

FOR SALE OR LEASE

# 12 CRESCENT ST

HOLYOKE, MA 01040



## LISTING DATA

<b>AVAILABLE SF:</b>	± 80,000SF
<b>PROPERTY TYPE:</b>	Industrial
<b>CONSTRUCTION:</b>	Brick & Steel
<b>LOT SIZE:</b>	1.60 AC
<b>ZONING:</b>	General Industrial (IG)
<b>CLEAR HEIGHT:</b>	12' - 22'
<b>LOADING DOCKS:</b>	6
<b>DRIVE IN'S</b>	6
<b>ELEVATORS:</b>	1 - Freight
<b>POWER:</b>	3-Phase
<b>GAS:</b>	Natural gas (3) lines

## ECONOMIC DATA

**SALE/LEASE PRICE:** Contact For Details

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## PROPERTY HIGHLIGHTS

12 Crescent St is a ±80,000 SF industrial building originally used for transportation and distribution, it sits on 1.4 AC of land and includes an additional .2 AC lot across the street. The site has been approved for a Tier 6 cannabis cultivation operation and the provisional license is available as part of the sale. The building has a large well maintained warehouse area with 18'-22' clearance, several loading docks and drive in's, plus a 5 story industrial/flex space with 12'-16' ceiling height.

The property also includes 3 phase power, 3 natural gas service lines, plenty of parking, a freight elevator, multiple staircases on each floor, offices, rail access, cross docks and low energy costs.

12 Crescent is located within an IG zone, allowing for several uses including marijuana establishments. Holyoke has their own municipal utilities with one of the lowest energy rates in Massachusetts and offer up to a 20% discount for the first three years of service to any new business locating in the city.

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