



Agawam Warehouse/Manufacturing Facility

609 SILVER ST

Agawam, MA 01001

Presented By:

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73 Chestnut Street Springfield, MA 01103

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Executive Summary



OFFERING SUMMARY

Sale Price:	Unpriced
Building Size:	90,000 SF
Lot Size:	17.49 Acres
Number of Units:	2
Year Built:	1970
Zoning:	IB
Real Estate Taxes:	\$59,640 annually; \$0.66/SF

PROPERTY OVERVIEW

90,000 SF of Warehouse/Manufacturing Space Available for Sale

An exceptional opportunity for a 90,000 SF of warehouse/manufacturing space in Agawam Industrial Park, with the flexibility to subdivide into two 45,000 SF units to accommodate a variety of operational needs. This facility features 19–20' ceiling heights and a 24' × 40' column spacing, offering ample clearance and an efficient layout for warehouse, distribution, or manufacturing operations. One of the 45,000 SF units is equipped with an EFSR fire suppression system, making it an ideal choice for businesses requiring enhanced fire protection. The entire facility is well-suited for logistics, with eight truck docks and one drive-in door, ensuring efficient loading and unloading.

Conveniently located less than one mile from Route 57 and just 5.5 miles from Interstate 91, this property provides exceptional highway access, making it an ideal distribution hub.

The property is also for lease for \$6.00/sfNNN.

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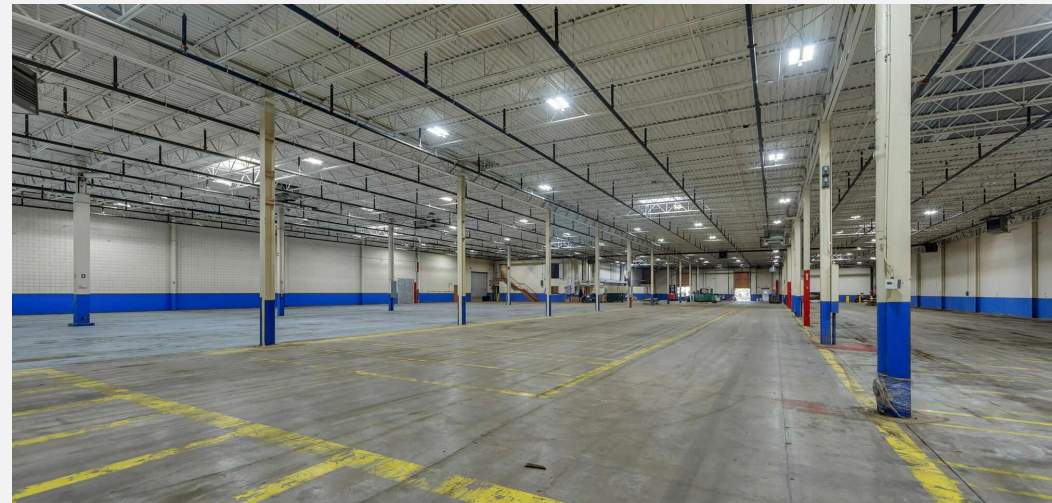
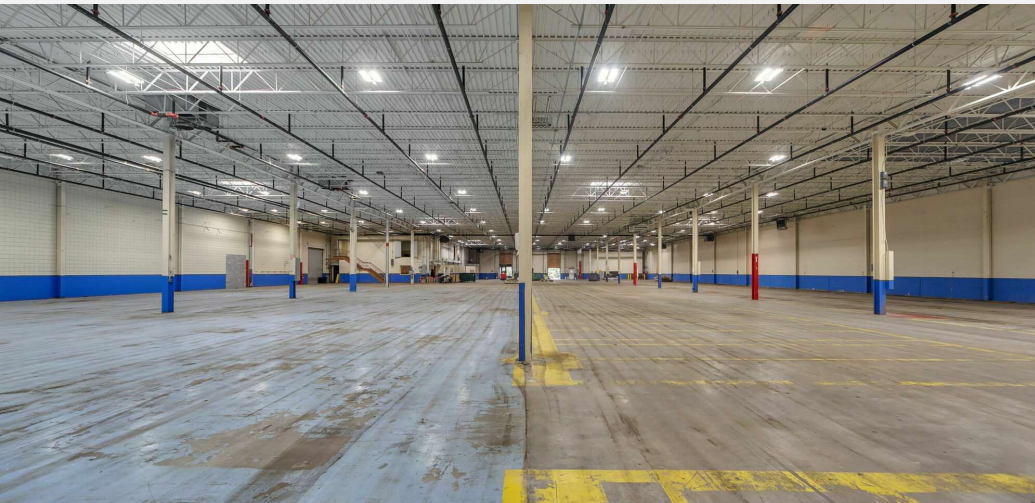
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Additional Photos



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