

# FOR SALE OR LEASE

## 12,250 SF COMMERCIAL PROPERTY

1151-1159 STATE STREET | SPRINGFIELD, MA 01109



### PROPERTY DESCRIPTION

Sentry Commercial is pleased to present 1151-1159 State Street, Springfield MA for sale or lease. This ±12,250 square foot industrial building features two drive in doors and a fenced rear yard on 0.54 acres.

### PROPERTY HIGHLIGHTS

- Prominent State Street frontage in Springfield's primary commercial corridor
- Flexible layout suitable for retail, office, service or mixed-use occupancy
- Individual demisable spaces allowing multi-tenant configuration or owner-user flexibility
- Existing infrastructure in place
- Convenient access to I-91, I-291, and the Mass Pike

### OFFERING SUMMARY

Sale Price:	\$550,000
Lease Rate:	\$4.50 NNN
Lot Size:	0.54 Acres
Building Size:	12,250 SF

DEMOGRAPHICS	0.25 MILES	0.5 MILES	1 MILE
Total Households	513	1,818	5,632
Total Population	1,439	5,684	18,428
Average HH Income	\$65,094	\$70,103	\$65,095

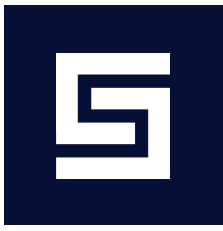
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### BUILDING SPECIFICATIONS

Building Size	12,250 SF
Ceiling Height	10' - 12'10"
Docks	0
Drives	2 @ 8' x 12'
Roof	Rubber membrane
Year Built	1930

### MECHANICAL/UTILITIES

Power	400 amp, 120/208 volt
Heat	Gas
Air Conditioning	Central
Lighting	Fluorescent
Sprinkler	No
Water/Sewer Company	City
Electric Company	Eversource

### LAND

Lot Size	0.54 Acres
Parking	8 onsite spaces with nearby parking available
Zoning	SR2B1

### TAXES

Tax PSF	\$2.94 SF
Taxes	\$36,001.88
Assessed Value	\$1,022,200.00
Year Assessed	2025
Mill Rate	35.22

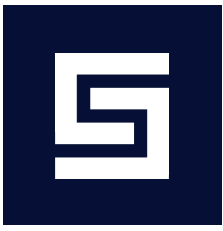
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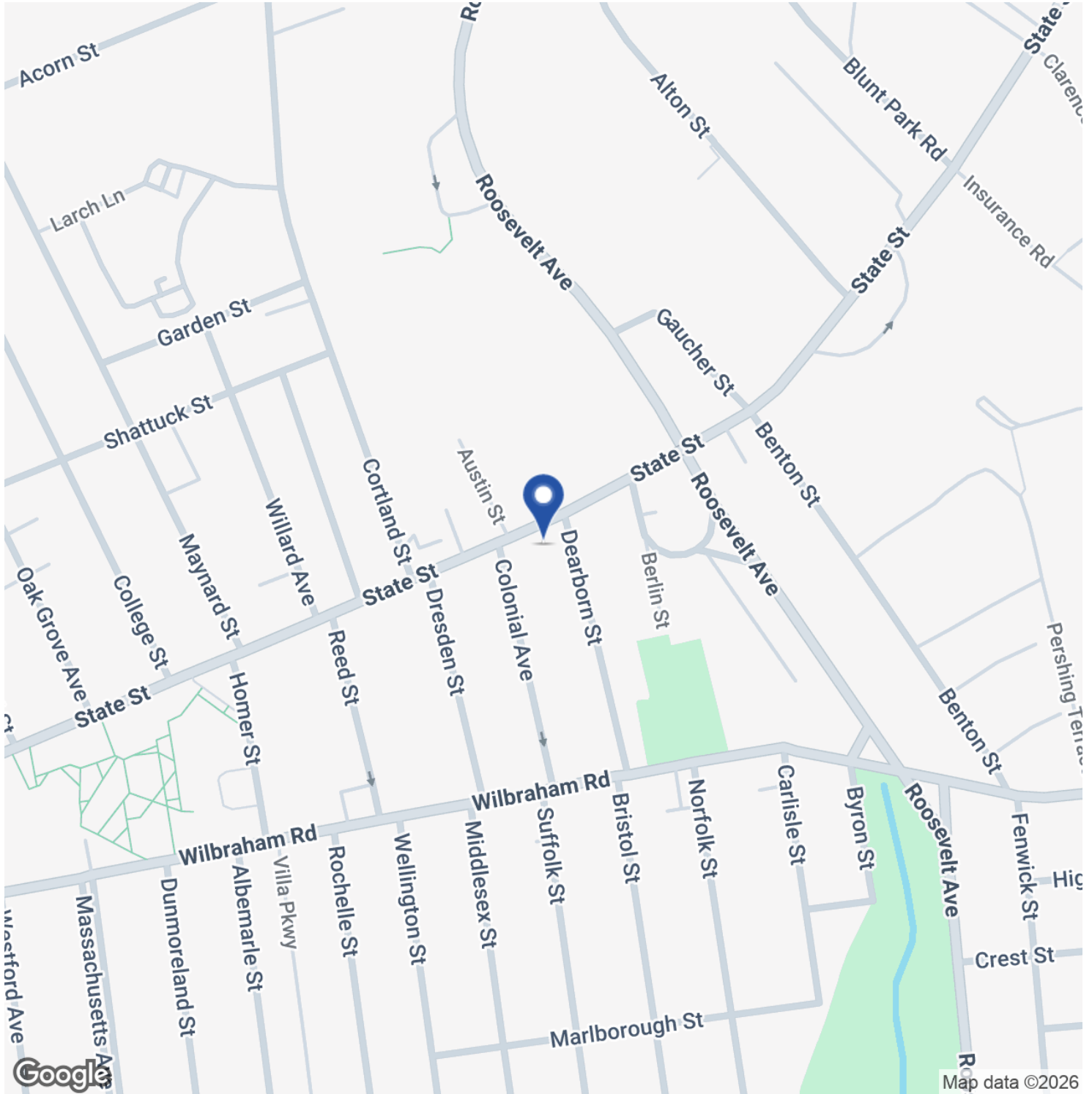
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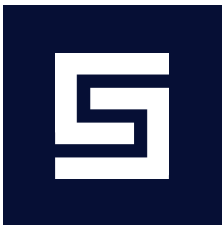
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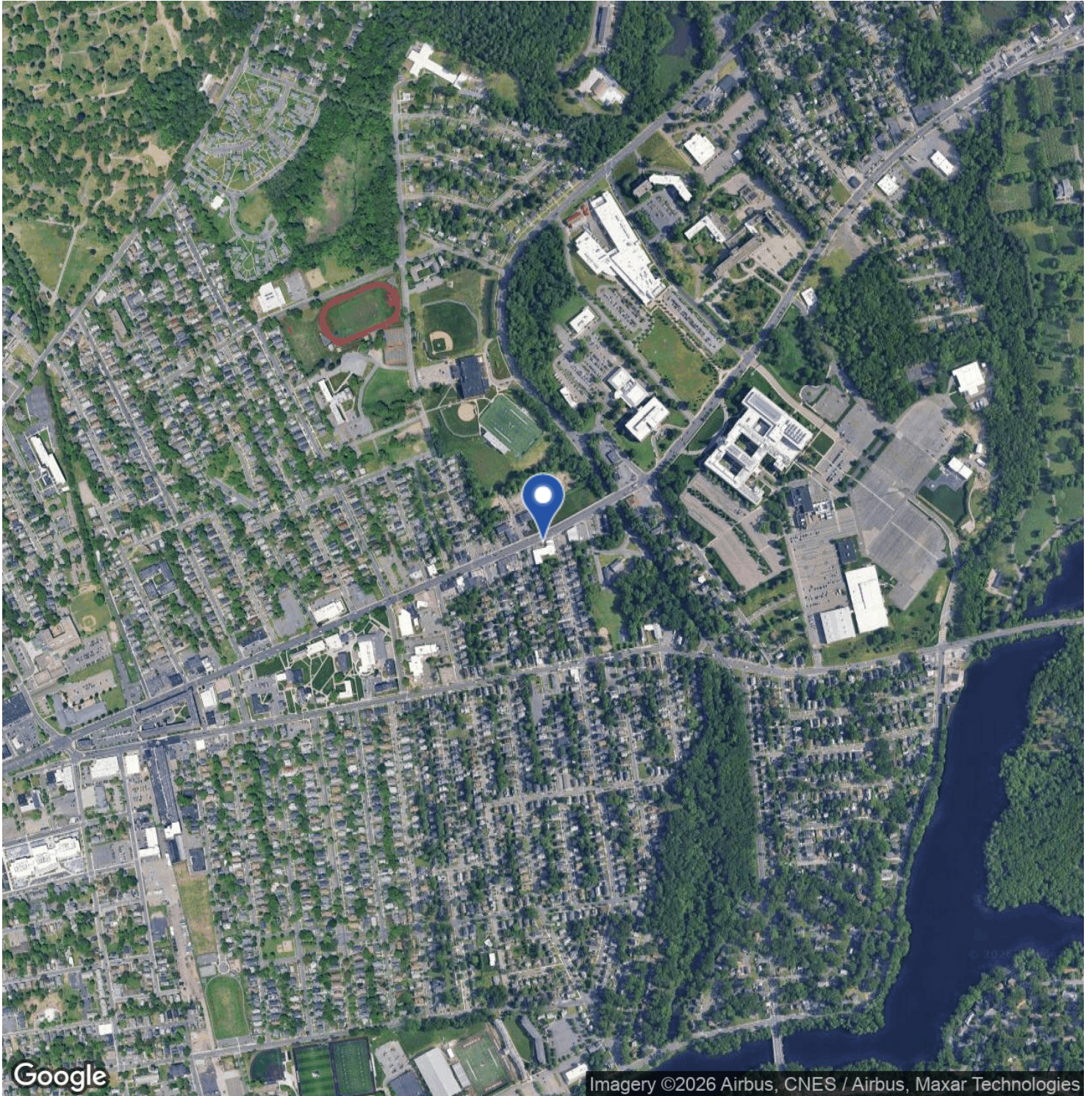
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Google

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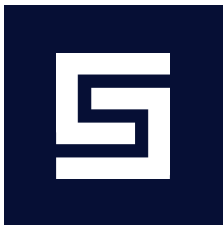
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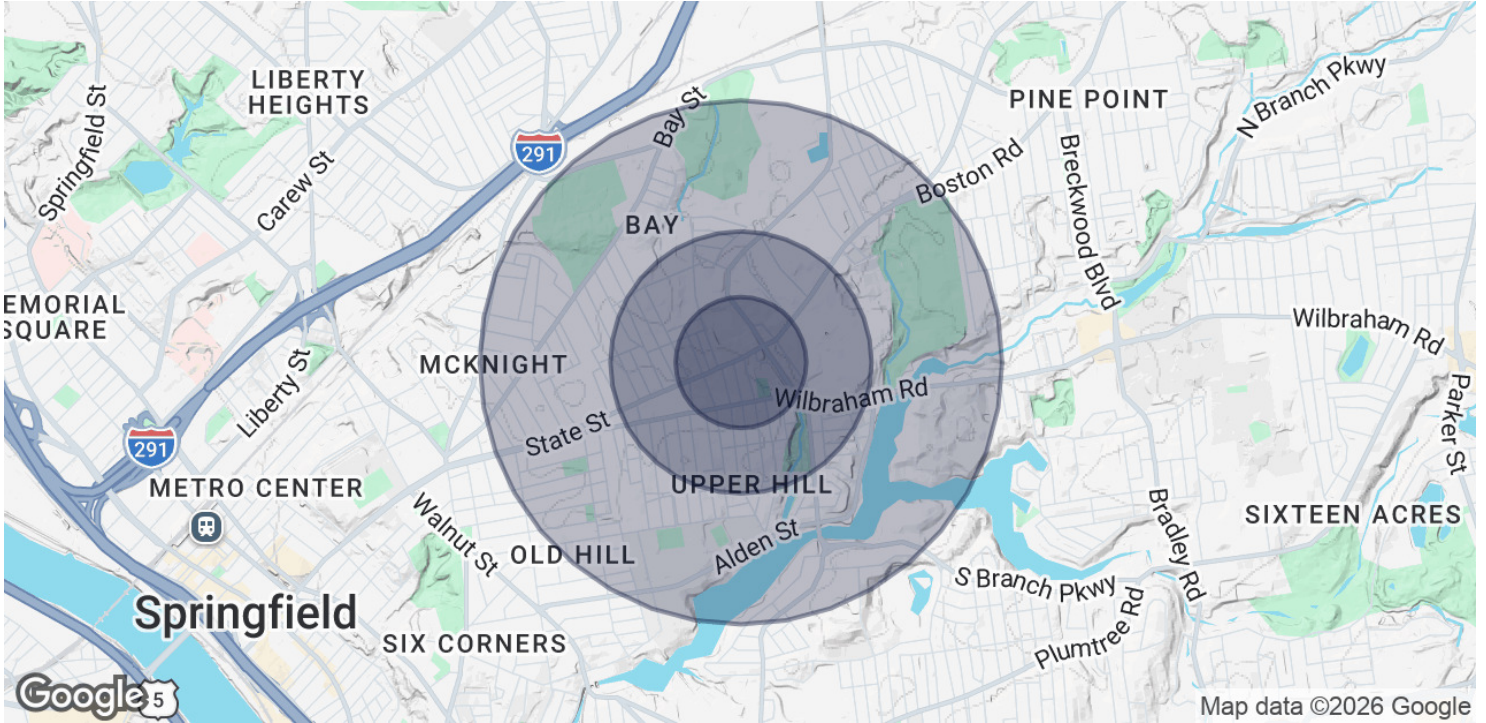
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POPULATION	0.25 MILES	0.5 MILES	1 MILE
Total Population	1,439	5,684	18,428
Average Age	31.5	32.4	32.6
Average Age (Male)	26.5	30.0	30.2
Average Age (Female)	35.1	34.3	35.1

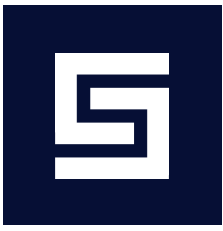
HOUSEHOLDS & INCOME	0.25 MILES	0.5 MILES	1 MILE
Total Households	513	1,818	5,632
# of Persons per HH	2.8	3.1	3.3
Average HH Income	\$65,094	\$70,103	\$65,095
Average House Value	\$135,291	\$156,276	\$182,902

2023 American Community Survey (ACS)

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