



Single Tenant Net Leased Investment Opportunity

701 KELLY WAY
Holyoke, MA 01040

Presented By:

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280 Bridge Street Springfield, MA 01103

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SINGLE TENANT NET LEASED INVESTMENT OPPORTUNITY

701 Kelly Way Holyoke, MA 01040

Executive Summary



OFFERING SUMMARY

Sale Price:	\$3,000,000
Building Size:	13,069 SF
Lot Size:	2.755 Acres
Lease Commencement:	April 9, 2018
Lease Term:	11.33 years (136 months)
Year Built:	2009
Lease Type:	NNN
Real Estate Taxes Annual (2023):	\$57,482

PROPERTY OVERVIEW

701 Kelly Way is an opportunity to acquire a single tenant net leased facility with four and a half years of remaining term to Rexel USA, one of the world's largest electrical distributors. Constructed in 2009, the building consists of 13,069 total square feet on 2.76 acres in the Crossroads Industrial Park. The well appointed office area is approximately 9,069 square feet and features a mix of private offices, cubicle space, a large training room, multiple conference rooms and a break room. Additionally, 4,000 square feet of high bay clean warehouse space accessed by both a loading dock and drive-in door offers incredible flexibility to this unique opportunity. The Crossroads Industrial Park is located at the intersection of Interstate 91 and the Massachusetts Turnpike and has been referred to as the Crossroads of New England offering incredible access to the areas regional highway system.

DATE	\$/SF	MONTHLY	ANNUAL
NOV 2024- AUG 2029	\$15.08	\$16,418.50	\$197,022

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Company Overview



HORIZON SOLUTIONS

REXEL USA, INC.: COMPANY DESCRIPTION (TENANT ENTITY)

Rexel is a world-class electrical, security, voice & datacom products distributor with revenues in excess of \$6 billion annually, more than 150,000 customers, 450+ locations, and over 6,500 employees. Rexel goes to market under numerous brand names including but not limited to Horizon Solutions, Rexel, Platt, Mayer, Capitol Light, Gexpro, PSC, Rexel Energy Solutions, Winkle Electric, Utility Supply Group, and Valley Electric Supply. Rexel USA Inc., acquired Horizon Solutions in 2022 and is the tenant responsible for all tenant obligations at the facility.

COMPANY BACKGROUND

Parent Company:	Rexel Group
Headquarters:	Paris, France
Founded: 1964	1964
Website: rexel.com	rexel.com
Locations:	1,900 Points of sale in 24 Countries
Employees:	26,000
Revenue:	\$15.5B
Net Income:	\$606.1M

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Office and Training Room



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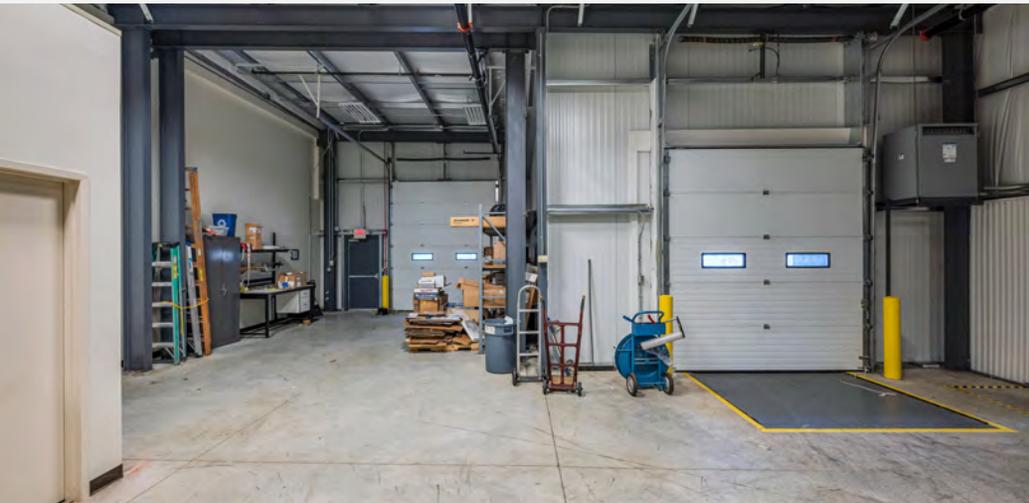
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Warehouse



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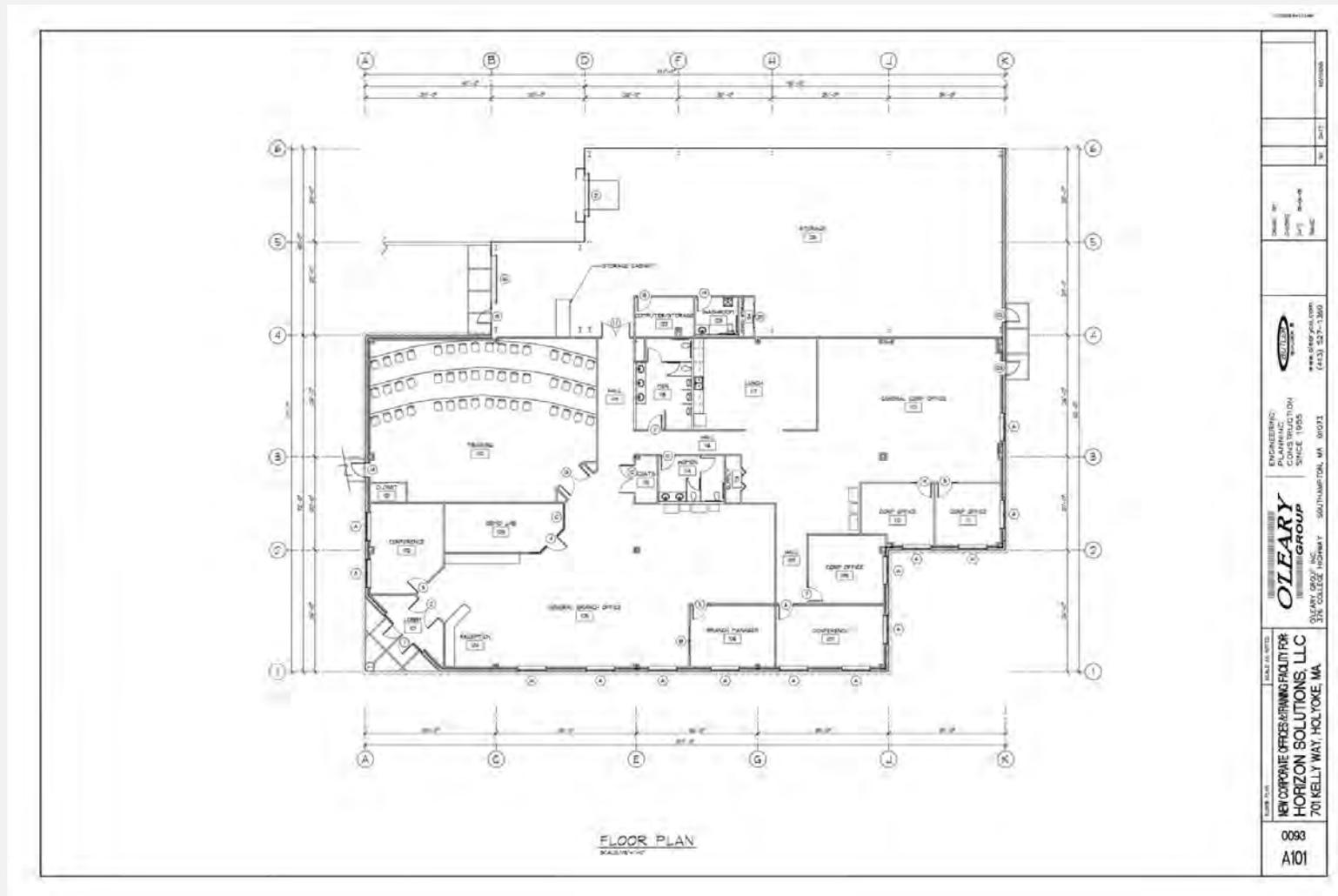
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Floor Plans



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Disclaimer

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