



# Cartamundi Business Campus- North Warehouse

**443 SHAKER ROAD**

East Longmeadow, MA 01028

Presented By:

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280 Bridge Street Springfield, MA 01103

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## Executive Summary



### OFFERING SUMMARY

|                |              |
|----------------|--------------|
| Lease Rate:    | \$6/SF NNN   |
| Building Size: | 1,200,000 SF |
| Available SF:  | 100,000 SF   |
| Lot Size:      | 52.68 Acres  |
| Year Built:    | 1963         |
| Zoning:        | Industrial   |

### PROPERTY OVERVIEW

443 Shaker Road offers up to 100,000 square feet of industrial and warehouse space for lease in East Longmeadow, MA. The premises feature 10 loading docks, 21-foot clear ceiling heights, 50' x 40' column spacing, and a flexible layout ideal for warehousing, distribution, manufacturing, and logistics operations. The space has 24/7 security, including a security gate controlling access to the fenced loading area. The Cartamundi Campus features a 1.2-million-square-foot manufacturing, office, and warehousing facility on 52.68 acres in East Longmeadow, MA. Located near I-91 exits in both Massachusetts and Connecticut, the property benefits from convenient access to the region's interstate highway system.

### PROPERTY HIGHLIGHTS

**FLEXIBLE LAYOUT WITH 50X40 COLUMN SPACING**

**21-FOOT CEILINGS AND 10 LOADING DOCKS**

**FLEXIBLE LAYOUT WITH 50X40 COLUMN SPACING**

**CONVENIENT ACCESS TO I-91 AND I-90**

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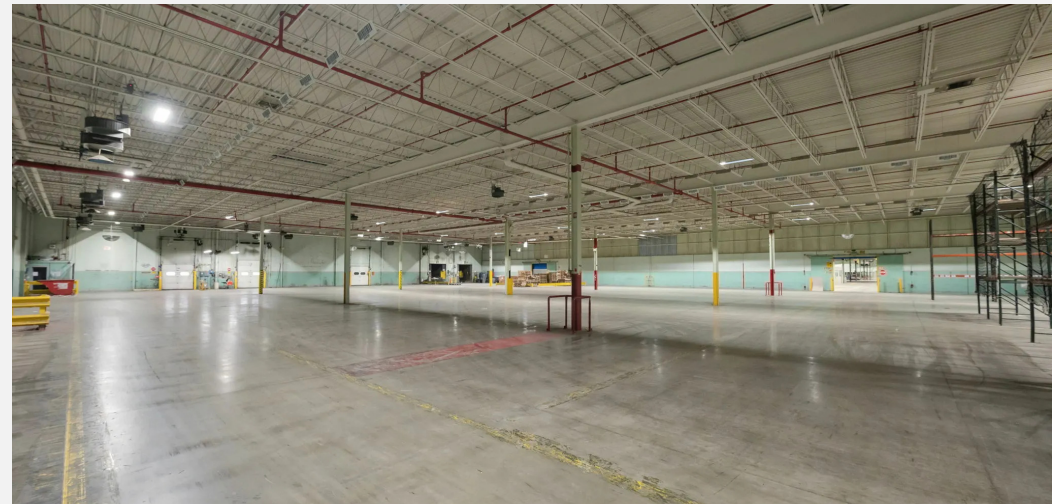
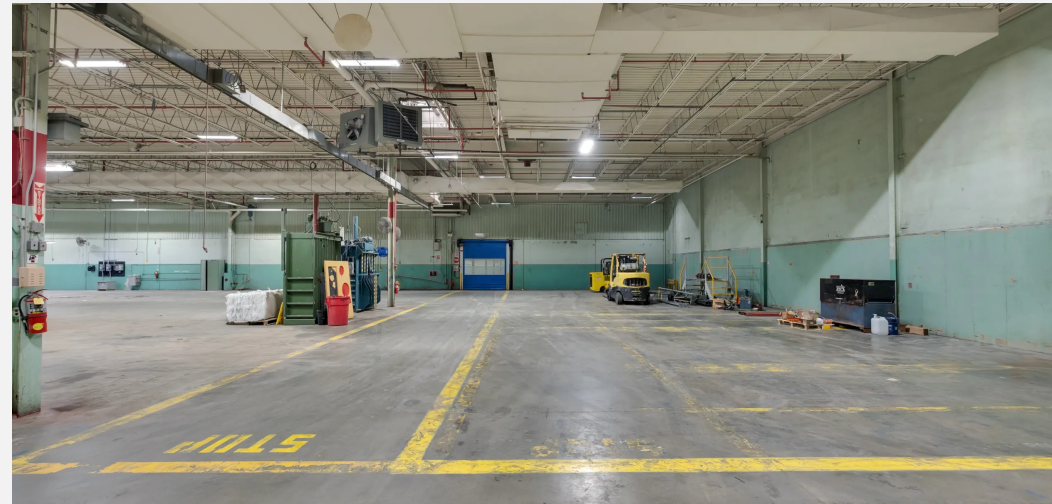
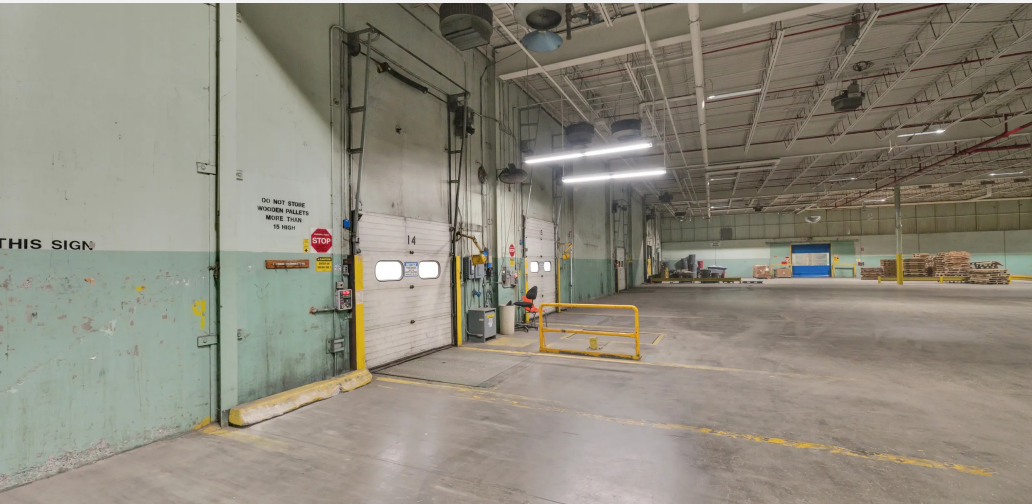
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Additional Photos



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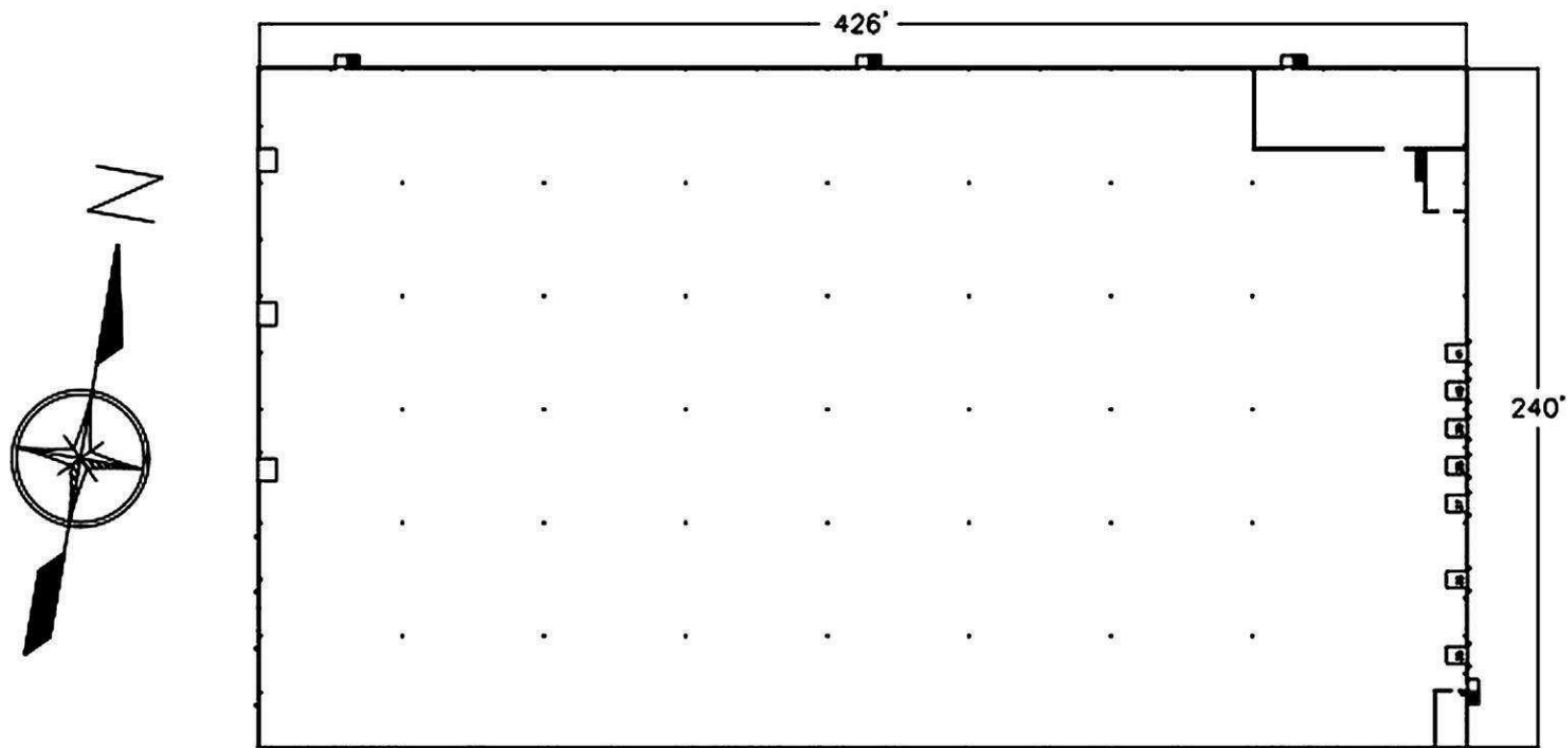
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Draft Floor Plan



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