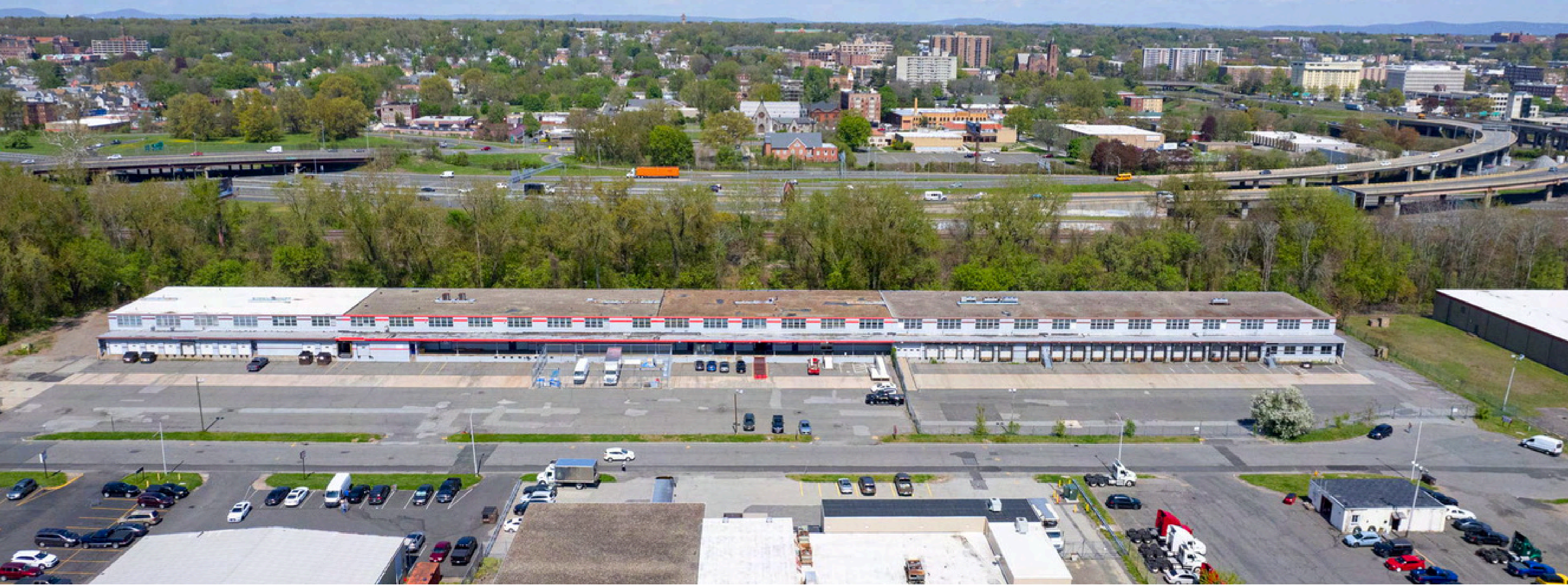
SPRINGFIELD
LOGISTICS CENTER

87 AVOCADO STREET SPRINGFIELD, MA



100% LEASED | 69,509 SF INDUSTRIAL INVESTMENT OPPORTUNITY

6 Years of WALT | Supply-Constrained Springfield Industrial Market | Strategic Logistics Location

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NAI Parsons Commercial Group Boston

87 AVOCADO STREET
SPRINGFIELD, MA

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Stabilized Industrial Investment Opportunity

NAI Parsons Commercial Group is pleased to offer for sale 87 Avocado Street in Springfield, Massachusetts, a 100% leased 69,509 SF warehouse/distribution asset with 6.2 years of weighted-average lease term at below-market rents. The Property represents a rare opportunity to acquire a fully stabilized, income-producing industrial asset in one of the strongest-performing secondary industrial markets in the Northeast.

The building features functional, in-demand specifications including 20' clear heights, 600 Amps of power, and 29 tailboard loading docks — a configuration well-suited to modern warehouse, distribution, and light logistics users. 87 Avocado Street is located within the Hampden County industrial submarket, part of the broader Springfield industrial market, which reported just 6.1% vacancy as of Q3 2026 and market asking rent growth of 3.7% year-over-year — nearly triple the 1.3% national average.

New supply remains highly constrained, with only 15,000 SF currently under construction against a 52.3-million-SF inventory base, limiting future competition for well-located product. Strategically positioned near Interstate 91 and Interstate 90/291, with direct access to CSX intermodal rail service, the Property benefits from Springfield's role as the primary logistics and distribution hub of Western Massachusetts. With in-place rents below current market levels and minimal new competitive supply, 87 Avocado Street offers investors a compelling blend of stable cash flow and meaningful upside at lease rollover.

100% LEASED
69,509 SF

Warehouse/Distribution Asset
With 6.2 years of weighted average lease term at below-market rents, offering stable in-place cash flow plus upside at rollover.

SUPPLY-CONSTRAINED SPRINGFIELD INDUSTRIAL MARKET

6.1% vacancy, only 15,000 SF under construction, driving rent growth of 3.7% YoY — nearly triple the national average.

STRATEGIC LOGISTICS LOCATION

Near I-91/I-90/291 with CSX intermodal rail access, featuring functional specs (20' clear heights, 29 tailboard docks) suited to modern distribution users.

SPRINGFIELD
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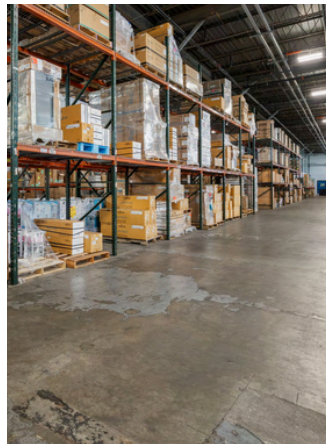
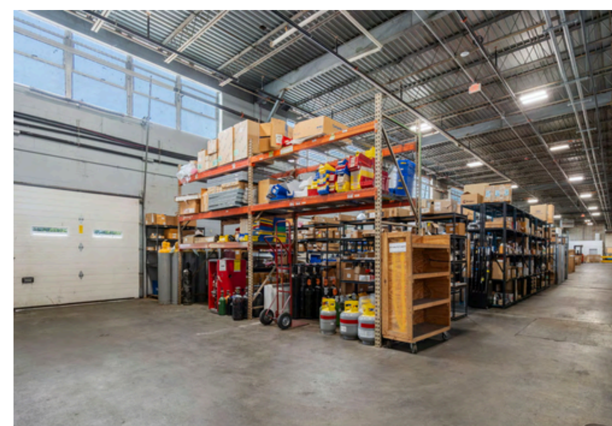
PROPERTY OVERVIEW

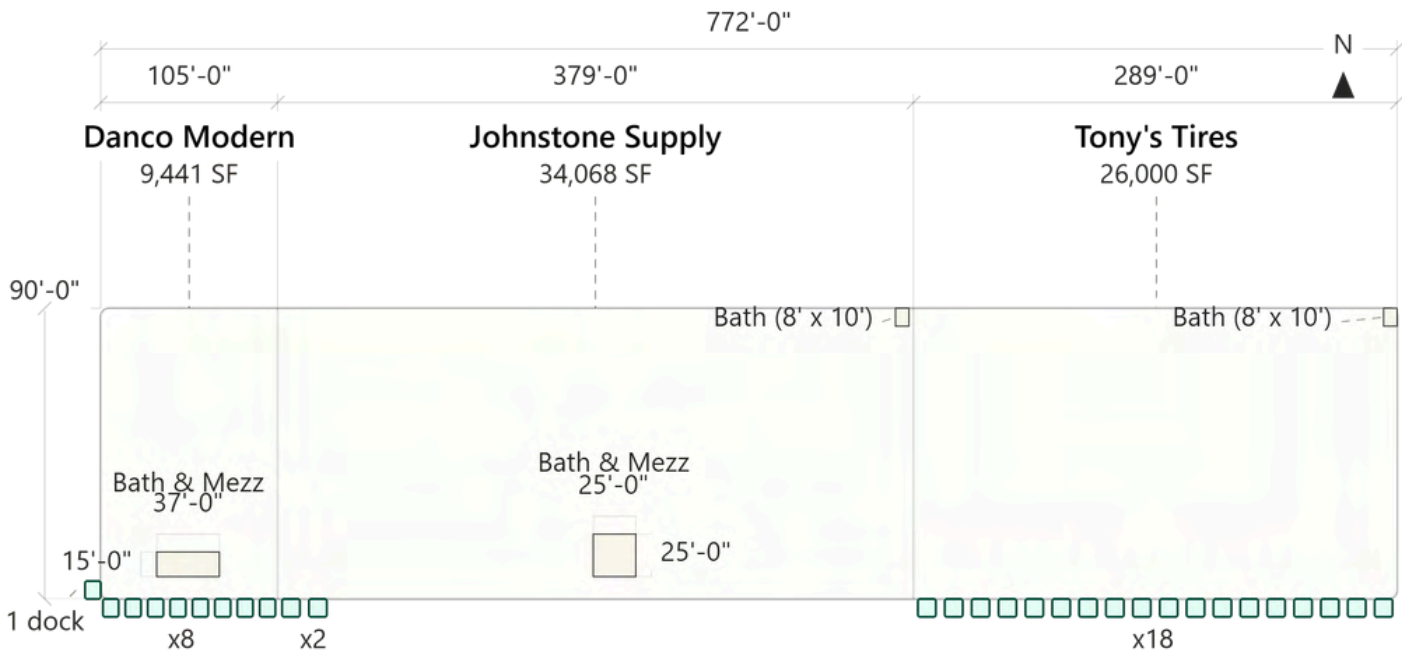
GENERAL SPECIFICATIONS

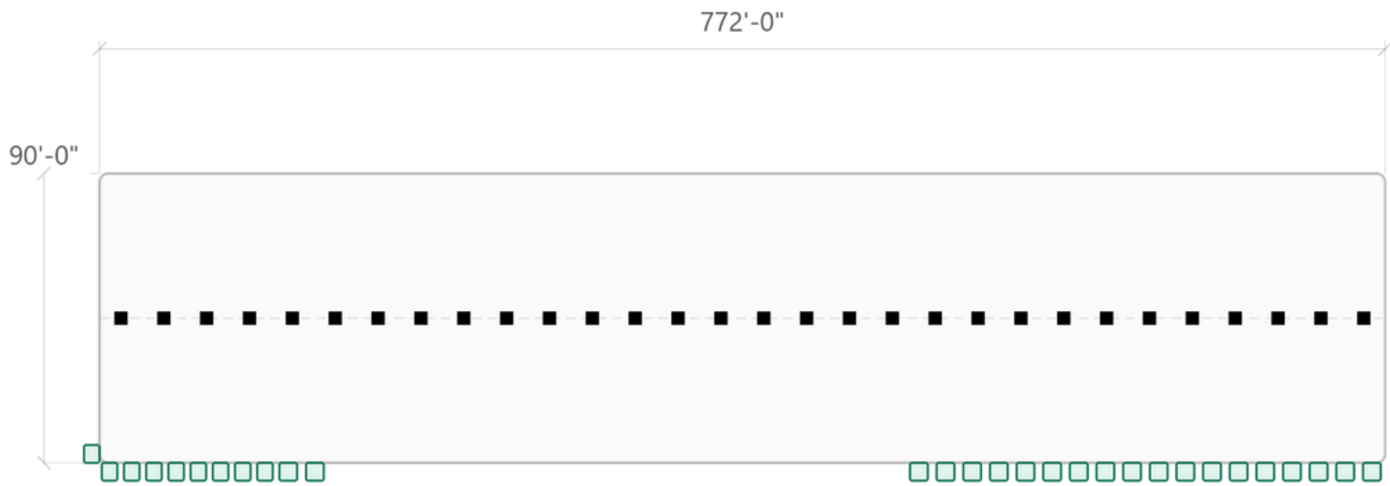
ADDRESS	87 Avocado Street Springfield, MA
PROPERTY TYPE	Industrial Warehouse/Distribution
BUILDING SIZE	±69,509 SF
LOT SIZE	±5.2 Acres
OCCUPANCY	100% I 3 Tenants
ZONING	IA
LOADING	29 Tailboard Loading Docks
POWER	600 Amps
CLEAR HEIGHT	20'
FLOORS	1
UTILITIES	Gas: Eversource Electric: Eversource





FLOOR PLAN





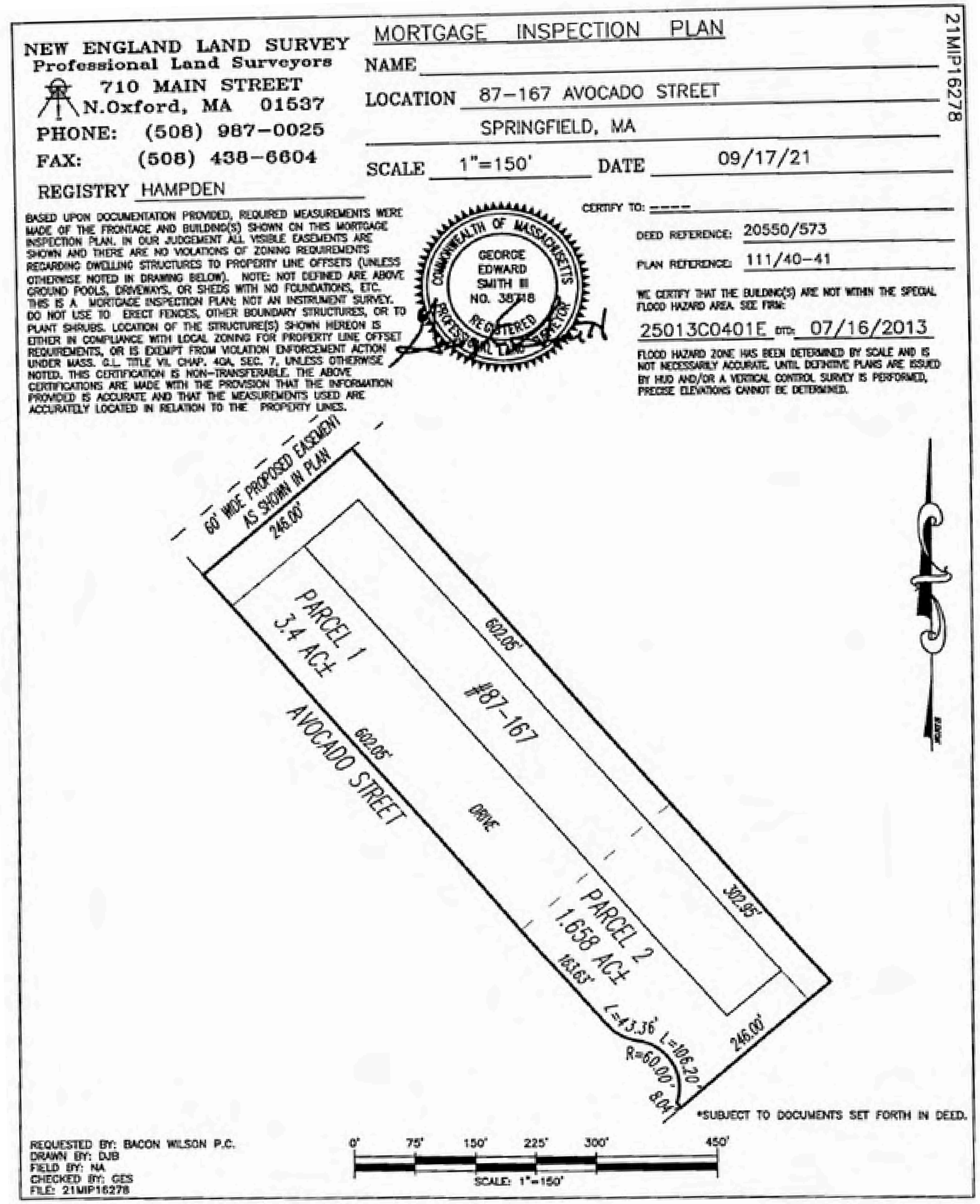
30 columns on building centerline — 45' x 25'

= loading dock ■ = column





SITE OVERVIEW



SITE/SURVEY DATA

ADDRESS
87 Avocado Street (#87-167), Springfield, MA

TOTAL SITE AREA
±5.2 Acres (Parcels 1 & 2)

PARCEL 1 / PARCEL 2
±3.4 Acres / ±1.658 Acres

ZONING
IA — Industrial A

FRONTAGE — AVOCADO ST.
246.00' (rear) / 602.05' (side, each parcel)

REGISTRY
Hampden County Registry of Deeds

DEED / PLAN REFERENCE
20550/573 | 111/40-41

FLOOD ZONE
Not within Special Flood Hazard Area (FIRM 25013C0401E)

SURVEY
New England Land Survey — dated 09/17/2021

TENANT PROFILES

JOHNSTONE SUPPLY

±34,068 SF
+625 SF of Mezzanine

Johnstone Supply is a leading wholesale distributor serving the HVACR (heating, ventilation, air conditioning, and refrigeration) industry, supplying parts, equipment, and technical resources to contractors and service professionals nationwide. Operating through a network of locally owned branches, the company has grown to hundreds of locations across the country and is recognized as one of the top cooperative wholesale distributors in the United States. Johnstone also offers ongoing training through Johnstone University, supporting technicians and dealers with product education and industry resources. The Springfield location serves HVACR trade professionals throughout the local market with in-stock inventory, counter service, and access to major manufacturer brands.

DANCO FURNITURE & DESIGN

±9,441 SF
+555 SF of Mezzanine

Danco Furniture & Design (operating as Danco Modern) is a longstanding furniture retailer that has served the Pioneer Valley and surrounding region for more than 55 years. The company offers stylish, quality furniture for every room of the home, complemented by free interior design services to help customers furnish their spaces with confidence. Danco carries a curated selection of well-known brands, including American Leather, Stressless, Copeland, and Rowe, spanning living, dining, bedroom, and office collections. With a reputation built on personalized service and a deep selection of quality home furnishings, Danco has become a trusted destination for furniture shoppers throughout Western Massachusetts.

TONY'S TIRES & WHEELS

±26,000 SF

Tony's Tires & Wheels is a family-owned and operated wholesale tire and wheel distributor founded in 1994 by Tony German. Starting from a single storage facility with one truck, the company has grown into a regional operation with three locations across Western Massachusetts and Upstate New York. Tony's Tires is a full stocking distributor of Hankook, Nokian, Laufenn, and Otani tires, along with major brands such as Michelin, Goodyear, Firestone, and Bridgestone, plus wheels and related accessories. With over 32 years in the industry, the company has built a reputation for personalized service, reliability, and strong relationships within the wholesale tire trade.

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LOCATION OVERVIEW

PRIME LOCATION | REGIONAL CONNECTIVITY

Springfield is the economic hub of Western Massachusetts and the seat of Hampden County, anchoring the Springfield metropolitan statistical area within the Pioneer Valley. The city's economy is diversified across healthcare, financial services, manufacturing, and logistics, supported by a regional labor force drawn from both the Springfield and greater Hartford, Connecticut labor markets.

Major employers headquartered or heavily concentrated in the region include MassMutual, one of the nation's leading life insurance and financial services companies; Baystate Health, the largest private employer in the region with a workforce of over 12,000 employees; Smith & Wesson, whose corporate headquarters and manufacturing operations remain based in Springfield; and General Dynamics, which maintains a significant defense-sector presence in the city. The presence of Springfield College, Western New England University, American International College, and Springfield Technical Community College further supports a stable base of institutional employment and workforce training.

The Property benefits from excellent regional transportation infrastructure. Springfield sits at the intersection of Interstate 91, the principal north-south corridor connecting New Haven, Hartford, and the Vermont/Quebec border, and Interstate 90 (Massachusetts Turnpike), the primary east-west route linking Boston to Albany and the greater New York market. Interstate 291, the Springfield Expressway, provides a direct auxiliary connection between I-91 and I-90, improving local distribution access. For rail-served freight, CSX operates an intermodal terminal in West Springfield offering domestic intermodal service, giving distribution users in the market access to double-stack rail capacity alongside highway trucking options.

AREA ACCESS MAP

87 Avocado Street
Springfield, MA

ROUTE 20
2 Minutes

I-91
3 Minutes

I-291
8 Minutes

I-90
9 Minutes

HARTFORD, CT
28 Minutes

WORCESTER, MA
45 Minutes

BOSTON, MA
1 Hour 30 Minutes

Travel times are estimates and may vary.

MARKET OVERVIEW

SPRINGFIELD INDUSTRIAL MARKET OVERVIEW

The Springfield industrial market offers a compelling combination of tightening fundamentals and outsized rent growth relative to the nation. As of Q3 2026, the market's 52.3 million SF of industrial inventory carries a vacancy rate of just 6.1%, with vacancy having tightened 30 basis points over the past year on the back of 157,000 SF of positive net absorption. Critically, new supply remains highly constrained — only 15,000 SF is currently under construction against a 52-million-SF base — positioning well-located, functional buildings like 87 Avocado Street to capture demand with minimal new competition on the horizon.

Rent growth is where Springfield truly stands out: market asking rents rose 3.7% year-over-year, nearly triple the 1.3% national average, and the market's five-year average annual rent growth of 5.9% substantially outpaces the historical U.S. trend. This dynamic reflects strong, sustained tenant demand pushing against a supply-constrained market.

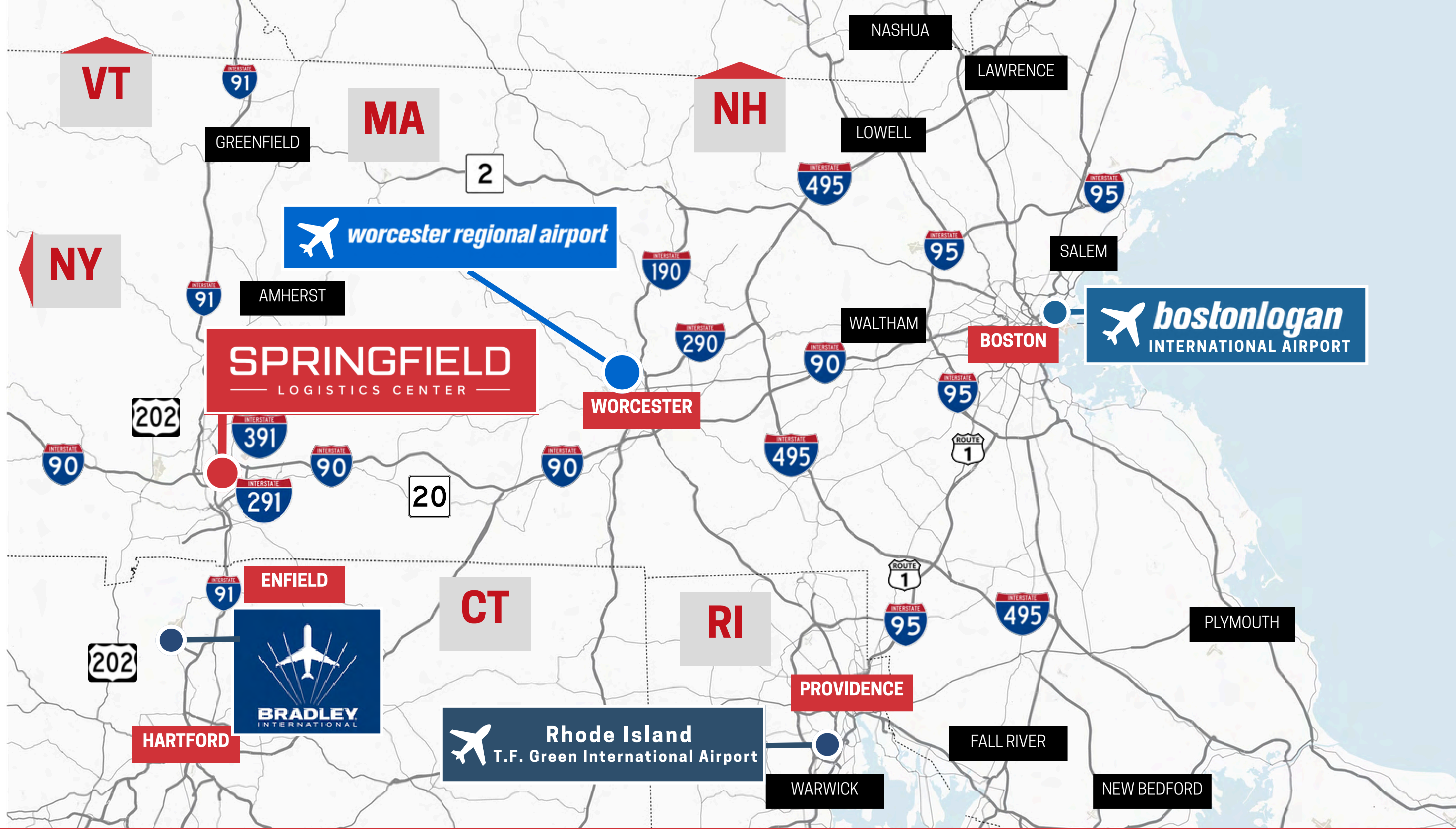
Leasing activity remains robust and diversified, with recent deals ranging from national logistics and trucking operators to regional manufacturers and distributors — evidence of broad-based occupier demand supporting the asset class across property types.

52.3M SF
TOTAL INVENTORY
(Q3 2026)

6.1%
VACANCY RATE
(Q3 2026)

157K SF
NET ABSORPTION
(Q3 2026)

15K SF
UNDER CONSTRUCTION



STRATEGIC INDUSTRIAL LOCATION | EXCEPTIONAL REGIONAL CONNECTIVITY

87 Avocado Street is strategically located in Springfield, Massachusetts, within one of Western Massachusetts' most established industrial and distribution markets. The property offers convenient access to I-91, I-291, I-90 (Massachusetts Turnpike), and Route 20, providing efficient connectivity throughout Western Massachusetts and the broader New England region. Its central location also provides access to Bradley International Airport, Worcester, Hartford, and the Greater Boston market, making 87 Avocado Street well positioned for warehouse, manufacturing, and distribution users seeking strong regional accessibility.

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