



Regional Industrial Distribution/Manufacturing Facility

111 MOSHER STREET

Holyoke, MA 01040

Presented By:

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73 Chestnut Street Springfield, MA 01103
JENNINGS-RE.COM

REGIONAL INDUSTRIAL DISTRIBUTION/MANUFACTURING FACILITY

111 Mosher Street Holyoke, MA 01040

Executive Summary



OFFERING SUMMARY - FOR LEASE

Lease Price:	Call for Details
Building Size:	113,700 sf Main Building 1,600 sf Outbuilding
Lot Size:	9.77 Acres
2025 Real Estate Taxes:	\$98,608
Year Built:	1987
Zoning:	IG- General Industry
Roof:	New 2023
Life Safety Systems:	2023 Upgrade

PROPERTY OVERVIEW

Under new ownership with significant recent improvements, 111 Mosher Street consists of an approximate 113,700 square foot industrial facility with 1,600 sf outbuilding located on 9.77 acres in Holyoke, MA. The building features 22' ceiling height, 12 loading docks, and a 10'x14' grade level drive-in door. The facility benefits from heavy utility infrastructure with a large natural gas service entering the building and a 4,000 amp 208/480V & 120/208V, 3 Phase electrical service which is well distributed throughout. Holyoke's close proximity to the interstate highway system creates a unique opportunity for regional distribution and manufacturing firms servicing the New England and New York regions. An adjacent rail line provides opportunity for rail service through Pioneer Valley Railroad directly onto the property. *Sub dividable to 50,000 sf, 63,700 sf, or 80,700 sf

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Office



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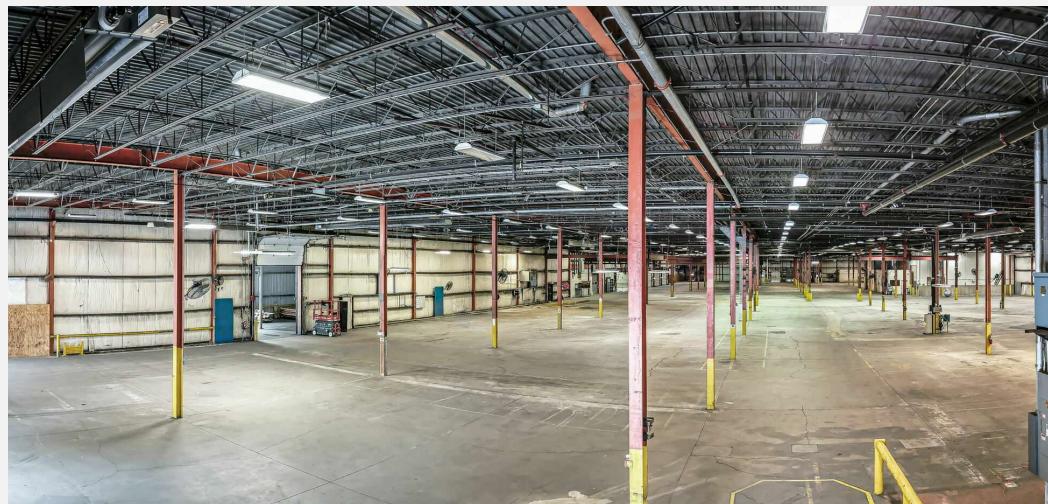
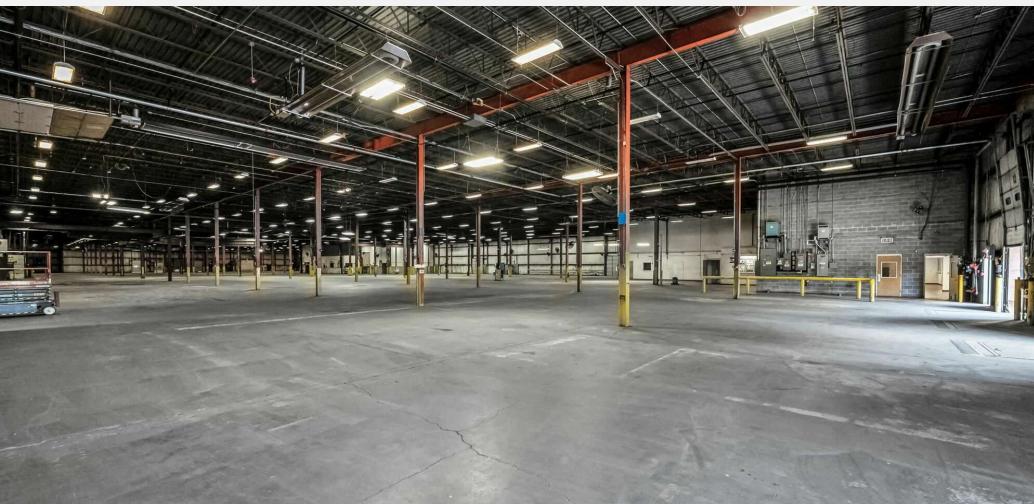
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Warehouse/Manufacturing



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Site Map



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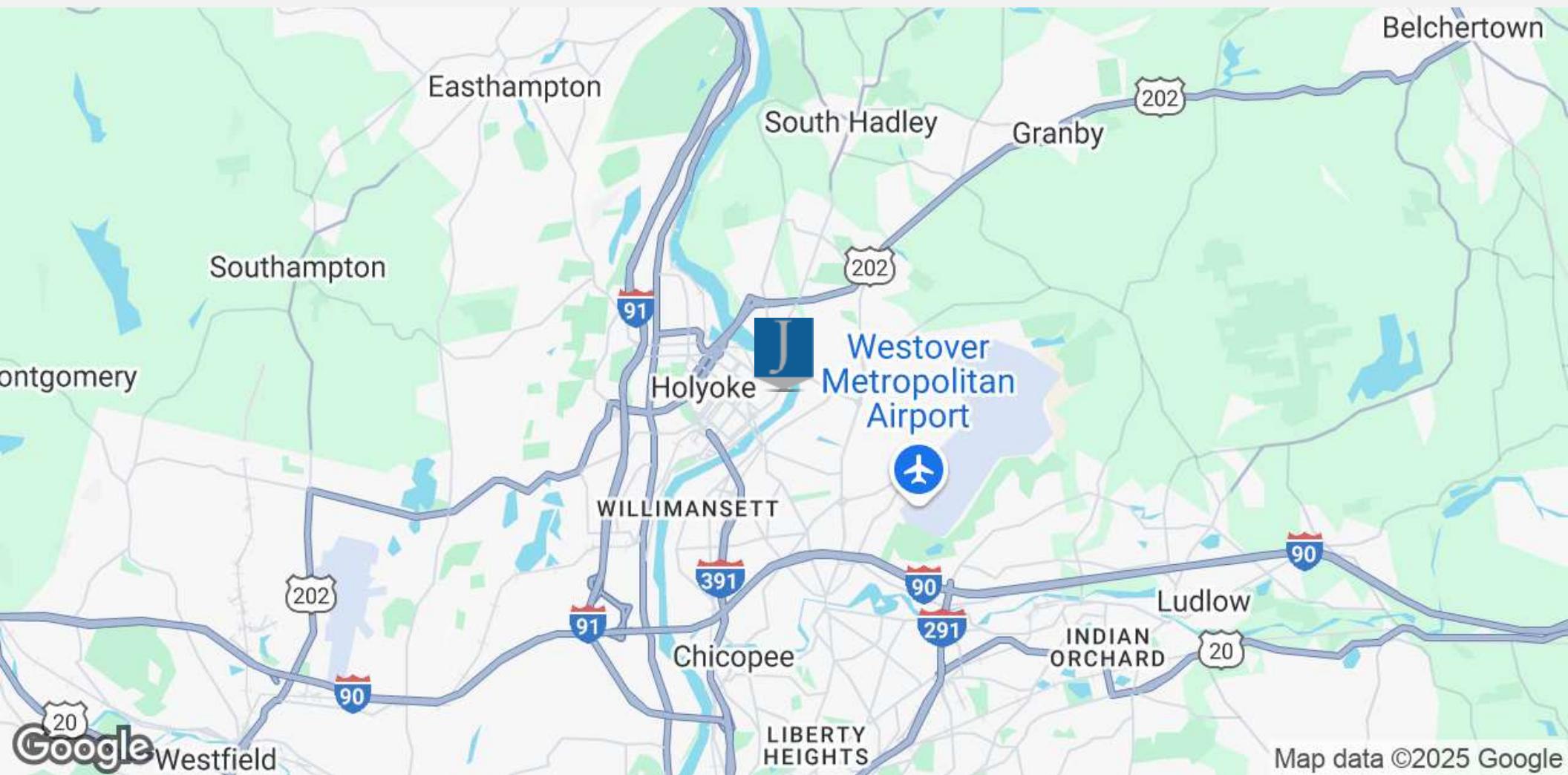
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Location Map



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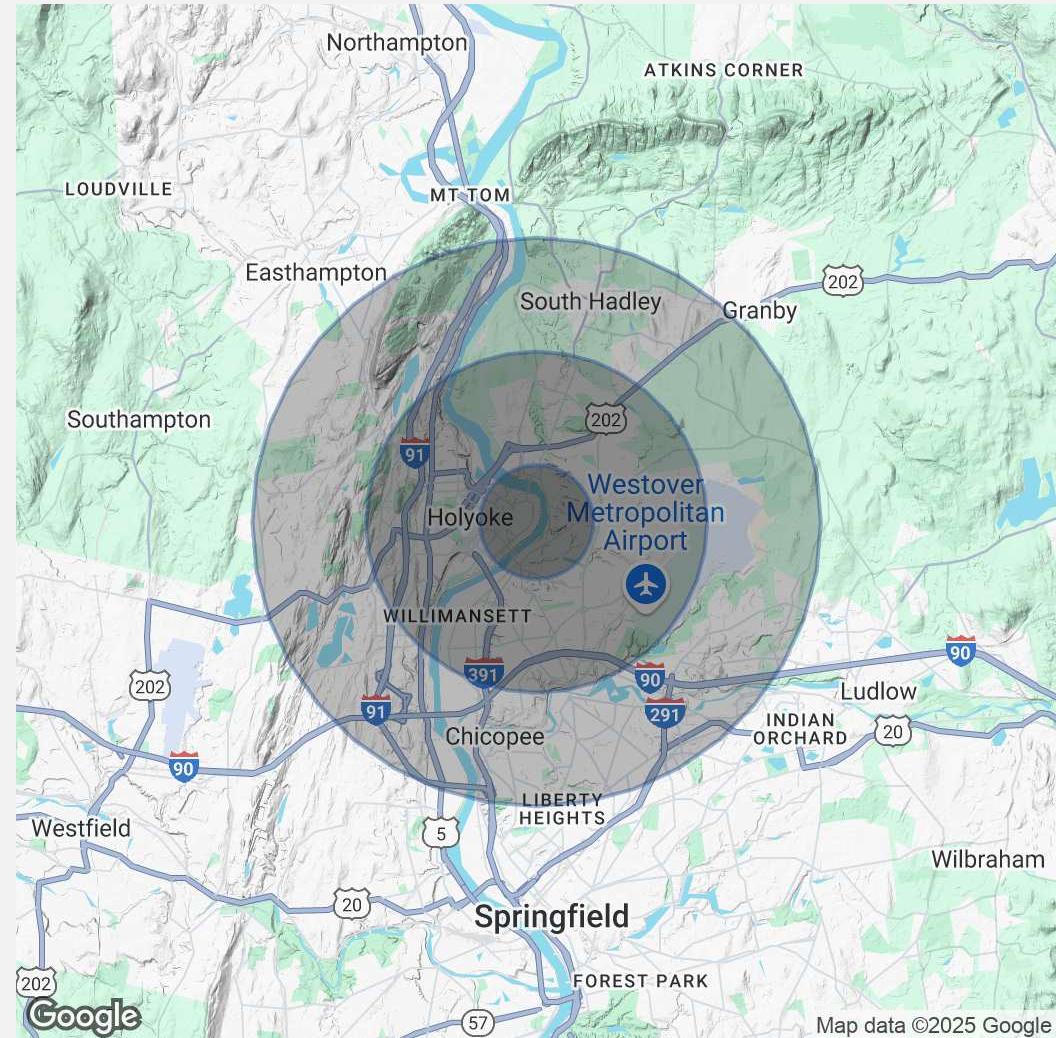
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Demographics Map & Report

POPULATION	1 MILE	3 MILES	5 MILES
Total Population	11,797	77,454	153,720
Average Age	36.1	37.7	38.2
Average Age (Male)	36.1	35.0	37.1
Average Age (Female)	36.4	39.9	40.0

HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total Households	4,933	32,524	62,900
# of Persons per HH	2.4	2.4	2.4
Average HH Income	\$42,905	\$48,809	\$51,500
Average House Value	\$240,130	\$197,904	\$196,758

*Demographic data derived from 2020 ACS - US Census



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