



CONFIDENTIAL OFFERING MEMORANDUM

301 GRIFFITH ROAD

Chicopee, Massachusetts

**152,380 SF
FOR SALE**

- LONG TERM NET LEASE WITH CORPORATE GUARANTY
- HEAVY INDUSTRIAL WITH 5 ACRES IOS

CBRE

Executive Summary

301 Griffith Road, Chicopee, Massachusetts, is a single-story 152,380 SF industrial property that is currently 100% net leased to UFP Site Built, LLC. since 2022. The property sits on approximately 16.52 acres in Chicopee off Route 33, Mass Pike Exits 49 & 51.

301 Griffith Road is an institutional-grade quality asset featuring 19'-23' clear ceiling heights, 7 loading docks and 6 drive-in doors, ample on-site parking. Constructed in 1991, 1995/1996, 1999/2000, and 2023 the facility consists of approximately $\pm$ 3,600 SF of office and $\pm$ 148,780 SF of industrial area with 5.05 acres of concrete and gravel outside storage.

Current NOI is \$1,084,387.28. As of December 1, 2026, NOI will be \$1,106,075.03

**301 GRIFFITH ROAD IN CHICOPEE MASSACHUSETTS.
TO VIEW THE FULL OFFERING MEMORANDUM ONLINE
AND/OR TO DOWNLOAD RELATED SALE DOCUMENTS,
PLEASE VISIT [WWW.CBRE.COM/301 GRIFFITH ROAD](http://WWW.CBRE.COM/301_GRIFFITH_ROAD)**



**100%
LEASED**



**LONG-TERM NNN LEASE
WITH 7 YEARS OF
TERM REMAINING AND
CORPORATE GUARANTY**

**INSTITUTIONAL
QUALITY**



**INSTITUTIONAL-GRADE
QUALITY ASSET
WITH 5.05 ACRES OF
OUTSIDE STORAGE**

**STABLE
CASH FLOW**



**CURRENT STABLE
INCOME AT MARKET
RENTS WITH LEASING
UPSIDE FUTURE**

**EXCELLENT
ACCESS**



**LOCATED IN THE
WESTOVER AIRPARK
NORTH**

Investment Highlights

SITE INFORMATION

- **Building Size** 152,380 SF on 16.52 acres of land
- **Office** 3,600 SF
- **Industrial** 148,780 SF
- **Year Built** 1991, 1995/1996, 1999/2000, 2023
- **Zone** IPUD 1
- **Parking** 100 spaces
- **Lighting** LED, T-5 fluorescent
- **Heat** Suspended Gas Forced Hot Air Heaters
- **Air Conditioning** Offices
- **Water** City of Chicopee, 12" DI
- **Sewer** City of Chicopee, 8" PVC
- **Gas** Eversource
- **Electric** Chicopee Electric Light, (2) 2,000 KVA transformers
- **Access** 4 miles from Interstate 90 Mass Pike off Route 33 Exits 49 & 51
- **Yard** 5.05 acres of paved & gravel, fenced outside storage

Tenant Profile



UFP is a family of businesses that combines innovation, logistics, design, engineering, and value-added solutions to solve complex challenges. When we see an opportunity, we roll up our sleeves and go to work—bringing together the right products, people, and processes to deliver results. Founded in 1955 as Universal Forest Products, we started by supplying lumber to a single market: factory built housing. <https://ufpi.com/>



CONSTRUCTION DETAIL

- **Building Type** Industrial (Warehouse & Manufacturing)
- **Construction** Pre-engineered steel
- **Roof** Membrane over standing seam (2019)
- **Ceiling Height** 19' - 23' clear
- **Sprinkler** Fully, wet system, (3) 6" risers, 175 PSI
- **Column Spacing** 55' x 40'
- **Loading Docks** Seven (7)
Four (4) 8' x 10' with levelers, (1) 8' x 8' and (2) 8' x 8' with levelers
- **Drive-in Doors** Six (6) 12' x 14'
- **Floors** 5" fiber mesh
- **Power** 9,000 Amps, 277/480 Volts, Buss Duct (3) 2,000 Amp panels, (1) 3,000 Amp panel

Photos





Property Specifications

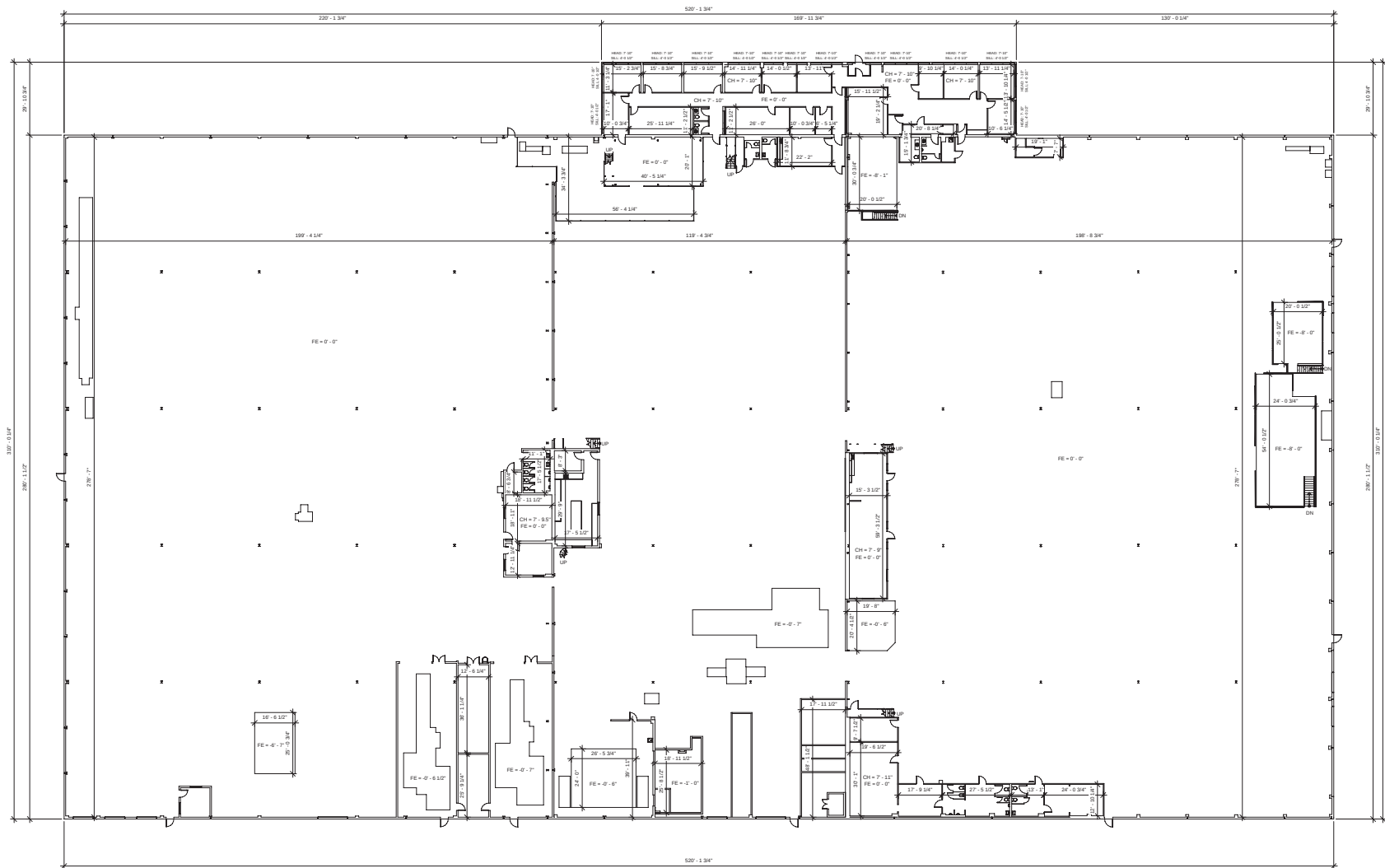
BUILDING SYSTEMS

• HVAC	Suspended gas forced hot air heaters
• Air-Conditioning	Offices
• Power	9,000 amps, 277/480 volts, Buss Duct, (3) 2,000 amp panels, (1) 3,000 amp panel
• Fire/Life Safety	Fully, wet system, 3 risers, 175 PSI
• Lighting	LED, T-5 fluorescent

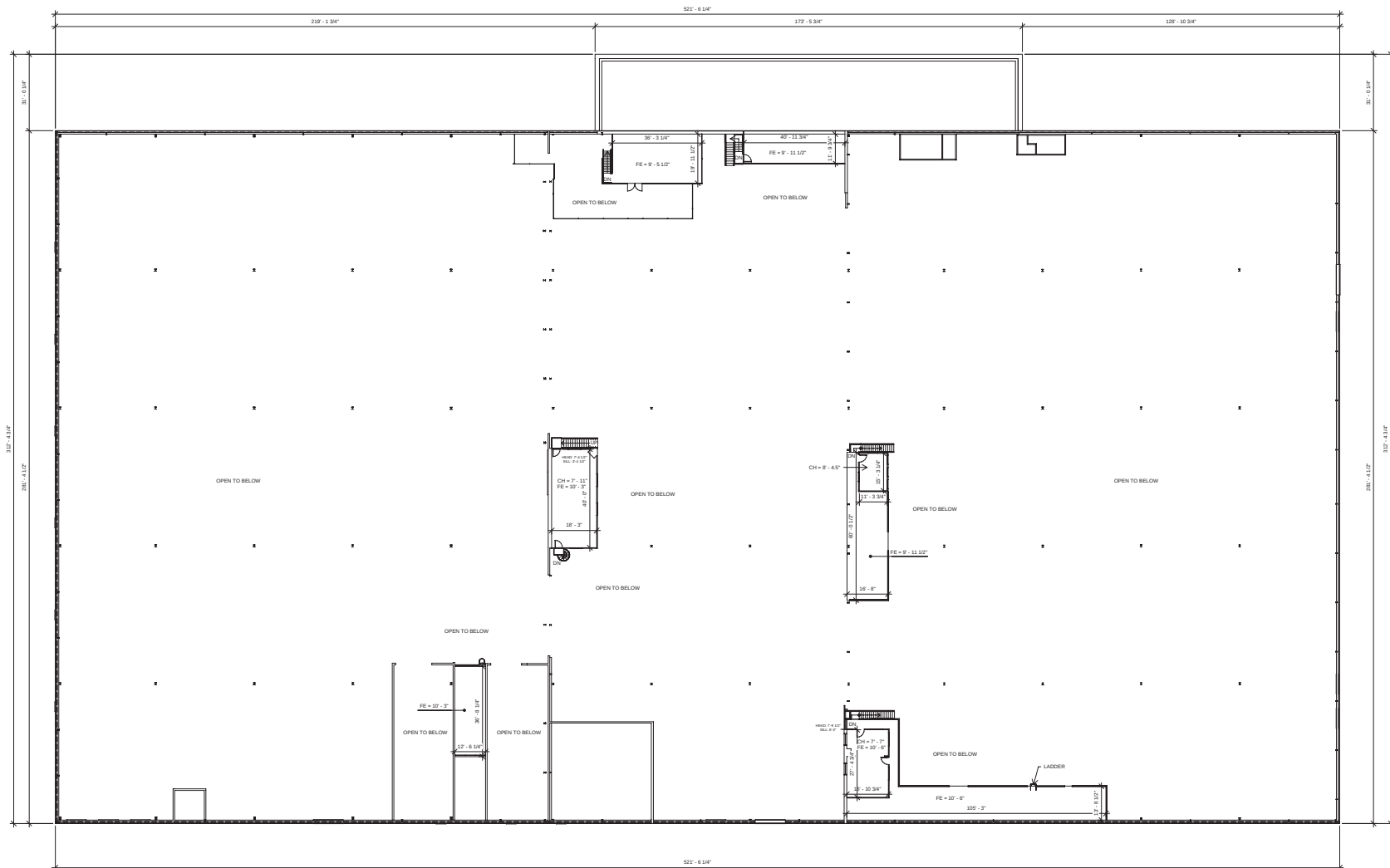
OPERATING EXPENSES

Total Building SF	152,380 SF
Annual Real Estate Taxes	\$264,742.48
Real Estate Taxes/SF	\$1.73/SF
Note	Tenant is responsible for all operating expenses and real estate taxes in addition to landscaping, snow removal repairs & maintenance

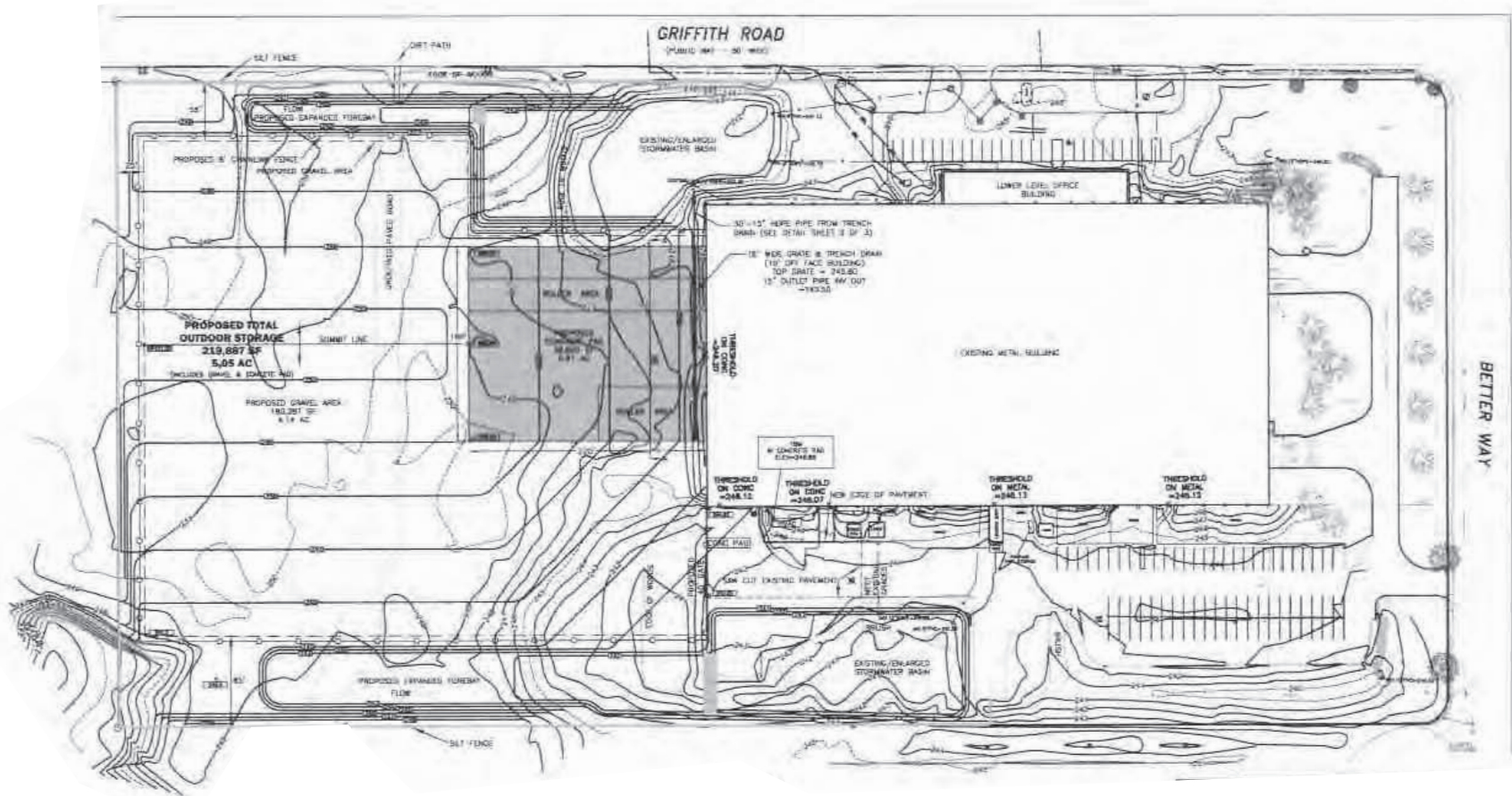
First Floor Plan



Mezzanine Floor



Site Plan



301

Griffith Road



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CBRE

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