

207 LIBERTY ST

An aerial photograph of a city street scene. In the foreground, there is a large, mostly empty asphalt parking lot with a few cars and a white semi-truck. To the left of the parking lot are several industrial buildings with flat roofs and brick walls. One building has a sign that says "K. WINTER & SON". The background shows a dense urban landscape with various buildings, including a tall skyscraper, under a blue sky with scattered clouds.

SPRINGFIELD, MA

Marcus & Millichap
THE KLEIN GROUP

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EXECUTIVE SUMMARY

The Klein Group of Marcus & Millichap is pleased to present 207 Liberty St in Springfield, MA for immediate sale. This single-story warehouse has been utilized for food services and cold storage for decades. The property is currently vacant and ready for occupancy. With 9 loading docks, ample parking, multiple functional coolers, and a freezer, this property is ideal for a single tenant or subdivision.

Located only 0.2 miles from I-291, the property offers a notably convenient location within the City of Springfield. Ample affordable housing within walking distance makes this an ideal site for employers requiring an affordable labor pool. Walkable amenities include the La Quinta Inn, Dunkin', USPS Distribution Center, and Libertas Academy.

Amtrak service to Boston and New York City is available 0.3 miles away via Springfield Union Station. This property is ideal for a food services user, multi-tenant subdivision, or a traditional warehouse user.

PROPERTY AT A GLANCE



193-207-217-225 LIBERTY ST
SPRINGFIELD, MA



47,344
SQUARE FEET



9
DOCKS



7 MIN
WALK

INVESTMENT HIGHLIGHTS



Functional layout with loading on both sides of the building



Walking distance to Springfield's primary public transit hub



Includes multiple cooler and freezer spaces that were professionally shut down in May 2026



Affordable space ready for immediate occupancy



INVESTMENT OVERVIEW



SALE PRICE

\$1,750,000



BUILDING AREA

47,344 SF



PRICE/SF

\$36.96



PROPERTY

3 Connected Buildings
2 Parking Lots



LOADING

9 Docks

FINANCIALS

SALE PRICE	\$1,750,000
BUILDING SIZE	47,344 SF
PRICE / SF	\$36.96
LOT SIZE	1.62 Acres
OCCUPANCY	Vacant
TAXES	\$53,566

BUILDING INFORMATION

BUILDINGS	3
STORIES	1
YEAR BUILT	1920-1930
PROPERTY TYPE	Industrial - Cold Storage
CLEAR HEIGHT	12'
LOADING	9 Docks
ZONING	I2

SYSTEMS & AMENITIES

HEAT	Electric
SPRINKLER	Partial
WATER/SEWER	Municipal
AIR CONDITIONING	Office Area

WHY SPRINGFIELD?



STRATEGIC NORTHEAST LOCATION

Direct access to I-91, I-291, I-90, and Route 20 connects Springfield to major Northeast markets



ESTABLISHED INDUSTRIAL HUB

A longstanding manufacturing and distribution center with infrastructure supporting industrial users



LARGE REGIONAL LABOR POOL

Western Massachusetts' largest city provides access to a diverse and experienced workforce



TRANSPORTATION ACCESS

Freight rail, interstate highways, and Bradley International Airport support efficient logistics



AFFORDABLE OPERATIONS

Lower occupancy costs than Greater Boston while maintaining regional market access



ONGOING ECONOMIC INVESTMENT

Continued public and private investment supports long-term business and economic growth

SITE PLAN



REGIONAL MAP



HIGHWAY ACCESS



1.2 Miles
to I-91

0.2 Miles
to I-291



SPRINGFIELD
STATE OFFICE



MASSACHUSETTS
DEPARTMENT OF
LABOR

HAMPDEN COUNTY
SHERIFF'S OFFICE



MassMutual
Center



207 LIBERTY ST

193 LIBERTY ST

217-225 LIBERTY ST

DEMOGRAPHICS



154,700

RESIDENTS



\$52,656

MEDIAN
HOUSEHOLD INCOME



\$304,229

MEDIAN PROPERTY
VALUE



55,547

HOUSEHOLDS



70

SPRINGFIELD
PUBLIC SCHOOLS



207 LIBERTY ST

SPRINGFIELD, MA

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