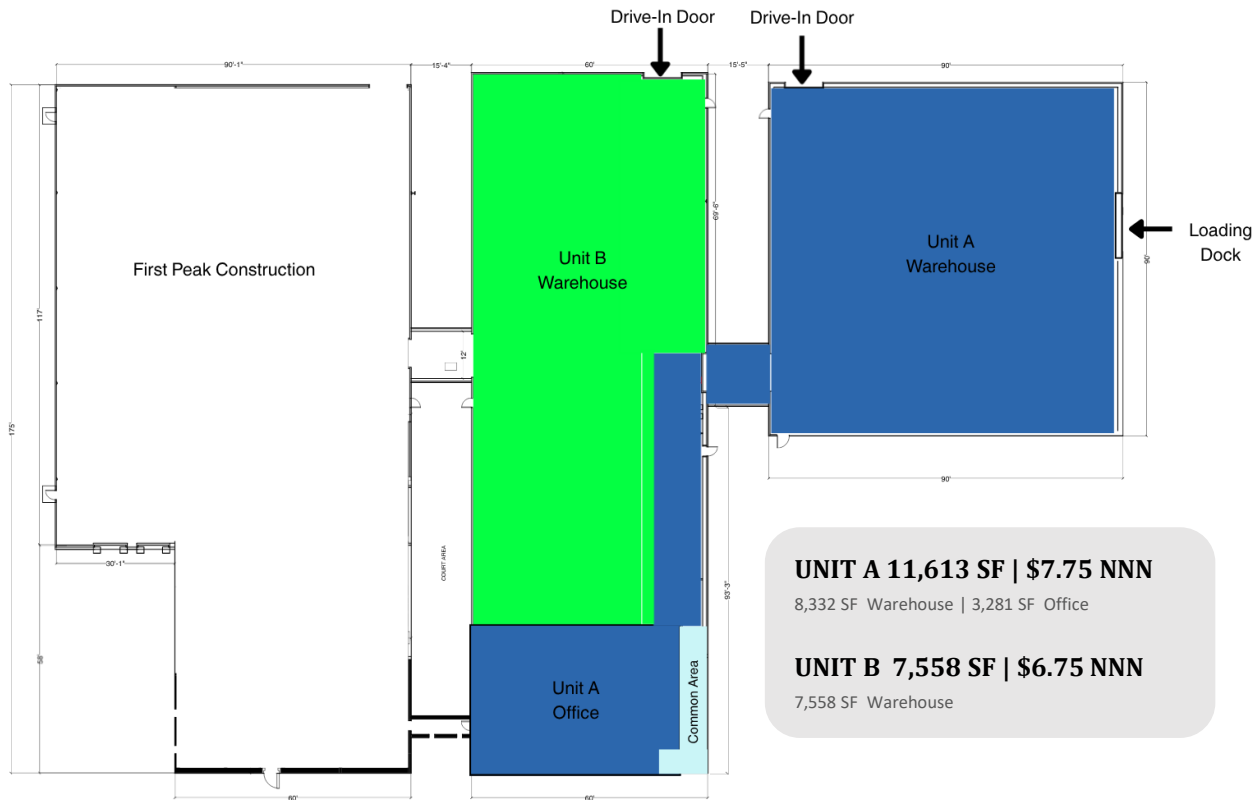


198 BENTON DRIVE

EAST LONGMEADOW, MASSACHUSETTS



SITE & UNIT FLOOR PLAN · UNIT A + UNIT B

INDUSTRIAL · AVAILABLE FOR LEASE

19,171 SF Industrial — East Longmeadow Park

19,171 SF

TOTAL AVAILABLE

\$7.25 NNN

ASKING RENT

~\$2 / FT

ESTIMATED NETS

NOW

AVAILABILITY

Willing to subdivide into 2 Units

UNIT A 11,613 SF | \$7.75 NNN

8,332 SF Warehouse | 3,281 SF Office
18 ft clear height, Sprinklered
10 × 12 drive-in, 10 × 10 truck-height loading dock
25 × 40 bay spacing
Landlord Work/Tenant Improvement Dollars Available

UNIT B 7,558 SF | \$6.75 NNN

7,558 SF Warehouse
11 ft clear height
8 × 10 drive-in door
Sprinklered throughout
Landlord Work/Tenant Improvement Dollars Available

Prime, rarely available East Longmeadow Industrial Park space. Several recent upgrades including exterior renovations. Tenant Improvement dollars available, including loading-dock upgrades. 4% commission offered to tenant broker.

FOR MORE INFORMATION, PLEASE CONTACT

Jason Kushner

Principal M: 860.930.4283 jason.kushner14@gmail.com

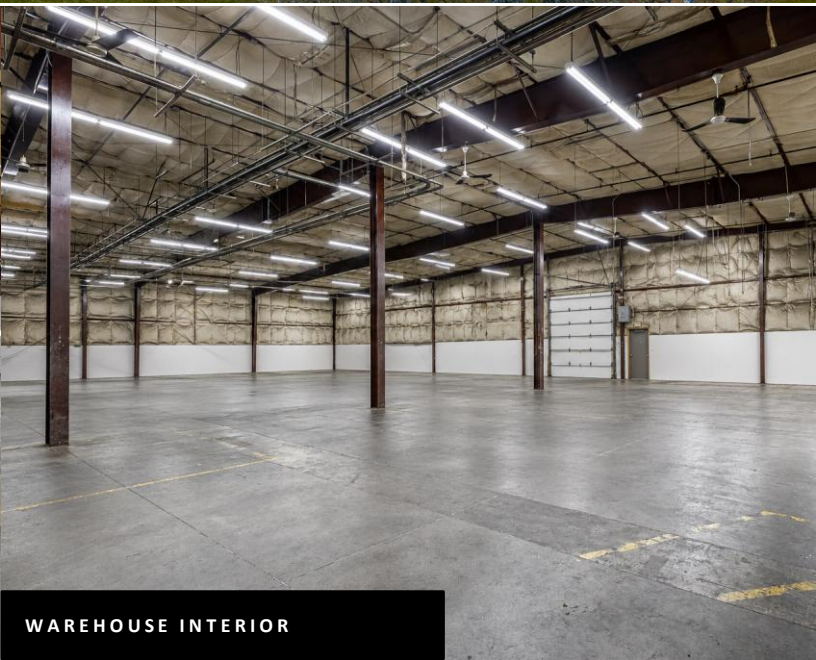
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EXTERIOR — AERIAL VIEW



WAREHOUSE INTERIOR



WAREHOUSE INTERIOR

198 Benton Drive offers 19,171 SF of flexible industrial space in the sought-after East Longmeadow Industrial Park, roughly five miles from Springfield and a short drive to I-91, connecting tenants to the Hartford, Boston, and New York markets and a deep regional labor pool. Unit A provides 11,613 SF — 8,332 SF of warehouse plus 3,281 SF of office — with 18-foot clear height, a 10×12 drive-in door, a 10×10 truck-height loading dock, and 25×40 bay spacing. Unit B provides 7,558 SF of warehouse space with 11-foot clear height and an 8×10 drive-in door.

Available now — call Jason at (860) 930-4283 to schedule a showing.

FOR MORE INFORMATION, PLEASE CONTACT

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