



*Available For Lease*

**701 Greylock St  
Lee, MA 01238**



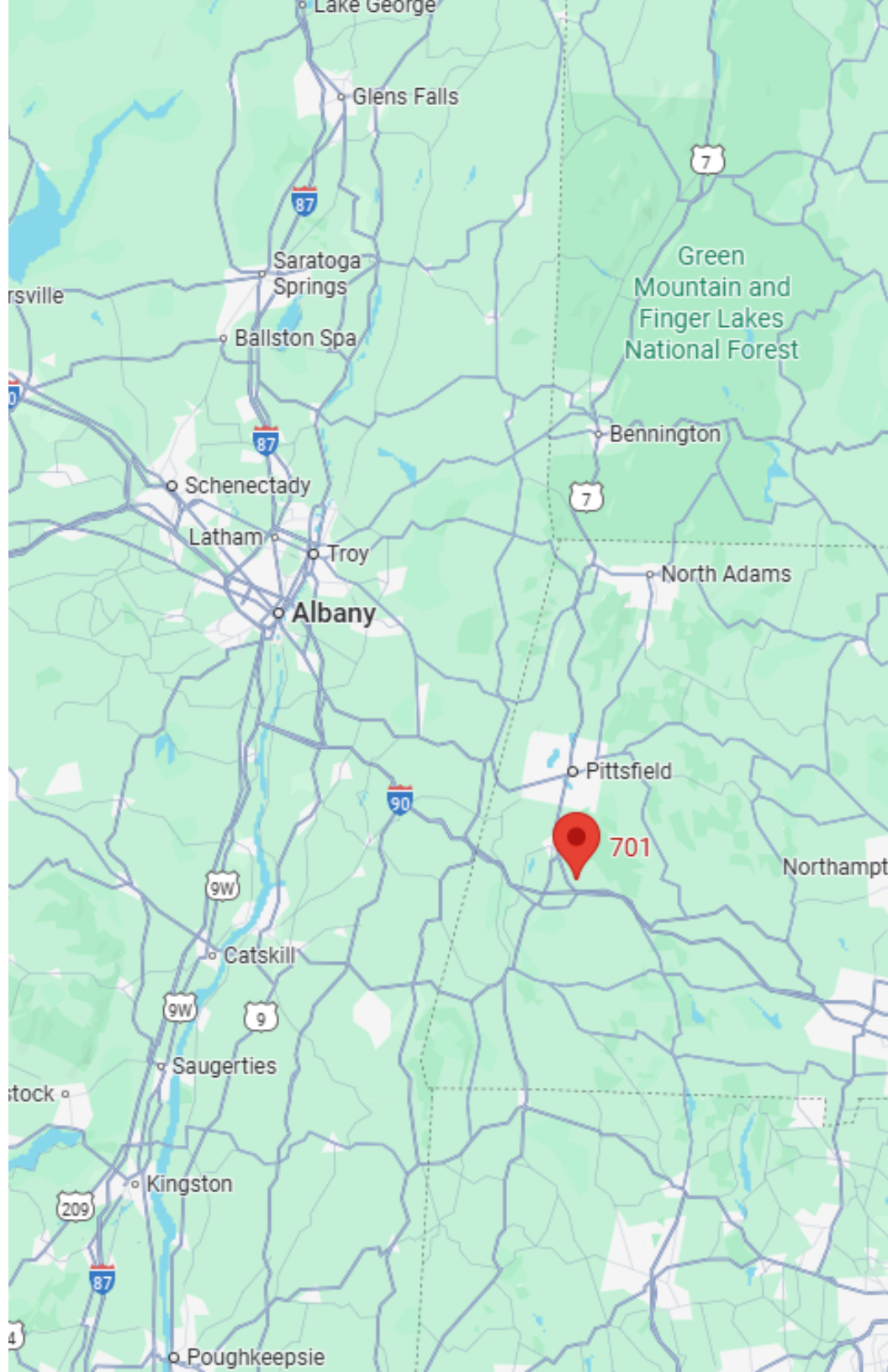
# Property Summary

701 Greylock Street in Lee, Massachusetts offers 17,817 to 220,000 square feet of flexible industrial space on a 45-acre industrial-zoned site. The property combines high-bay warehouse, manufacturing, and 2,750 square feet of office space, supported by 18–45 foot clear heights, heavy power, and a 15-ton crane, making it well suited for a wide range of industrial users. Efficient loading is provided through seven exterior dock doors and two drive-in doors, ensuring smooth freight flow for distribution or production operations.

Ideally positioned just off Interstate 90 (Mass Pike) Exit 2, the site offers excellent regional connectivity to Albany, Springfield, Hartford, and major Northeast markets. The large parcel provides generous trailer parking, outdoor storage, and maneuverability, making the property an attractive, scalable option for users seeking significant industrial capacity in Berkshire County.

## PROPERTY SUMMARY

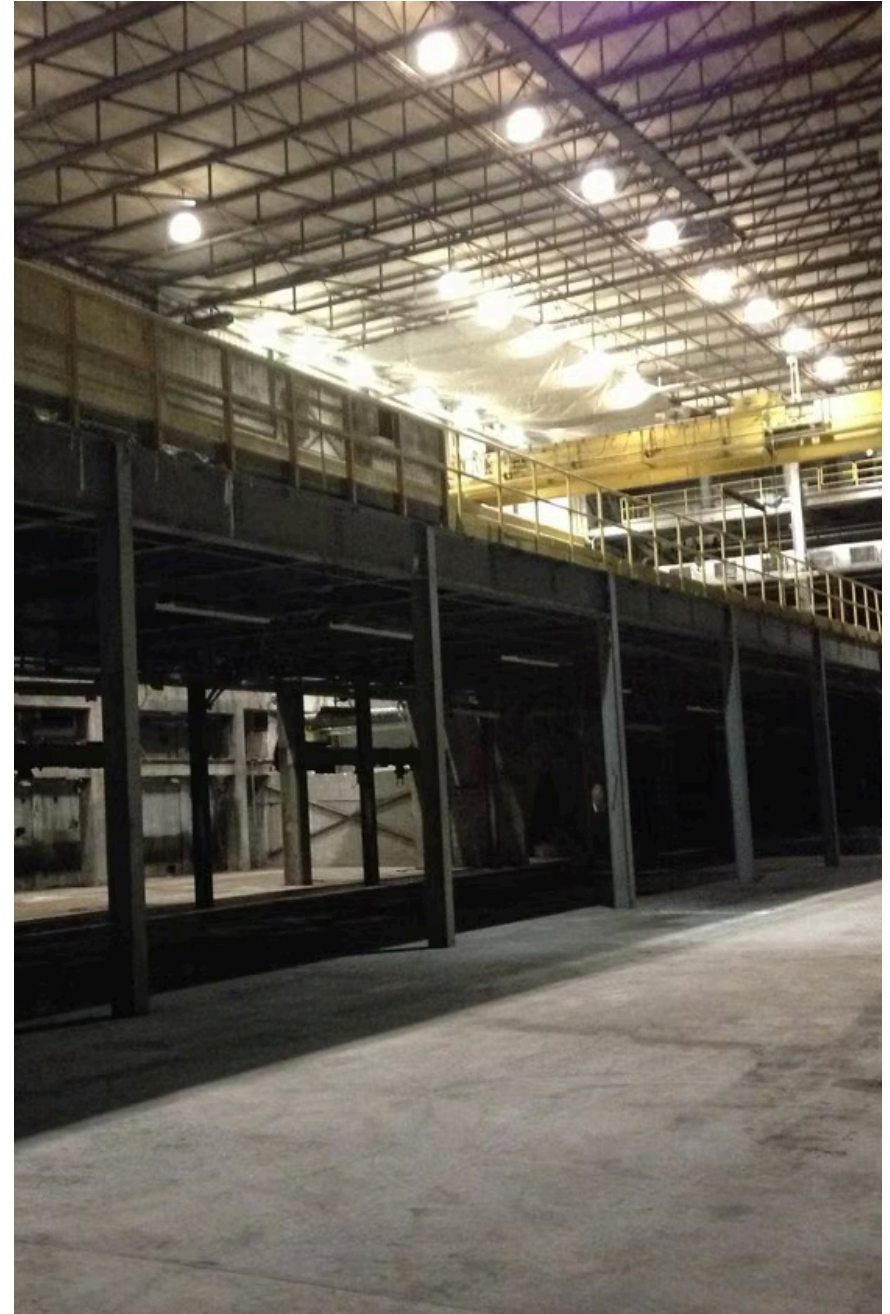
Address	701 Greylock St, Lee, MA 01238
Type	For Lease
Total SF	17,817-220,000
Acreage	45
Year Built/Renovated	1966
Dock Doors	7
Drive-ins	2
Clear Height	18'-45'
Zoning	Industrial



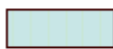
# *Property Photos*



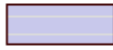
# *Property Photos*



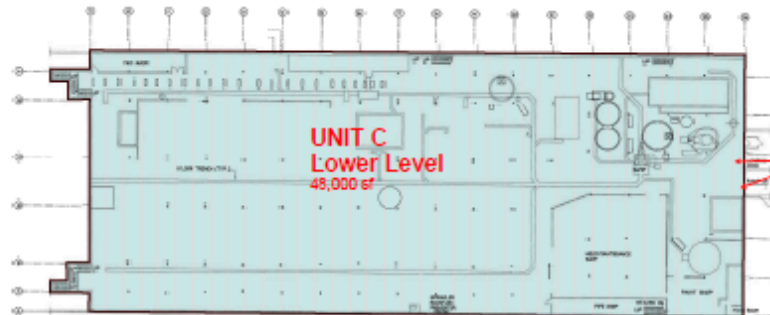
# Floor Plan



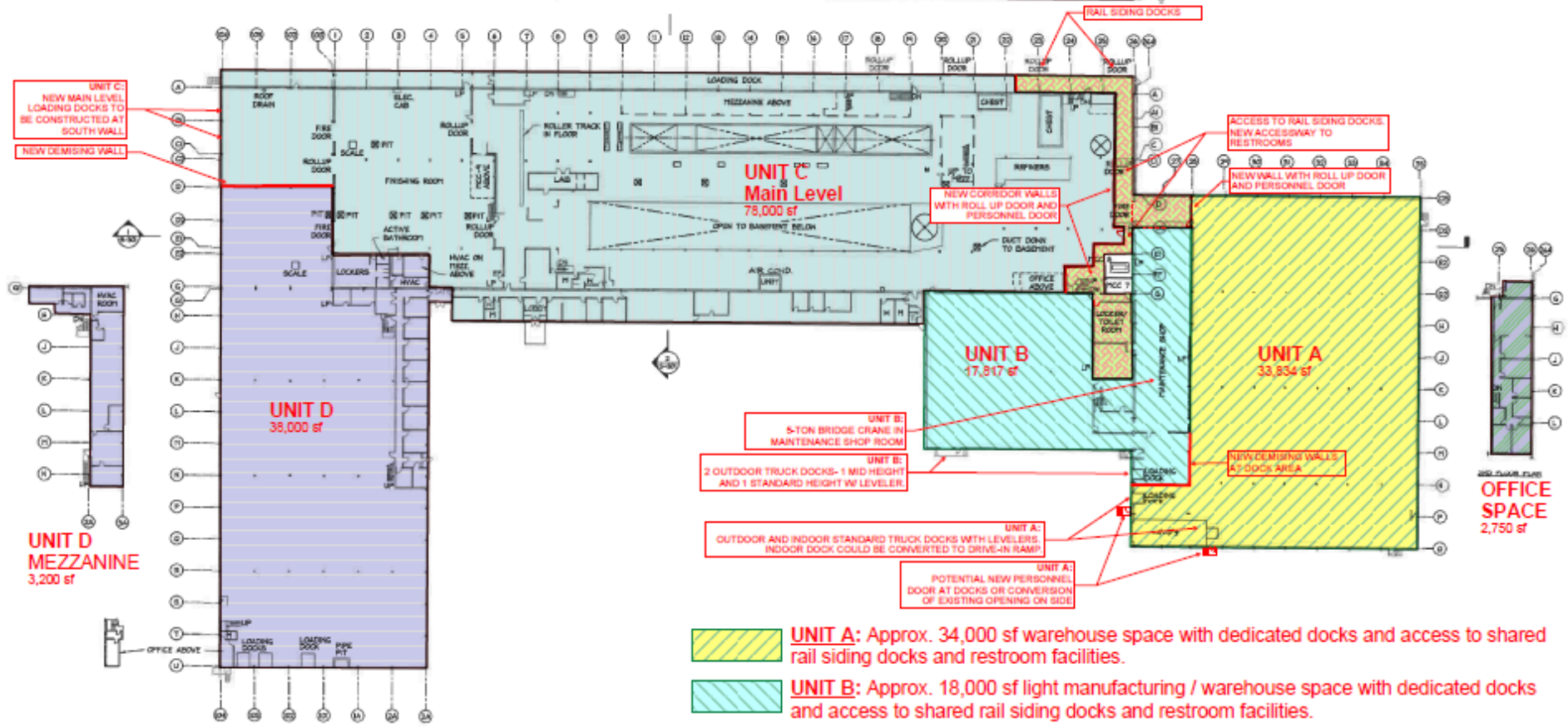
**UNIT C:** Approx. 126,000 sf manufacturing space on two levels with large 15-ton bridge crane in high-bay double tiered space, dedicated truck and rail docks, and over 6,000 sf office space with attractive main entrance.



**UNIT D:** Approx. 41,000 sf light manufacturing / warehouse space with dedicated truck docks and over 6,000 sf office space with attractive main entrance.



UNIT C: DEDICATED LOADING DOCK AND RAMP AT LOWER LEVEL ACCESSIBLE FROM COLUMBIA ST.



UNIT C: NEW MAIN LEVEL LOADING DOCKS TO BE CONSTRUCTED AT SOUTH WALL  
NEW DEMISING WALL

RAIL SIDING DOCKS

NEW CORRIDOR WALLS WITH ROLL UP DOOR AND PERSONNEL DOOR

ACCESS TO RAIL SIDING DOCKS  
NEW ACCESSWAY TO RESTROOMS  
NEW WALL WITH ROLL UP DOOR AND PERSONNEL DOOR

UNIT B: 5-TON BRIDGE CRANE IN MAINTENANCE SHOP ROOM  
UNIT B: 2 OUTDOOR TRUCK DOCKS- 1 MID HEIGHT AND 1 STANDARD HEIGHT W/ LEVELER



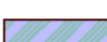

UNIT A: OUTDOOR AND INDOOR STANDARD TRUCK DOCKS WITH LEVELERS. INDOOR DOCK COULD BE CONVERTED TO DRIVE-IN RAMPI

UNIT A: POTENTIAL NEW PERSONNEL DOOR AT DOCKS OR CONVERSION OF EXISTING OPENING ON SIDE

NEW DEMISING WALLS 45-DOCK AREA

OFFICE SPACE 2,750 sf

UNIT D MEZZANINE 3,200 sf

-  **UNIT A:** Approx. 34,000 sf warehouse space with dedicated docks and access to shared rail siding docks and restroom facilities.
-  **UNIT B:** Approx. 18,000 sf light manufacturing / warehouse space with dedicated docks and access to shared rail siding docks and restroom facilities.
-  **OFFICE SPACE:** Up to 2,750 sf available to Unit B and/or Unit A, accessible through common area corridors. Area is above restrooms accessible via 2 stairways.
-  **COMMON AREA:** For Unit A and Unit B - Forklift capable corridors accessing railway docks, personnel access to office spaces and shared restrooms.

# Lee, MA

Lee, Massachusetts offers an exceptional value proposition for commercial and industrial tenants, combining strategic accessibility with a supportive business environment. Located directly off the Massachusetts Turnpike (I-90), Lee provides effortless regional connectivity to Boston, Albany, and major Northeast markets, making it ideal for distribution, light manufacturing, and logistics-oriented operations. The town benefits from a skilled and reliable Berkshire County workforce, while offering lower operating costs than larger metropolitan areas. Lee's municipal leadership is known for being business-friendly, helping streamline approvals and facilitate tenant improvements or expansion needs. With a steadily growing commercial base and the lifestyle advantages of the Berkshires—ranging from outdoor recreation to strong community amenities—Lee not only supports operational efficiency but also helps employers attract and retain talent. For companies seeking a cost-effective, well-connected, and stable location, Lee stands out as a compelling choice for long-term industrial or commercial success.

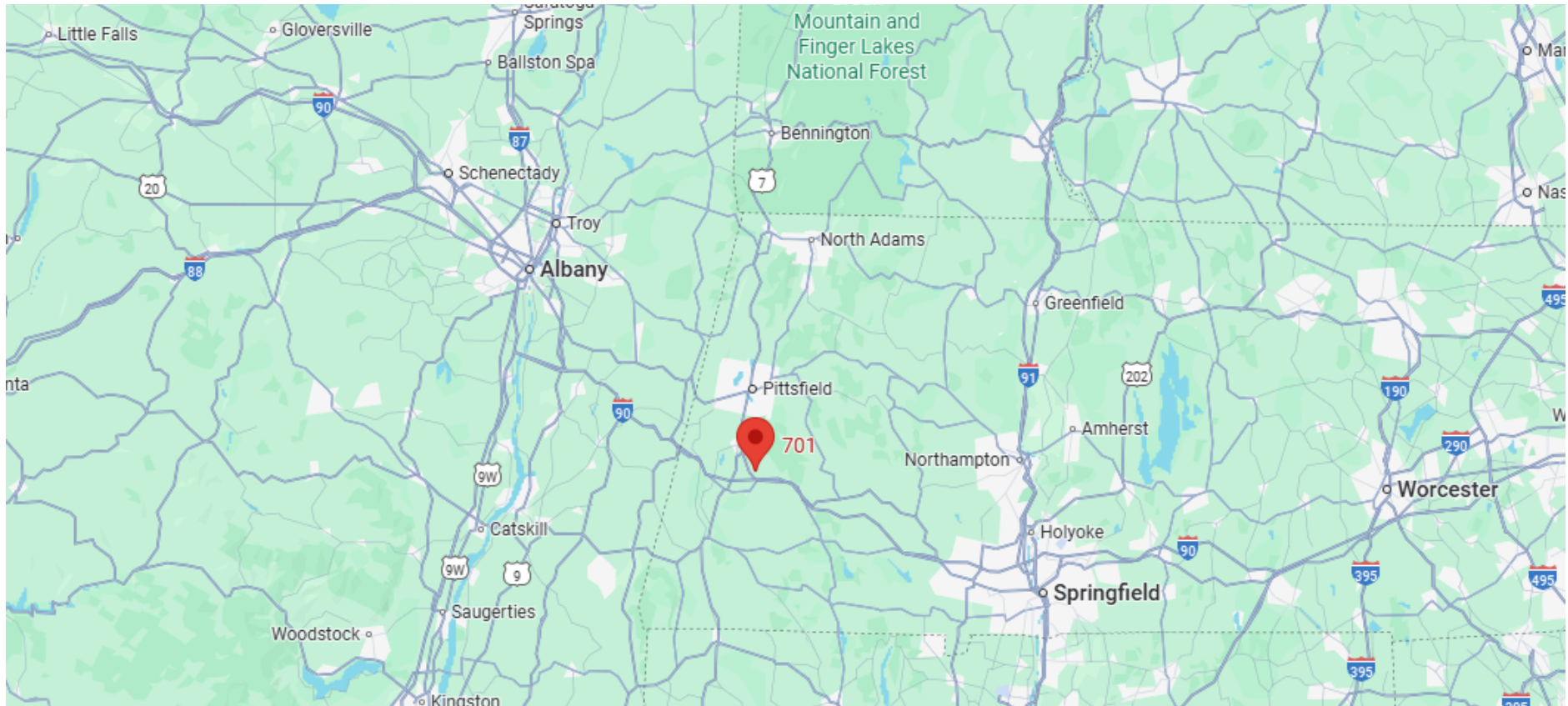
## Distance

**Albany- 46 Miles**

**Springfield - 46 Miles**

**Boston- 126 Miles**

**I-90 - 1.5 Miles**





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