

FOR SALE: INDUSTRIAL/COMMERCIAL BUILDING

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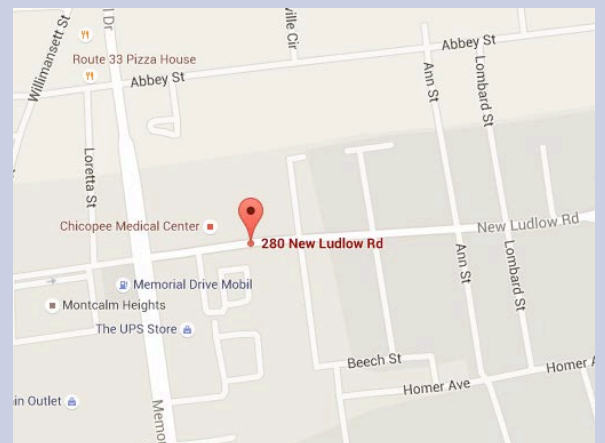
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280 New Ludlow Road, Chicopee, MA

Located just off Rt. 33 in Chicopee the property consists of a 19,682 square foot distribution/light manufacturing facility on 2 acres. The building benefits from 2 drive-in doors, 3 truck docks, ceiling height up to 18' and a fenced outside storage area. Excellent owner occupant opportunity.

For more information or to schedule an appointment please contact Kevin Jennings or Jonathan Little at 413-731-7770.



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REAL ESTATE SERVICES, INC.

73 Chestnut Street, Springfield, Massachusetts 01103

Property Details

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280 New Ludlow Road, Chicopee, MA

BUILDING

Type of Property:	Industrial/Commercial
Price:	\$895,000
Gross Building Area:	19,682 Square Feet
Floors:	Concrete
Ceiling Height:	Up to 18'
Lighting:	Fluorescent
Stories:	One; with Mezzanine Office and Conference Room
Construction:	Steel Frame
Exterior:	Corrugated Metal/Concrete Block
Roof:	Membrane

LAND

Land Area:	2 Acres
Zone:	Business A
Frontage:	185 ft. on New Ludlow Road
Parking:	Fenced Paved Parking Area

MECHANICAL

Heat:	Gas Fired FHA
Air Conditioning:	Office and Manufacturing Space
Electrical:	400 Amps

UTILITIES

Water:	City of Chicopee
Sewer:	City of Chicopee
Gas:	Columbia Gas of Massachusetts
Electric:	Chicopee Electric Light

RE TAXES

Taxes\PSF:	\$24,153.63\ \$1.22 per square foot
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Call Today **413-731-7770**



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