



FOR LEASE

REGION

COMMERCIAL REAL ESTATE

WEST STATE STREET RD GRANBY, MA

Region Commercial is pleased to offer on an exclusive basis, two land parcels (Property ID #4_A_7-_2 and Property ID #4_A_7-_1) totaling ± 15.51 acres located on West State Street in Granby, MA available for ground lease.

The offering consists of two parcels along West State Street with multiple concept plans available for review, illustrating potential retail, commercial, and residential configurations. The concepts include free standing retail and quick service restaurant uses, as well as a residential layout consisting of 13 units.

The property's location along West State Street (Route 202) provides convenient access to Granby and surrounding communities. The substantial acreage and two-parcel configuration provide a sizable land offering along a busy regional roadway. Average daily traffic counts are estimated at 18,915 cars per day traveling north and southbound.

PRICE **\$65,000/YR**

ZONING	GENERAL BUSINESS
LAND AREA	15.51 ACRES
ELECTRIC	NATIONAL GRID
GAS	EVERSOURCE ENERGY
SEWER	ON-SITE
ELECTRIC	3 PHASE
TOPOGRAPHY	GENTLY ROLLING
ACCESS	2 CURB CUTS, 1 PER LOT

CONTACT

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