



## Chicopee Industrial Shop/Flex Spaces

590-628 CENTER STREET

Chicopee, MA 01013

Presented By:

**Jonathan Little**

413.731.7770

jonathan@jennings-re.com

**Kevin Jennings**

413.731.7770

kevin@jennings-re.com



280 Bridge Street Springfield, MA 01103

JENNINGS-RE.COM

# CHICOPEE INDUSTRIAL SHOP/FLEX SPACES

590-628 Center Street Chicopee, MA 01013

## Executive Summary



### OFFERING SUMMARY

Sale Price:	\$2,250,000
Lease Rate:	\$5.50 SF/yr (NNN)
Building Size:	55,086 SF
Available SF:	7,542 - 9,500 SF
Lot Size:	1.71 Acres
Zoning:	Industrial

### PROPERTY OVERVIEW

There are currently two vacant industrial shop spaces available at the property. The first, at 602 Center Street, is an approximately 9,500 sf unit with a 14x14 drive in door. The space features an open floor plan, and ceiling heights range from 9'2" to 13'7". The second space, at 628 Center Street, is a 7,542 sf unit with four large drive in grade level doors. The space is divided between a front area with the doors and flex space at the rear. Ceiling heights range from 12'6" to 15'6". The spaces could be combined internally to create a single unit of just over 17,000 sf. The property is visible from Interstate 91 and has easy access to the Massachusetts Turnpike, which is approximately 5 miles away. The property is also being offered for sale at \$2,250,000.

### PROPERTY HIGHLIGHTS

- 602 Center Street is a 9,500sf shop space with a 14x14 grade level door with an interior dock.
- 628 Center Street is a 7,500sf shop space with 4 large overhead doors with interior docks.
- Two Spaces that can be combined into just over 17,000 square feet.
- Building is visible from Interstate 91 and less than 5 miles to the Massachusetts Turnpike.

Presented By:

**Jonathan Little**

413.731.7770

jonathan@jennings-re.com

**Kevin Jennings**

413.731.7770

kevin@jennings-re.com



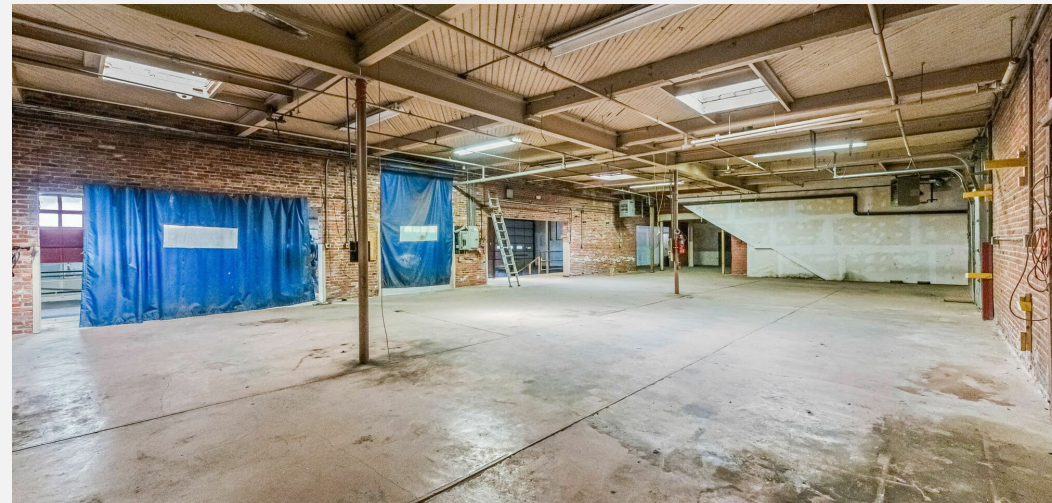
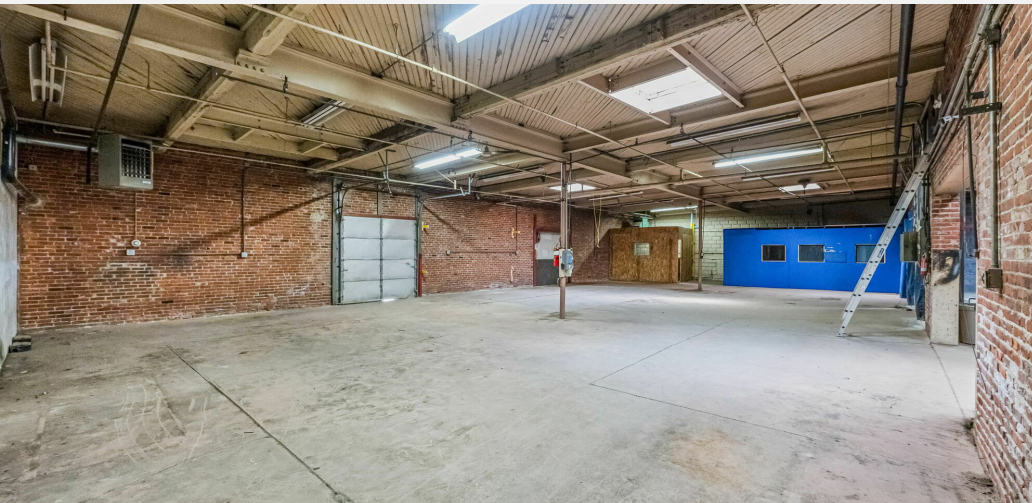
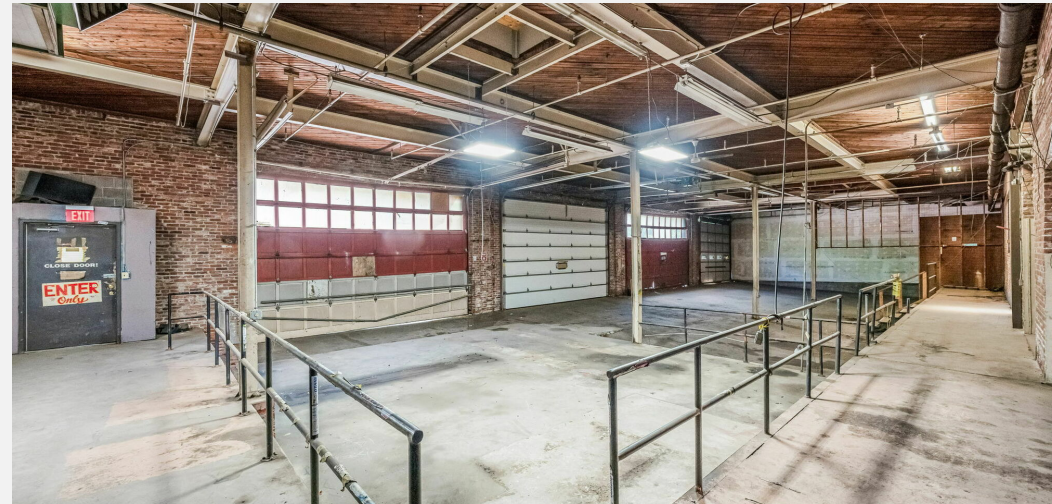
280 Bridge Street Springfield, MA 01103

[jennings-re.com](http://jennings-re.com)

# CHICOPEE INDUSTRIAL SHOP/FLEX SPACES

590-628 Center Street Chicopee, MA 01013

628 Center Street



Presented By:

**Jonathan Little**

413.731.7770

jonathan@jennings-re.com

**Kevin Jennings**

413.731.7770

kevin@jennings-re.com



280 Bridge Street Springfield, MA 01103

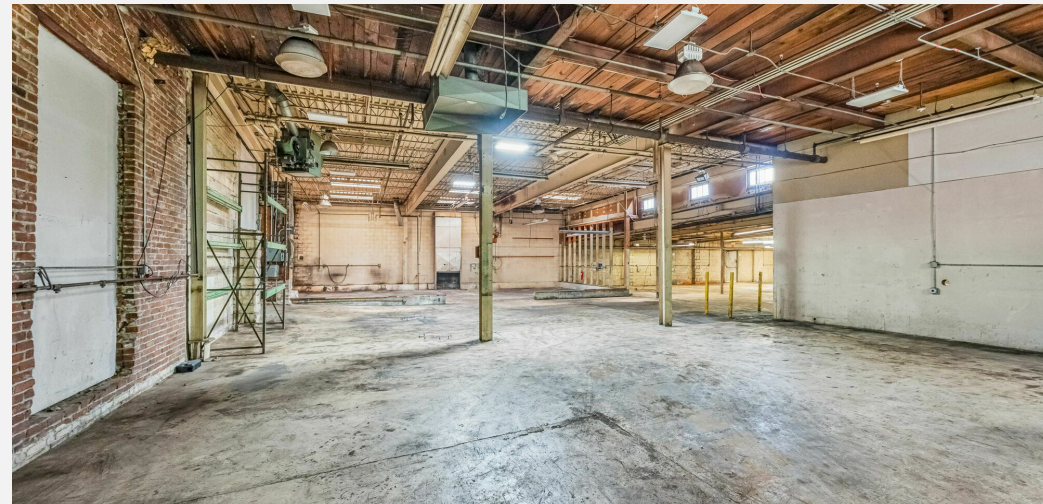
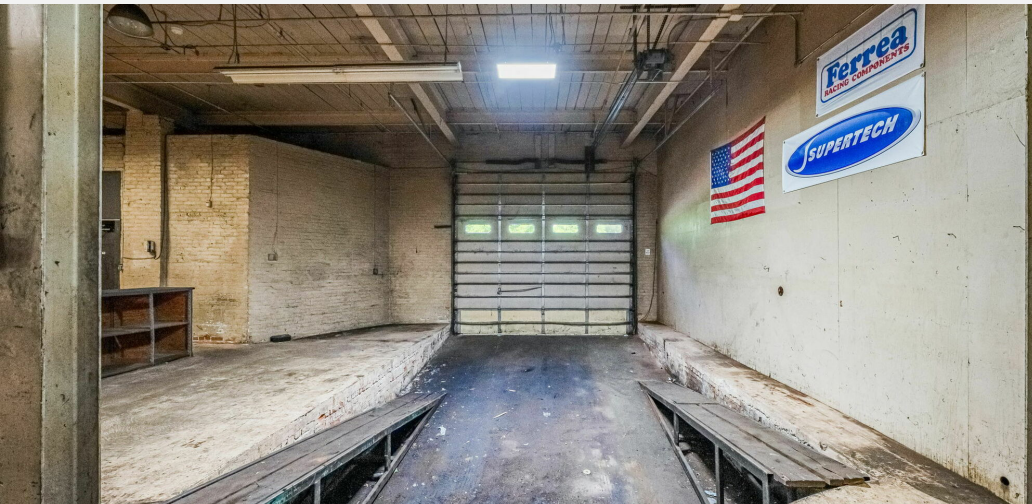
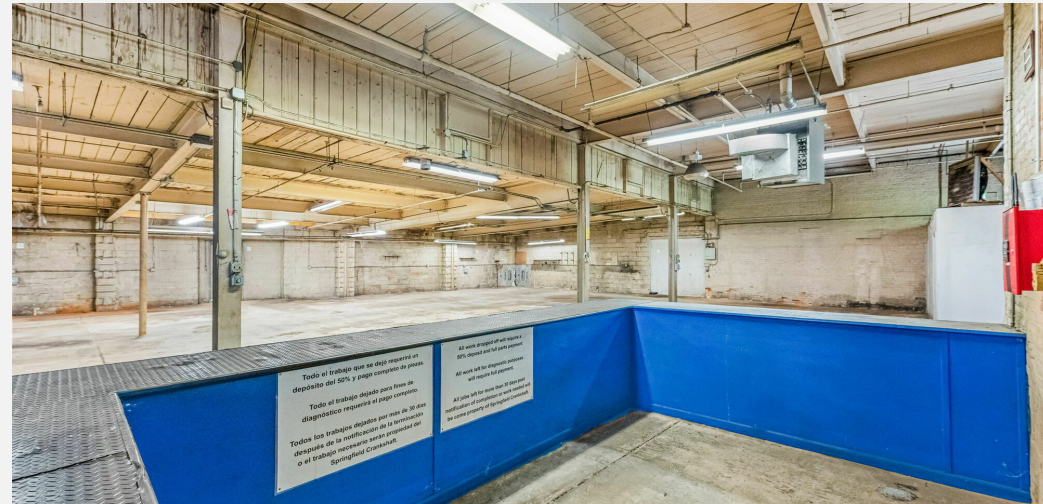
[jennings-re.com](http://jennings-re.com)

The information herein is from sources deemed reliable but no warranty of representation is made to the accuracy thereof. Offering is subject to errors and omissions as well as prior sale, change or withdrawal without notice.

# CHICOPEE INDUSTRIAL SHOP/FLEX SPACES

590-628 Center Street Chicopee, MA 01013

602 Center Street



Presented By:

**Jonathan Little**

413.731.7770

jonathan@jennings-re.com

**Kevin Jennings**

413.731.7770

kevin@jennings-re.com



280 Bridge Street Springfield, MA 01103

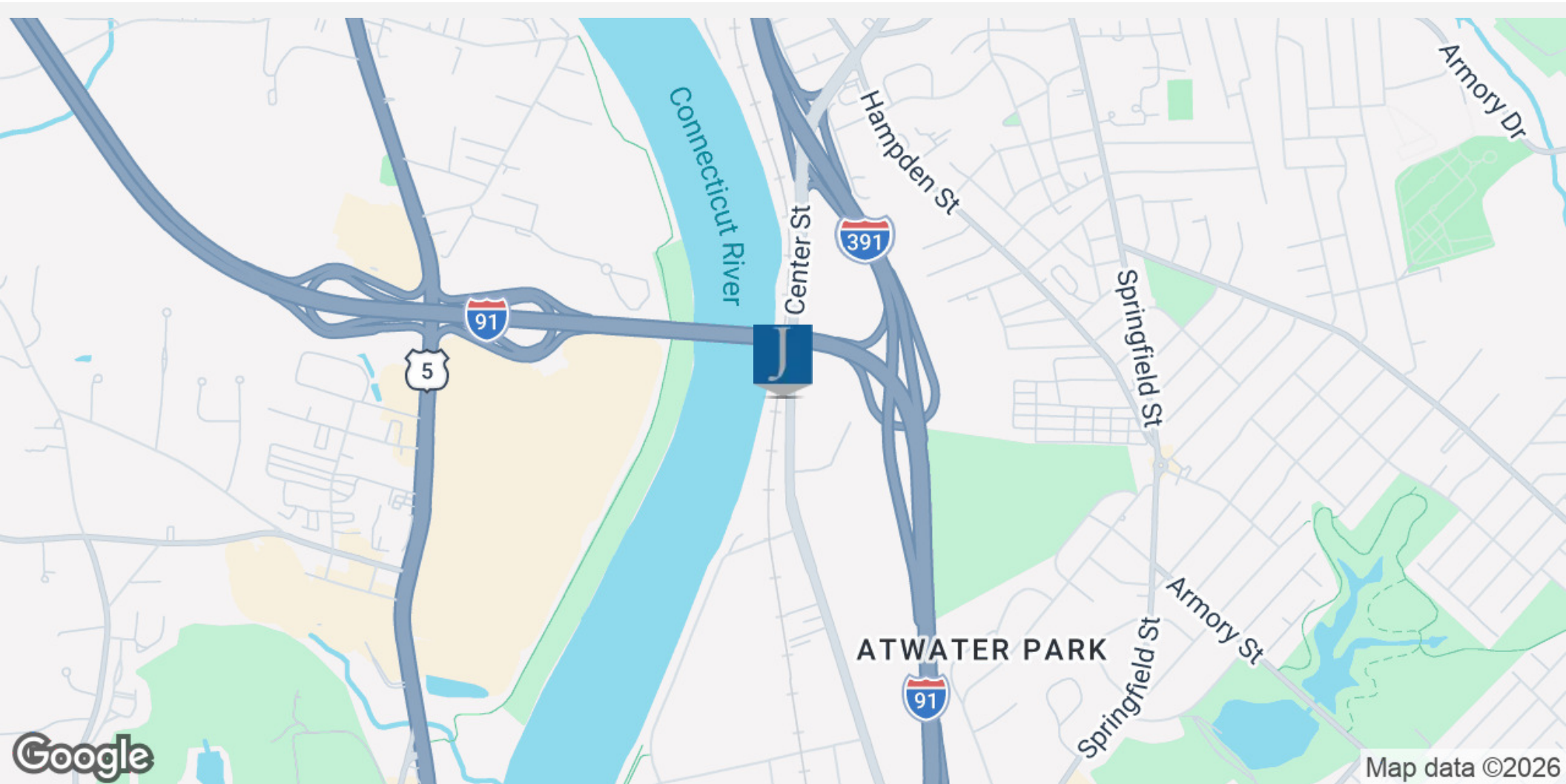
jennings-re.com

The information herein is from sources deemed reliable but no warranty of representation is made to the accuracy thereof. Offering is subject to errors and omissions as well as prior sale, change or withdrawal without notice.

# CHICOPEE INDUSTRIAL SHOP/FLEX SPACES

590-628 Center Street Chicopee, MA 01013

Location Map



Presented By:

**Jonathan Little**

413.731.7770

jonathan@jennings-re.com

**Kevin Jennings**

413.731.7770

kevin@jennings-re.com



280 Bridge Street Springfield, MA 01103

[jennings-re.com](http://jennings-re.com)

The information herein is from sources deemed reliable but no warranty of representation is made to the accuracy thereof. Offering is subject to errors and omissions as well as prior sale, change or withdrawal without notice.

# CHICOPEE INDUSTRIAL SHOP/FLEX SPACES

590-628 Center Street Chicopee, MA 01013

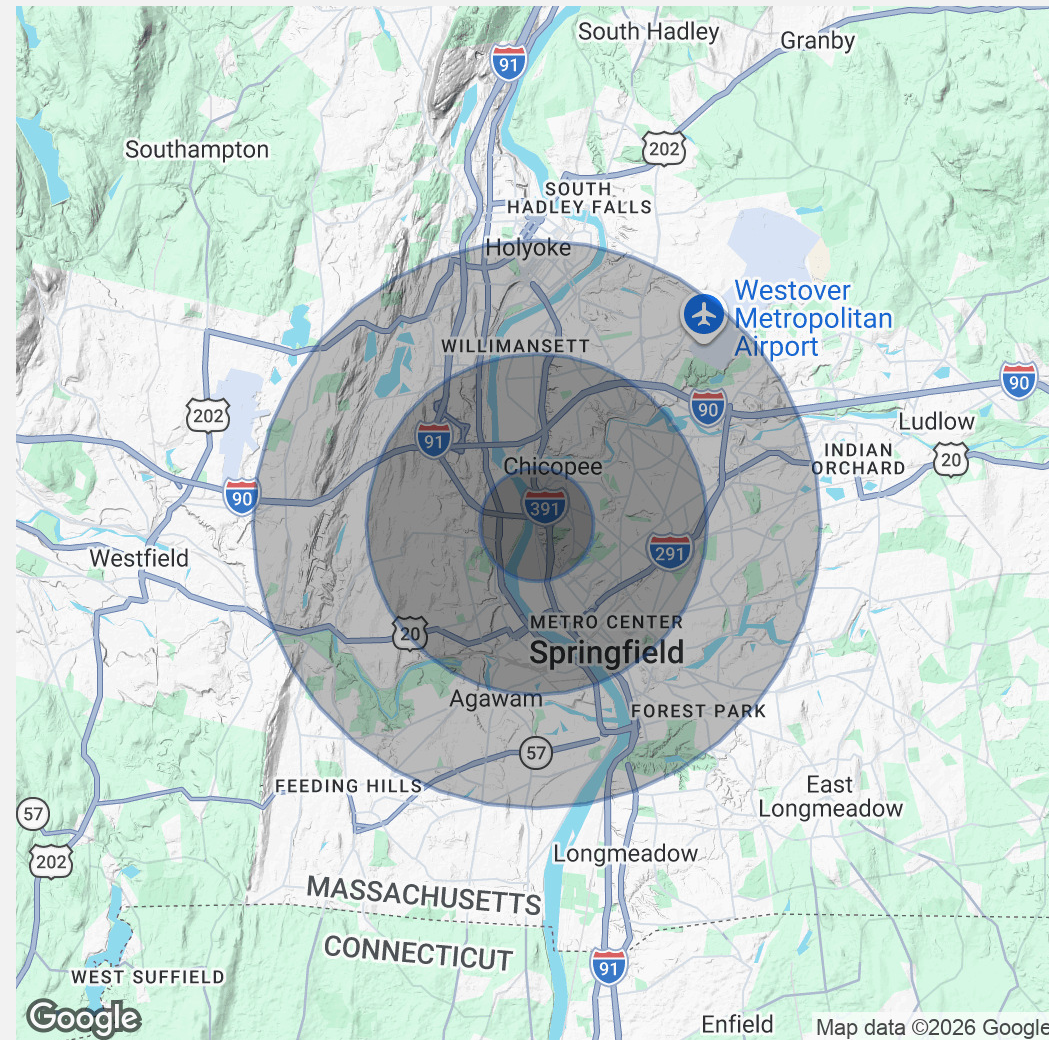
## Demographics Map & Report

POPULATION	1 MILE	3 MILES	5 MILES
Total Population	10,509	101,429	231,159
Average Age	33.9	36.3	37.2
Average Age (Male)	31.6	34.4	35.0
Average Age (Female)	35.3	38.1	39.2

HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total Households	4,601	44,597	97,367
# of Persons per HH	2.3	2.3	2.4
Average HH Income	\$51,959	\$54,276	\$58,138
Average House Value	\$174,802	\$161,468	\$168,617

2020 American Community Survey (ACS)



Presented By:

**Jonathan Little**

413.731.7770

jonathan@jennings-re.com

**Kevin Jennings**

413.731.7770

kevin@jennings-re.com



280 Bridge Street Springfield, MA 01103

[jennings-re.com](http://jennings-re.com)

# CHICOPEE INDUSTRIAL SHOP/FLEX SPACES

590-628 Center Street Chicopee, MA 01013

## Disclaimer

The material contained in this Investment Offering Brochure is furnished solely for the purpose of considering the purchase of the property within and is not to be used for any other purpose. This information should not, under any circumstances, be photocopied or disclosed to any third party without the written consent of Jennings Real Estate Services, Inc. or Owner, or used for any purpose whatsoever other than to evaluate the possible purchase of the property.

The only party authorized to represent the Property Owner ("Owner") in connection with the sale of the Property is Jennings Real Estate Services, Inc., and no other person is authorized by the Owner to provide any information or to make any representations other than contained in this Investment Offering Brochure. If the person receiving these materials does not choose to pursue a purchase of the Property, this Offering Brochure must be returned to Jennings Real Estate Services, Inc.

Neither the Jennings Real Estate Service Inc. nor the Owner make any representation or warranty, express or implied, as to the accuracy or completeness of the information contained herein, and nothing contained herein is or shall be relied upon as a promise or representation as to the future performance of the Property. This Offering Brochure may include certain statements and estimates by Jennings Real Estate Services, Inc with respect to the projected future performance of the Property. These Assumptions may or may not be proven to be correct, and there can be no assurance that such estimates will be achieved. Further, Jennings Real Estate Services, Inc. and the Owner disclaim any and all liability for representations without warranties, expressed or implied, contained or omitted from this Investment Offering Brochure, or any other written or oral communication transmitted or made available to the recipient. The recipient shall be entitled to rely solely on those representations and warranties that may be made to it in any final, fully executed and delivered Real Estate Purchase Agreement between it and Owner.

The information contained herein is subject to change without notice and the recipient of these materials shall not look to Owner or Jennings Real Estate Services, Inc., nor any of their officers, employees, representatives, independent contractors or affiliates, for the accuracy or completeness thereof. Recipients of this Investment Offering Brochure are advised and encouraged to conduct their own comprehensive review and analysis of the Property.

This Investment Offering Brochure is a solicitation of interest only and is not an offer to sell the Property. The Owner expressly reserves the right, at its sole discretion, to reject any and all expressions of interest to purchase the Property and expressly reserves the right, at its sole discretion, to terminate negotiations with any entity, for any reason, at any time with or without notice. The Owner shall have no legal commitment or obligation to any entity reviewing the Investment Offering Brochure or making an offer to purchase the Property unless and until the Owner executes and delivers a signed Real Estate Purchase Agreement on terms acceptable to Owner, in Owner's sole discretion. By submitting and offer, a prospective purchaser will be deemed to have acknowledged the foregoing and agreed to release the Owner and Jennings Real Estate Services, Inc. from any liability with respect thereto.

To the extent Owner or any agent of Owner corresponds with any prospective purchaser, any prospective purchaser should not rely on any such correspondence with any prospective purchaser, any prospective purchaser should not rely on any such correspondence or statements as binding Owner. Only a fully executed Real Estate Purchase Agreement shall bind the property and each prospective purchaser proceeds at its own risk.

Presented By:

**Jonathan Little**

413.731.7770

[jonathan@jennings-re.com](mailto:jonathan@jennings-re.com)

**Kevin Jennings**

413.731.7770

[kevin@jennings-re.com](mailto:kevin@jennings-re.com)



J



280 Bridge Street Springfield, MA 01103

[jennings-re.com](http://jennings-re.com)