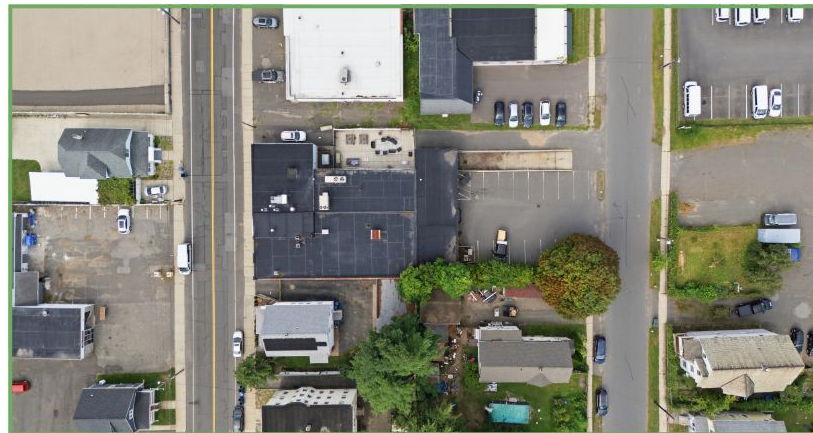
AREA MAP



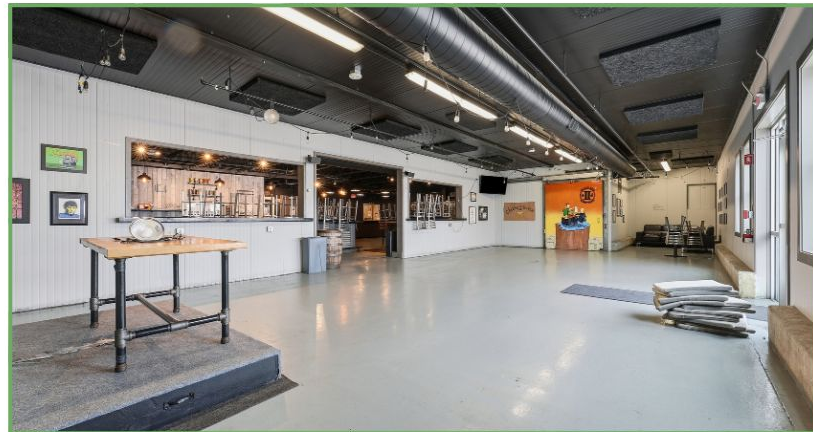
REGIONAL MAP

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