



FOR LEASE

±205,440 SF INDUSTRIAL SPACE

2189 WESTOVER ROAD • CHICOPEE, MA

CBRE

www.cbre.us/2189westoverroad

PROPERTY DESCRIPTION

CBRE is pleased to bring to your attention the availability of space for lease at 2189 Westover Road, Chicopee, MA.

- **TOTAL AVAILABLE SPACE**

±216,590 SF

- **INDUSTRIAL AREA**

±205,440 SF

- **OFFICE AREA**

First Floor 6,400 SF

Second Floor 4,750 SF

- **YEAR BUILT**

1984, 1985, 1989

- **LAND AREA**

12.21 acres

- **CEILING HEIGHT**

26-28' clear

- **LOADING DOCKS**

32 total (17 south, 3 east, 12 north (six 10'))

- **DRIVE-IN-DOORS**

One 10' x 12'

- **CONSTRUCTION**

Pre-engineered steel

- **FLOORS**

5-6'

- **ROOF**

Pitched metal standing seam

- **COLUMN SPACING**

39' x 39', 40' x 50'

- **PARKING**

100 cars, 47 tractor or trailer spaces

- **ZONE**

IPUD, Garden Industrial

- **SPRINKLER**

Wet system supplemental fire pump

- **LIGHTING**

Metal halide

- **HEAT**

Gas-fired unit heaters

- **POWER**

4000 Amps, 277/480 Volts

- **ELECTRIC**

Chicopee Electric Light

- **WATER/SEWER**

City of Chicopee (2) 6" into 36", (2) 6" into 10"

- **GAS**

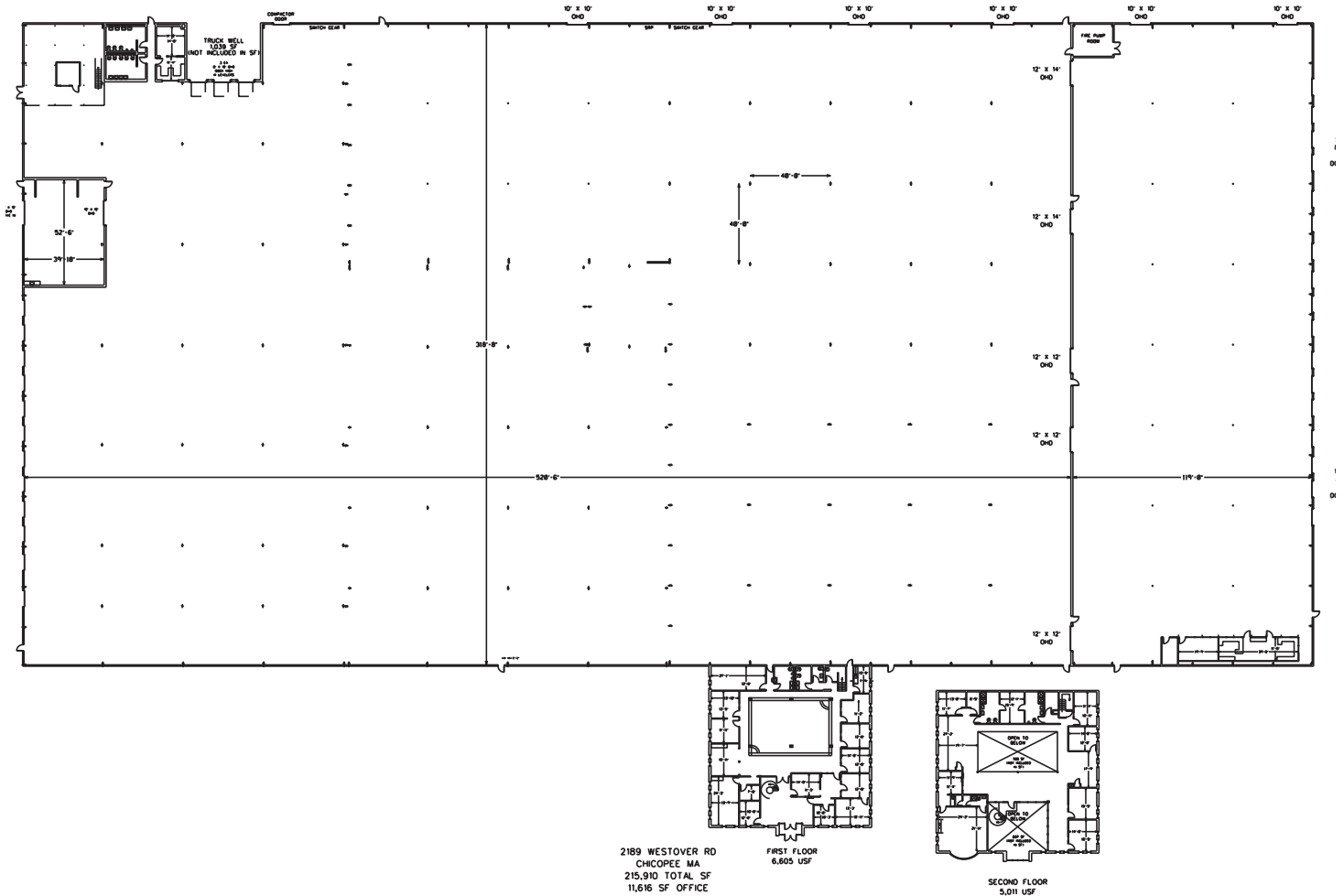
Eversource 4" line

- **LEASE RATE**

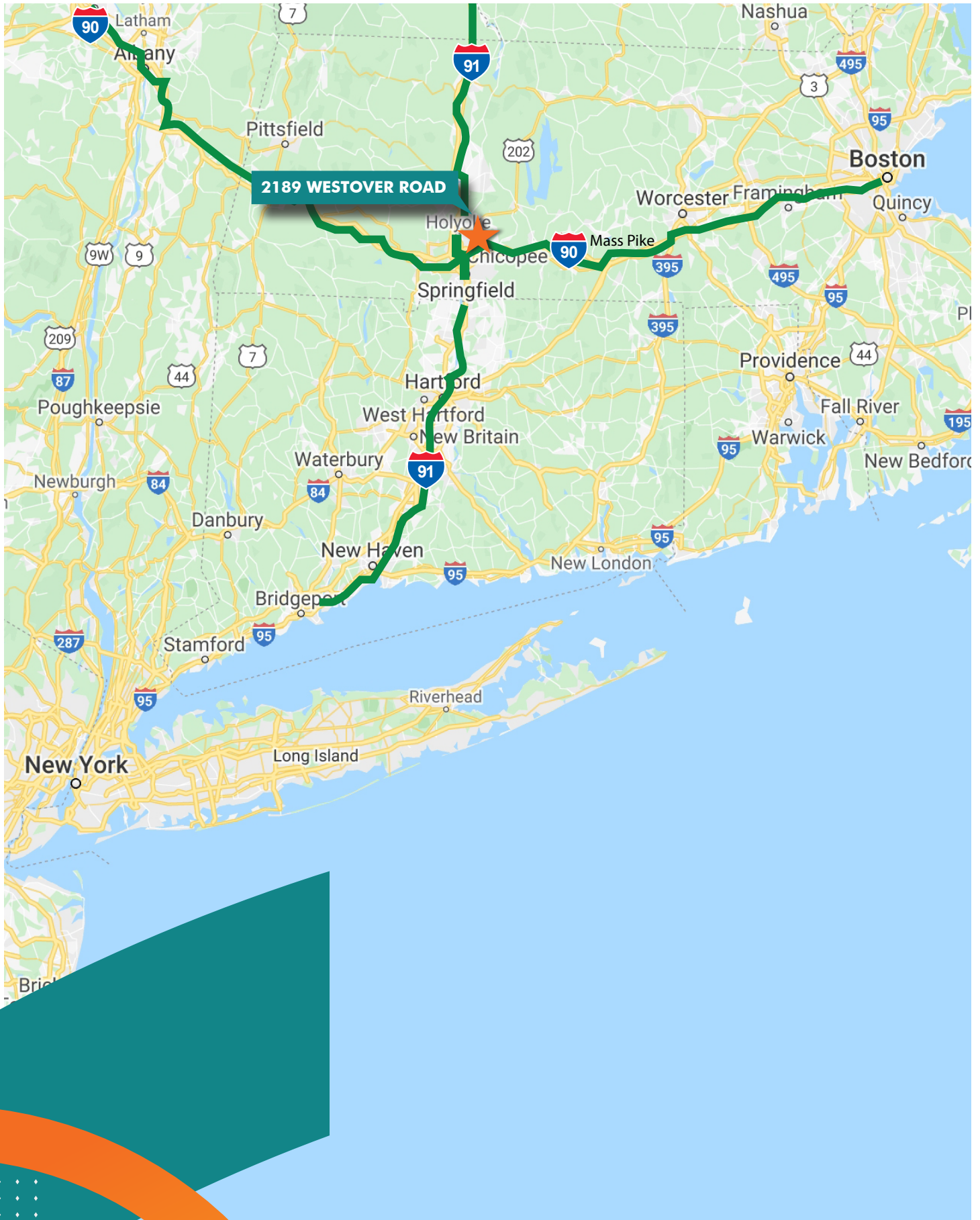
\$4.95/SF NNN

FLOOR PLAN

±205,440 SF - AVAILABLE SPACE



LOCATION MAP



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