

±54,998 SF

31 Kringle Drive | Bernardston, MA



±54,998 SF - Industrial Building

31 Kringle Drive | Bernardston, MA

For Sale

Property Specifications

- + **Total SF:** ±54,998 SF
 - Warehouse SF: ±49,922 SF
 - Office SF: ±5,076 SF
- + **Year Built:** 1980, Renov. 1994
- + **Ceiling Height:** 32', 35', 40' clear
- + **Loading Docks:** (6) 8' x 10'
- + **Drive-in Doors:** (5) 14' x 14'
- + **Construction:** Pre-engineered steel, pre-cast concrete
- + **Floors:** 6" concrete
- + **Roof:** Standing seam metal
- + **Column Spacing:** 21' x 22' x 60'
- + **Land Area:** ±4.84 acres
- + **Parking:** ±60 cars & trailers
- + **Zoning:** EDP (Expedited Permitting District)
- + **Rail:** Pan Am Rail to NECR
- + **Sprinkler:** Wet system, supplemental storage
- + **Lighting:** LED, skylights
- + **Heat:** Radiant heat, GFHA
- + **Air-Conditioning:** Offices, middle manufacturing
- + **Power:** 4,000 Amps, 277/480 Volts
- + **Water:** Town of Bernardston
- + **Sewer:** Septic
- + **Electric:** Eversource
- + **Gas:** Propane
- + **Location:** At Exit 50, I-91 off Church Street
- + **Asking Sale Price:** \$4,900,000

Photos



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Location Map



Contact Us

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