



**29,281 SF Industrial Facility on 3 +/- Acres**

**115 WHITING FARMS ROAD**

Holyoke, MA 01040

Presented By:

**Kevin Jennings**

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73 Chestnut Street Springfield, MA 01103

**JENNINGS-RE.COM**

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Executive Summary



## OFFERING SUMMARY

Lease Rate:	\$6.25/SF NNN
Building Size:	29,281 SF
Lot Size:	3 Acres
Renovated:	2018
Zoning:	Industrial A
Real Estate Taxes:	\$37,068

## PROPERTY OVERVIEW

Well located at the Crossroads of New England, the subject property benefits from excellent highway access minutes to the intersection of I-91 and the MA Turnpike. The flexible 29,281 square foot industrial facility consists of approximately 5,280 square feet of office and 24,000 square feet of manufacturing/warehouse space. The property benefits from heavy power, 14' + ceilings, and two loading docks with levelers. The 3 acre industrial site allows for a building expansion up to 70,000 square feet.

## PROPERTY HIGHLIGHTS

**29,281 SF INDUSTRIAL FACILITY**  
**5,280 SF OF RECENTLY RENOVATED OFFICE SPACE**  
**24,000 SF OF WAREHOUSE/MANUFACTURING SPACE**  
**2 LOADING DOCKS**

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Additional Photos



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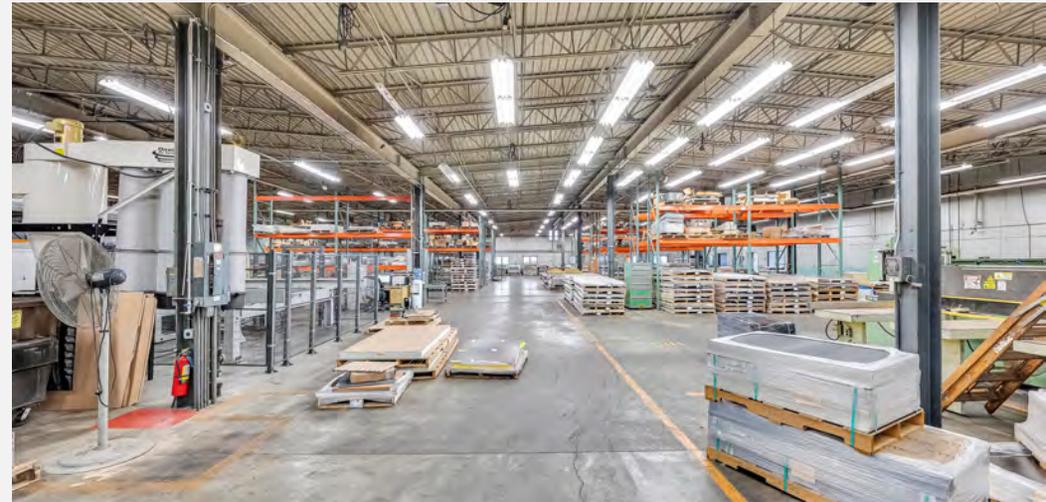
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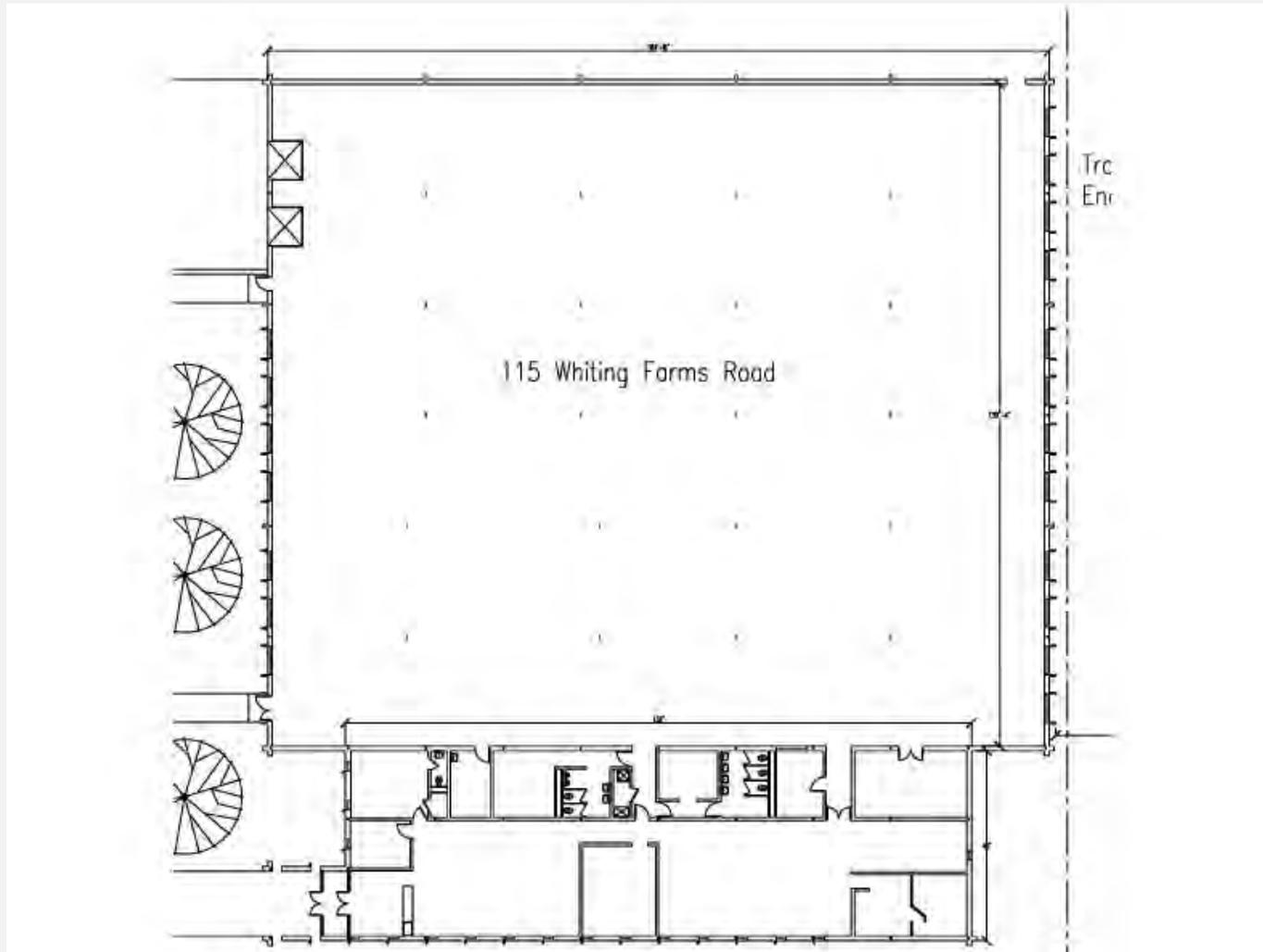
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Floor Plans



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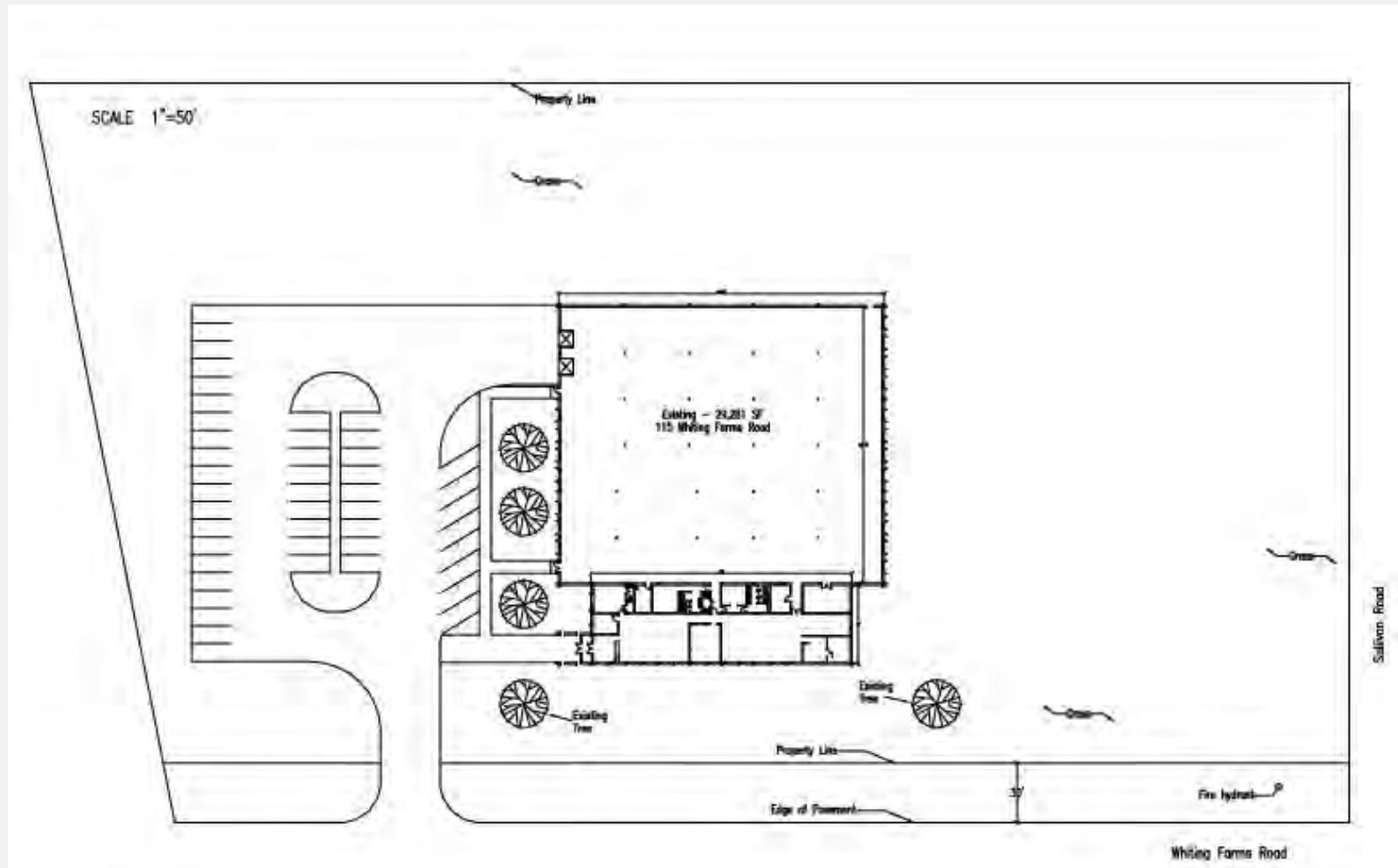
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Site Plans



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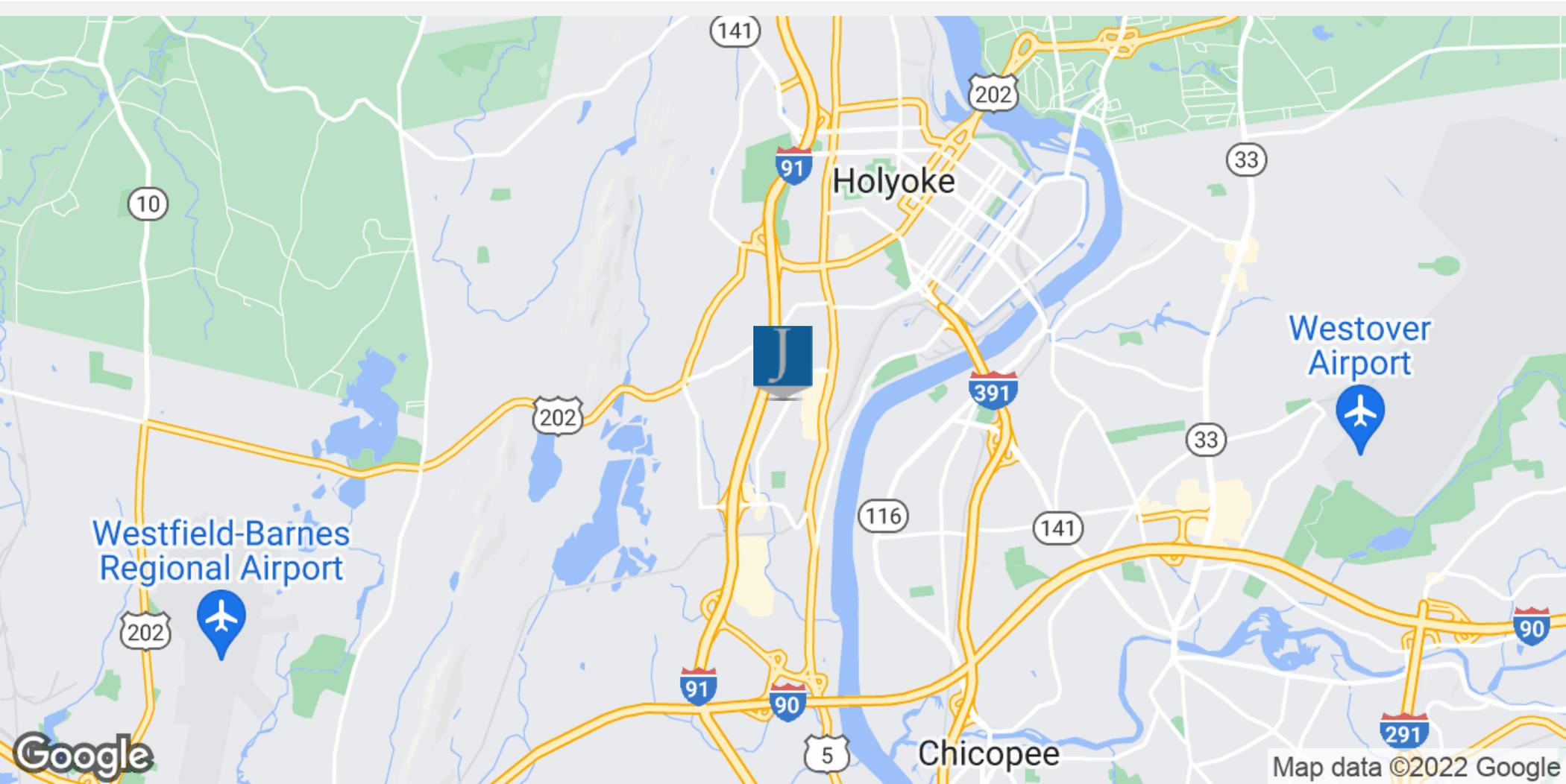
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Location Map



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