



## Westfield Industrial Flex Building

**21 MAINLINE DRIVE**

Westfield, MA 01085

Presented By:

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73 Chestnut Street Springfield, MA 01103

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## Executive Summary



### OFFERING SUMMARY

Sale Price:	\$995,000
Building Size:	7,930 SF
Lot Size:	2.17 Acres
Year Built:	1967
Zoning:	BB
Real Estate Taxes	\$7,136 FY '23

### PROPERTY OVERVIEW

Well located just off Rt. 20 in Westfield, 21 Mainline Drive consists of a 7,930 sf industrial building that has been home to Forish Construction for over 50 years. Built in various stages, the building includes a good mix of professional office, shop and storage space accessed by dock and overhead drive-in doors. The 2.17 acre parcel includes a large fenced outside storage area suitable for large equipment or van/fleet parking. This is a unique opportunity for an owner occupant with the need for shop space with a fenced storage yard.

### PROPERTY HIGHLIGHTS

**WELL LOCATED JUST OFF RT. 20**

**OVER 5,000 SF SHOP/INDUSTRIAL SPACE**

**LARGE FENCED OUTSIDE STORAGE AREA**

**EXCELLENT OWNER OCCUPANT OPPORTUNITY**

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Additional Photos



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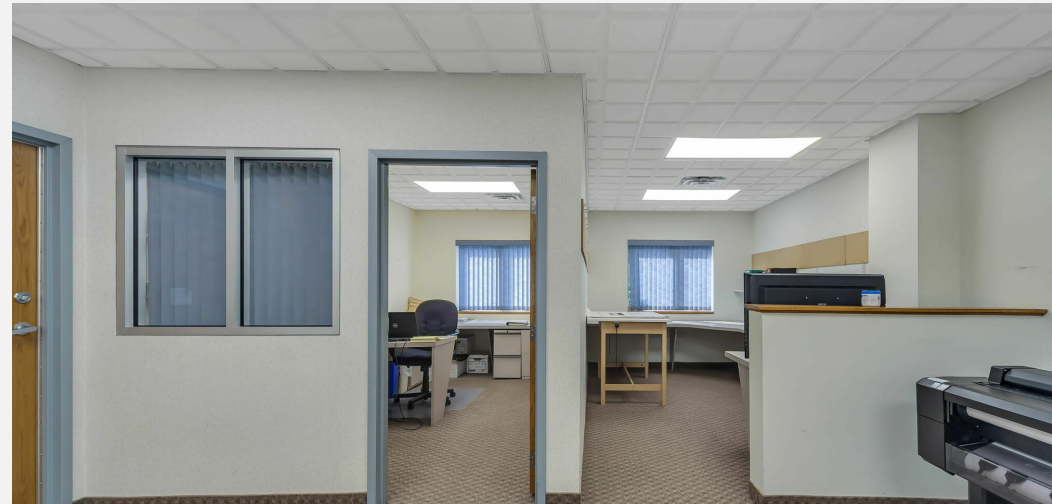
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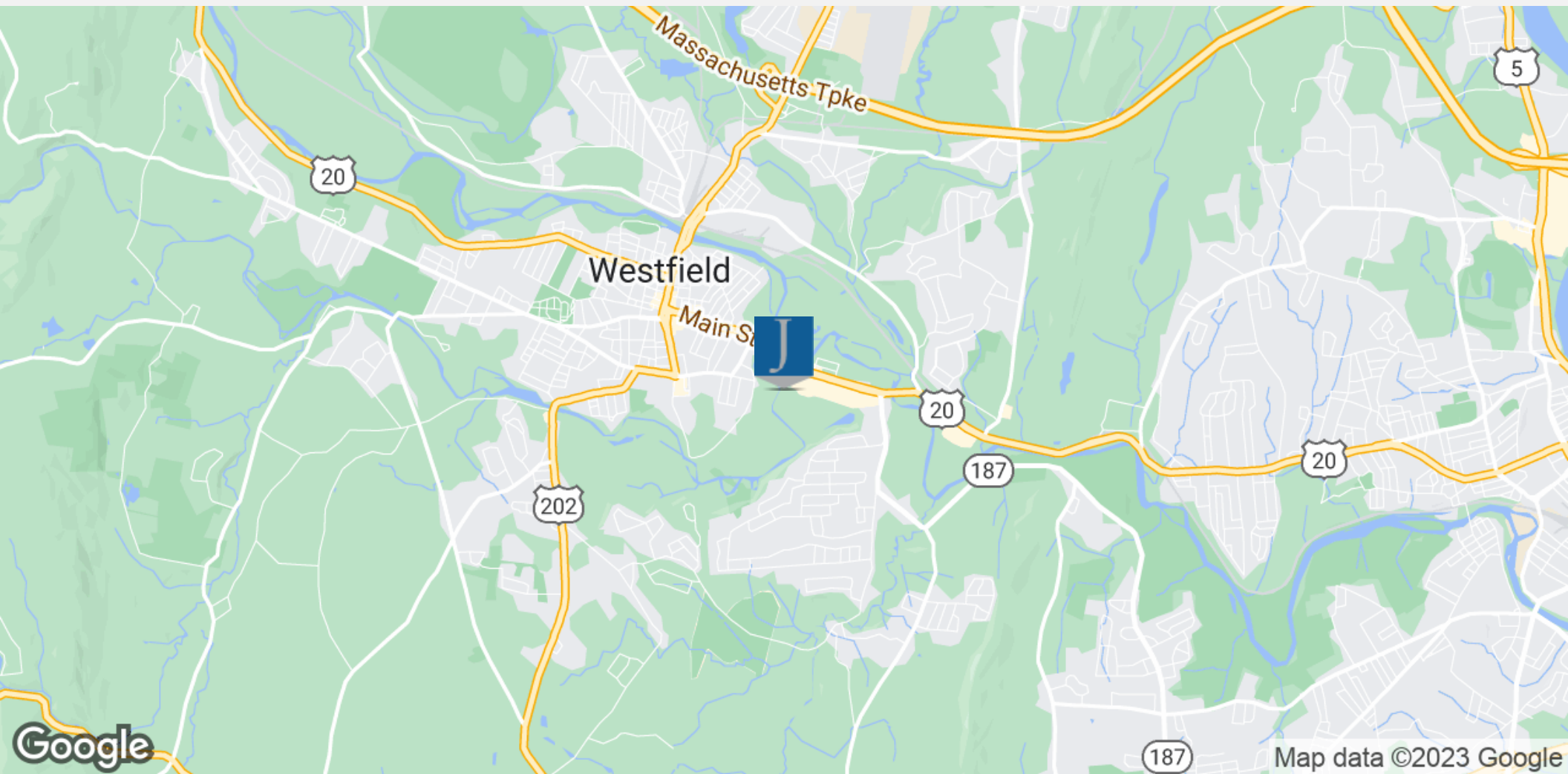
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Location Map



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