12,200 SF Industrial Flex Property

111 CARANDO DRIVE

Springfield, MA 01104

Presented By:
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REAL ESTATE SERVICES, INC.
73 Chestnut Street Springfield, MA 01103
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Executive Summary

OFFERING SUMMARY

Sale Price:	$755,000
Lot Size:	1.68 Acres
Year Built:	1987
Building Size:	12,200
Renovated:	2015
Zoning:	Industrial A
Market:	Greater Springfield
Price / SF:	$61.89

PROPERTY OVERVIEW

Well located minutes from the region's highway system, this 12,200 sf industrial flex offering on 1.68 is a unique owner occupant opportunity. The property consists of a 10,200 sf clear span free standing industrial flex building together with a newly constructed (2015) 2,000 sf ancillary warehouse. The property benefits from heavy power, 16' ceilings, dock & drive-in access, and a very flexible layout.

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Property Details

SALE PRICE	$755,000

LOCATION INFORMATION

Building Name	12,200 SF Industrial Flex Property
Street Address	111 Carando Drive
City, State, Zip	Springfield, MA 01104
County/Township	Hampden
Market	Greater Springfield
Cross Streets	Carando Drive & Cottage Street

BUILDING INFORMATION

Building Size	12,200 SF
Tenancy	Single
Number Of Grade Level Doors	2
Number Of Dock High Doors	2
Ceiling Height	16 ft
Office Space	500 sf
Year Built	1987
Last Renovated	2015
Column Space	Clear span
Framing	Steel frame
Condition	Good
Roof	Standing seam metal
Free Standing	Yes
Number Of Buildings	2

PROPERTY DETAILS

Property Type	Industrial
Property Subtype	Flex Space
Zoning	Industrial A
Lot Size	1.68 Acres
APN#	023470032

PARKING & TRANSPORTATION

Parking	Paved on site parking
Highway Access	I-90, I-291 & I-91

UTILITIES & AMENITIES

Water/Sewer	City of Springfield
Electric	Eversource
Gas	Eversource
Central HVAC	100% in office - heat only in warehouse
Restrooms	2
Power	200 amps
Utilities Description	All public utilities available to site

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Aerial Map

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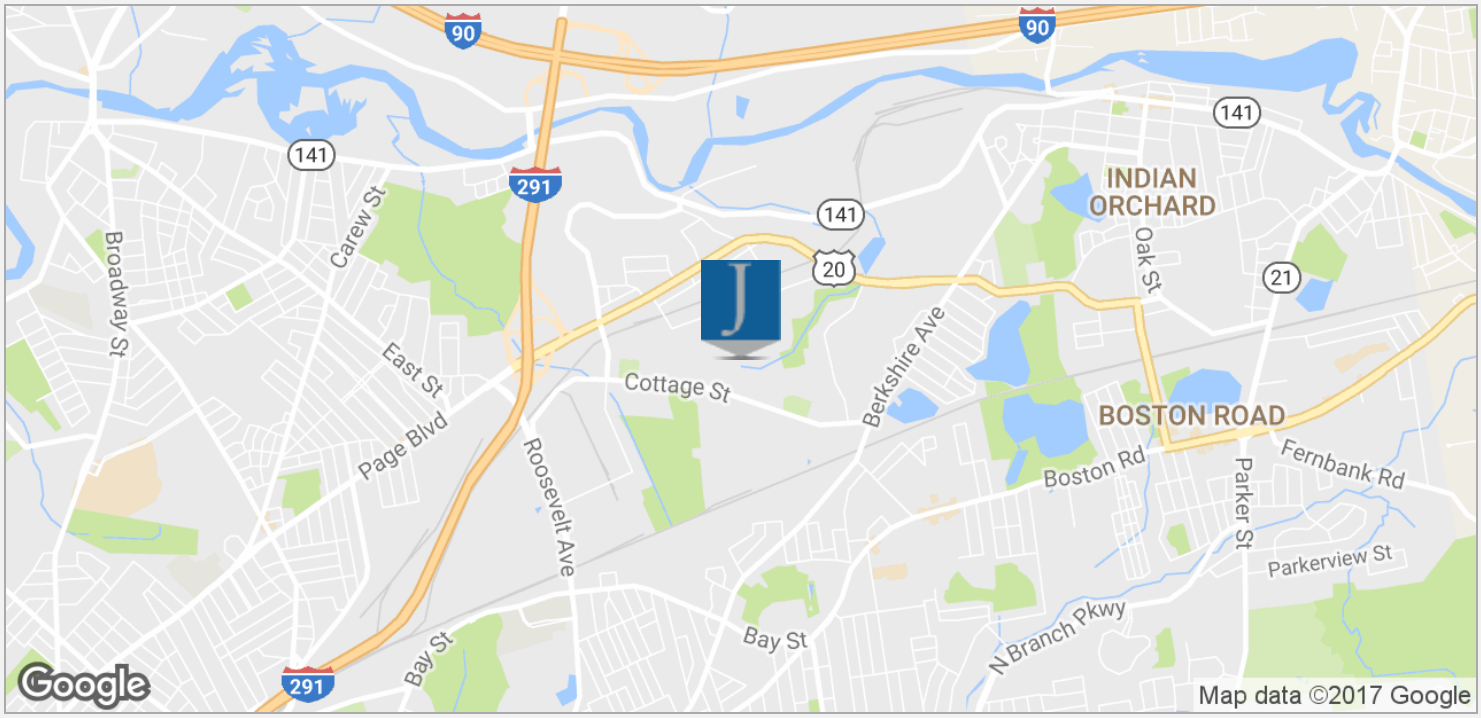
Location Maps



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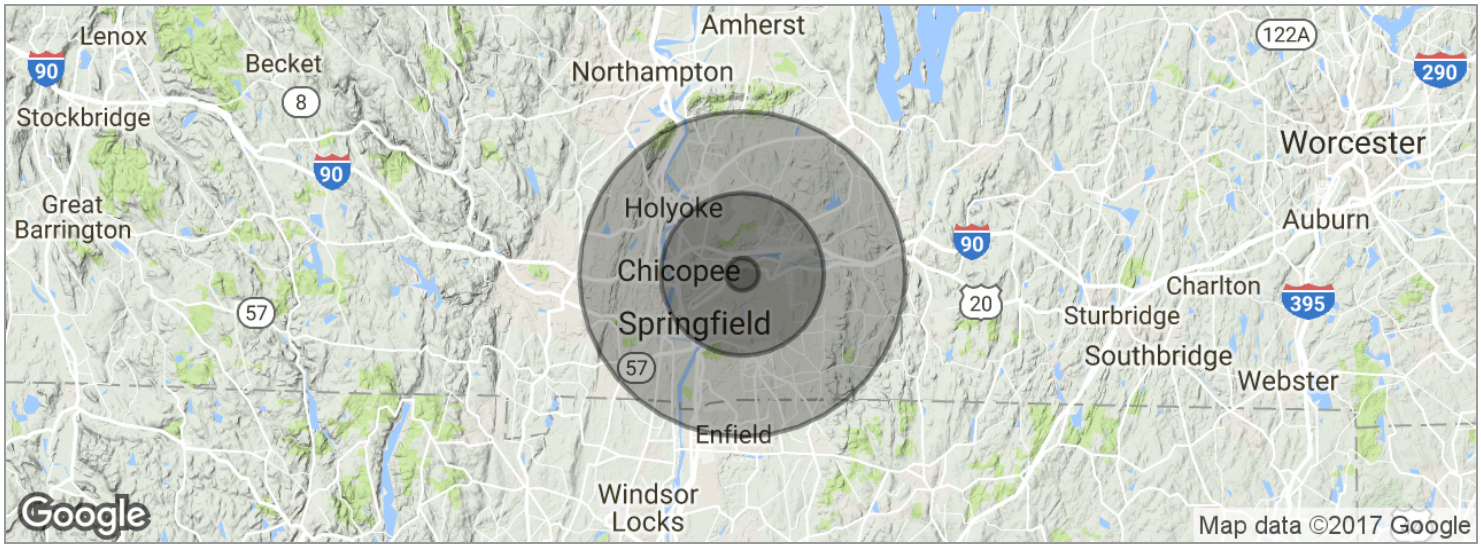
Demographics Map



POPULATION	1 MILE	5 MILES	10 MILES
Total population	4,096	245,241	532,151
Median age	40.0	35.0	37.1
Median age (male)	42.1	33.3	35.7
Median age (Female)	35.8	36.8	38.8

HOUSEHOLDS & INCOME	1 MILE	5 MILES	10 MILES
Total households	1,682	92,366	202,483
# of persons per HH	2.4	2.7	2.6
Average HH income	$47,987	$51,559	$60,423
Average house value	$139,912	$180,814	$237,571

** Demographic data derived from 2010 US Census*

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