



West Springfield Flex Space

330 COLD SPRING AVENUE

West Springfield, MA 01089

Presented By:

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JENNINGS
REAL ESTATE SERVICES, INC.

73 Chestnut Street Springfield, MA 01103

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WEST SPRINGFIELD FLEX SPACE

330 Cold Spring Avenue West Springfield, MA 01089

Property Summary



PROPERTY DESCRIPTION

Centrally located just off Memorial Drive in West Springfield, the building has 5,700 square feet of industrial flex space for lease. There are two large storage/flex areas that feature a private grade level door and a shared dock with a nice office area that has two private offices and an open space. The property owner's office is on-site and the building is very well maintained. Easy on-site parking and minutes to Route 5 and Interstate 91 via Memorial Drive in West Springfield.

PROPERTY HIGHLIGHTS

5,700 SF OF INDUSTRIAL FLEX SPACE
SMALL OFFICE AREA
PRIVATE GRADE LEVEL DOOR
SHARED DOCK SPACE
CLEAN OPEN STORAGE SPACE
LANDLORD UPGRADING THE BUILDING

OFFERING SUMMARY

Lease Rate:	\$7.00 SF/yr (NNN)
Available SF:	5,700 SF
Lot Size:	0.53 Acres
Building Size:	14,198 SF

DEMOGRAPHICS

	1 MILE	3 MILES	5 MILES
Total Households	3,378	32,283	78,739
Total Population	8,134	78,962	203,803
Average HH Income	\$51,217	\$49,811	\$53,642

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[Additional Photos](#)



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