



# Springfield Industrial Warehouse

**100 BROOKDALE DRIVE**

Springfield, MA 01104

Presented By:

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280 Bridge Street Springfield, MA 01103

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## Executive Summary



### OFFERING SUMMARY

Lease Rate:	\$6.25/SF NNN
Building Size:	239,000 SF
Available SF:	50,000 SF
Lot Size:	17 Acres
Year Built:	1971
Renovated:	2016
Zoning:	Industrial A

### PROPERTY OVERVIEW

Discover a premier industrial opportunity at 100 Brookdale Drive, offering 50,000 square feet of functional warehouse space designed to meet the needs of today's distribution, logistics, and industrial users. This modern facility features a wide-open floor plan with 18-foot ceiling heights, providing maximum flexibility for storage, racking, or production layouts. The property is equipped with 11 truck docks, ensuring efficient loading and unloading capabilities for high-volume operations.

Located in Springfield's established industrial corridor, the site offers immediate connectivity to the region's highway system. Its proximity to the Massachusetts Turnpike (I-90) and Interstate 291 delivers excellent regional and interstate access, making it ideal for businesses requiring smooth transportation routes across New England and beyond.

### PROPERTY HIGHLIGHTS

**11 TRUCK DOCKS, 18' CEILING HEIGHT**

**EXCELLENT REGIONAL LOCATION**

**PAVED PARKING OPPORTUNITY FOR UP TO 50 TRAILERS**

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Additional Photos



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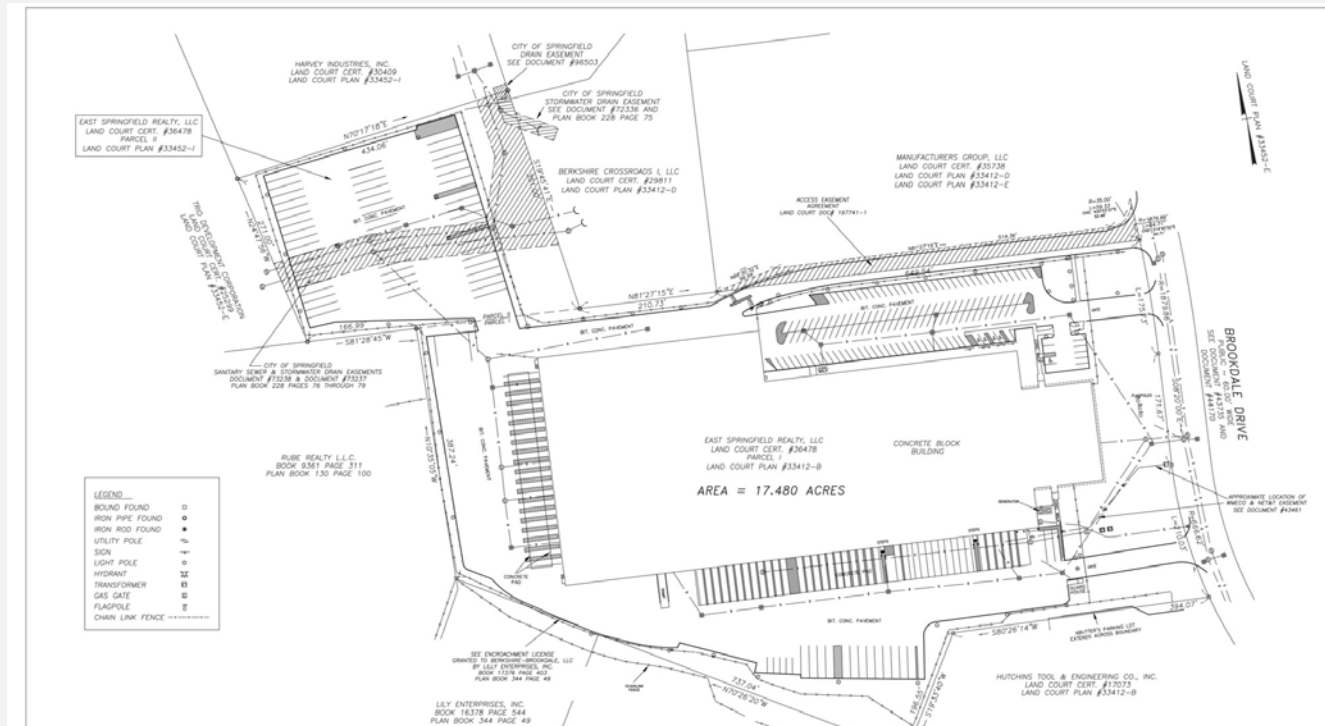
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Site Plan



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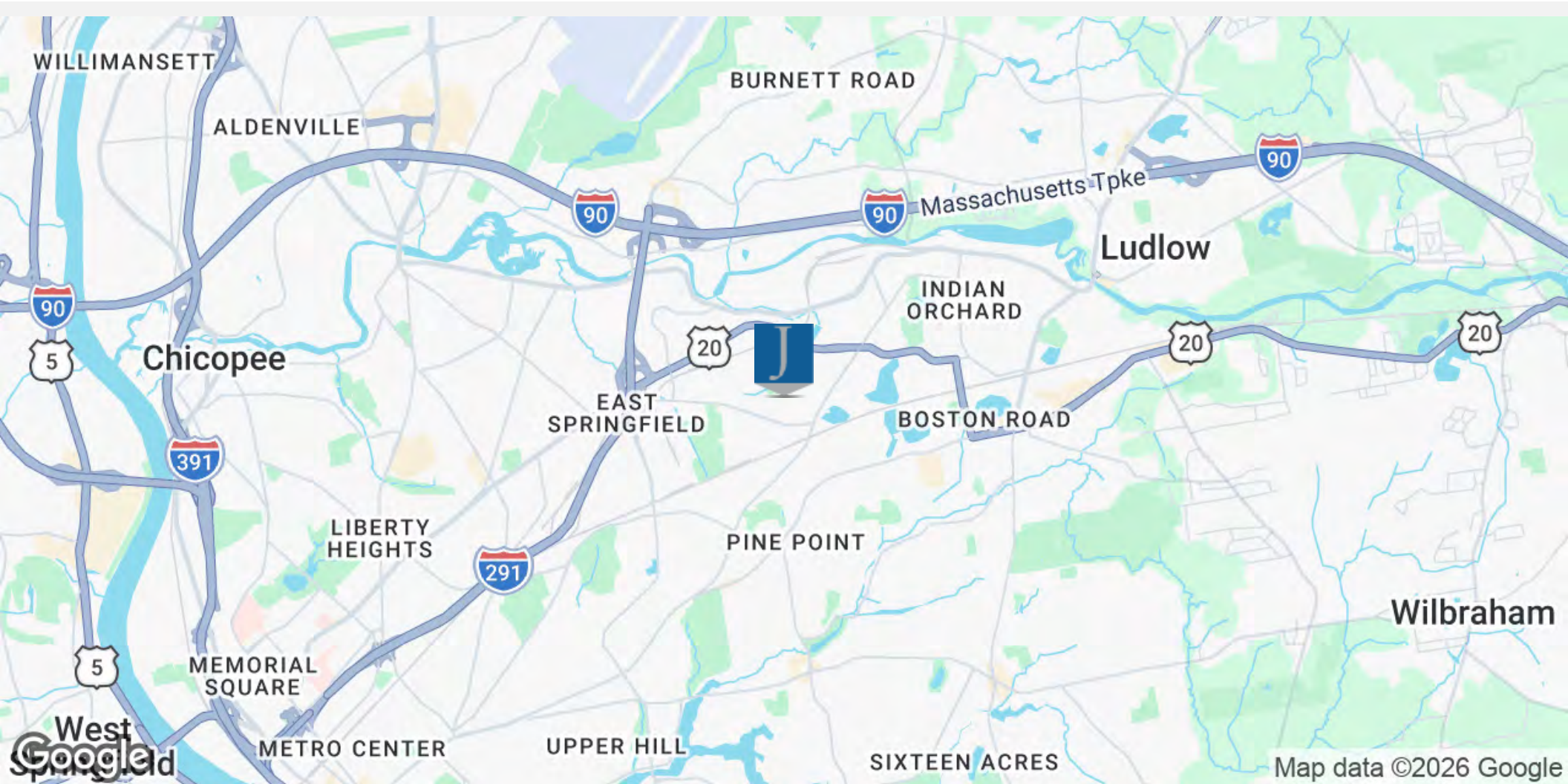
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Location Map



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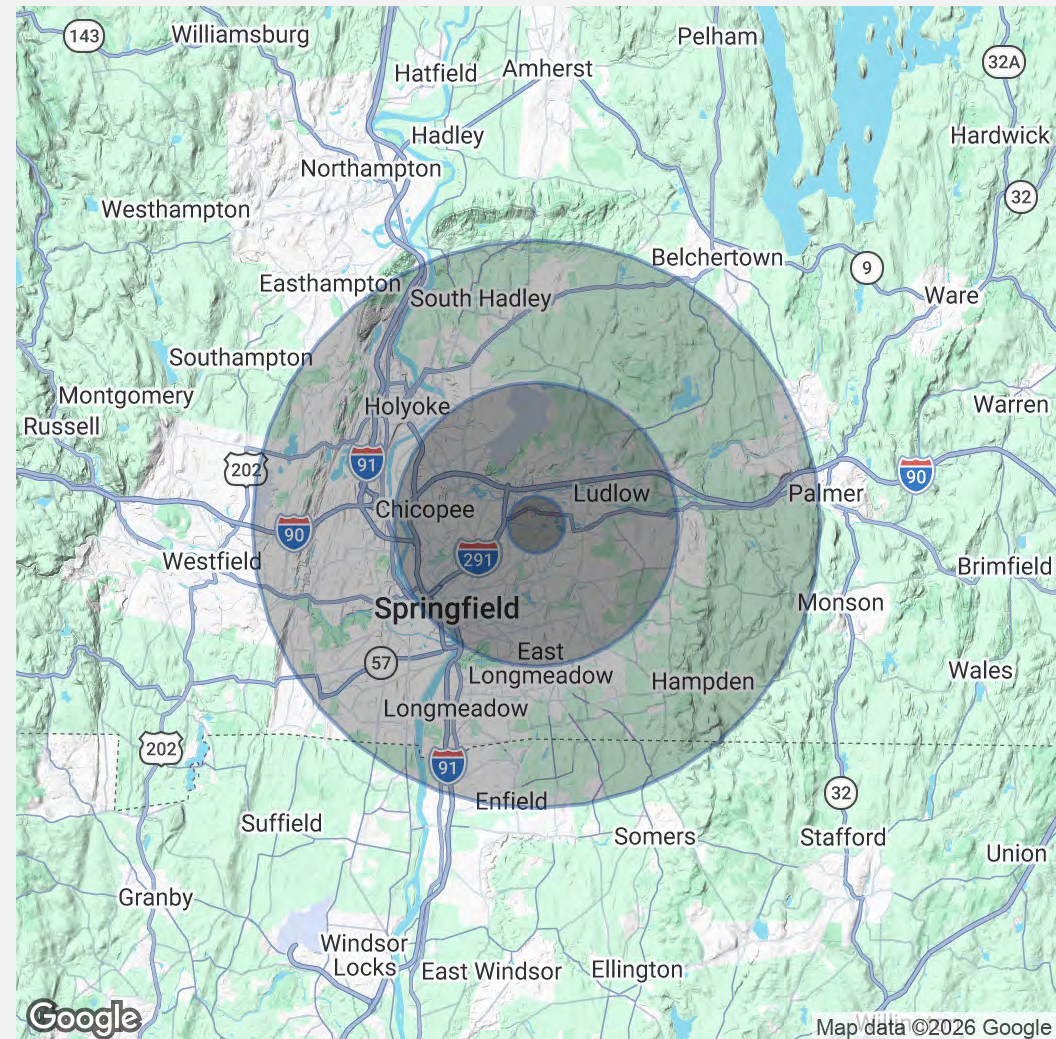
## Demographics Map & Report

POPULATION	1 MILE	5 MILES	10 MILES
Total Population	5,303	236,433	528,644
Average Age	38.9	35.0	37.2
Average Age (Male)	40.5	33.4	35.6
Average Age (Female)	35.4	36.8	38.8

HOUSEHOLDS & INCOME	1 MILE	5 MILES	10 MILES
Total Households	2,181	88,448	200,799
# of Persons per HH	2.4	2.7	2.6
Average HH Income	\$48,146	\$52,355	\$60,579
Average House Value	\$141,133	\$182,397	\$237,298

2020 American Community Survey (ACS)



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