

70,000 SF INDUSTRIAL BUILDING FOR SALE \$5,100,000

66-68 S Broad Street, Westfield MA



Multi-tenant industrial building. Fully leased. Good mix of long term tenants, with repeated renewals and considerable bumps in rental rates. This approx. 70,000 square foot industrial property is situated just outside of the town center, adjacent to the Towns municipal property for public works and equipment, in close proximity to Big Y, Rite Aid, Stop & shop, Ace Hardware, TD Bank and over ten restaurants. It is 100 % leased with a good mix of 12 tenants. Over the past 10 years, the property has undergone extensive renovations. Substantial roof and sprinkler system repairs and replacements, installation of multiple overhead doors, loading dock repairs, demising of large space into smaller, more attractive spaces, installation of multiple new bathrooms, paving, construction of finished office spaces, utility service separations, electrical, lighting and HVAC updates. There are consistent renewals from existing tenants with little turnover and good annual growth in rents.

The property is offered at a 7.00% CAP rate.

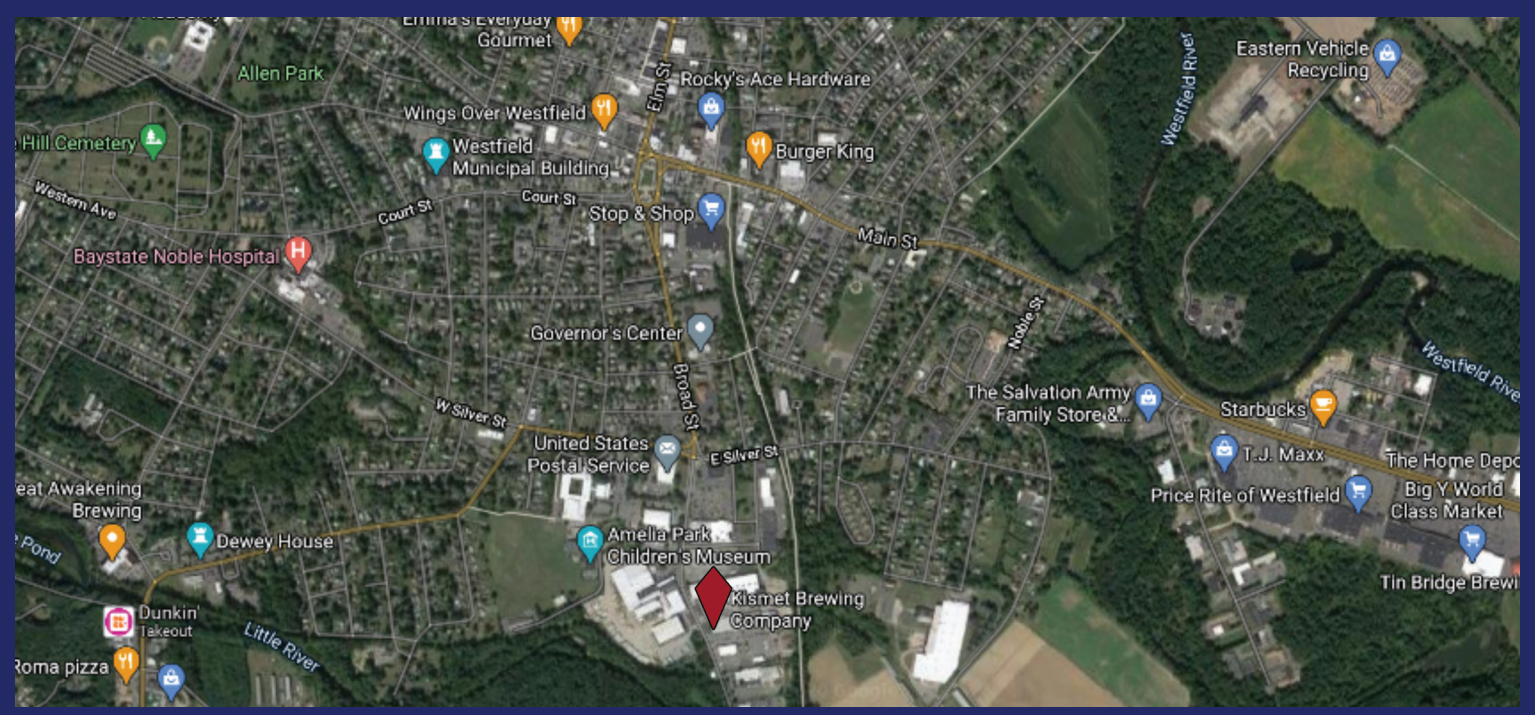
INVESTMENT HIGHLIGHTS

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Price \$5,100,000
 Price Per SF..... \$ 73.00
 Cap Rate 7.00%
 Property Type Industrial
 Rentable Building Area approx. 70,000 SF

No. Stories 1
 Clear Height 14-16 FT
 No. Dock-High Doors/Loading..... 6
 No. Drive In/Grade-Level Doors 12
 Lot Size 4.00 AC

Fenced Lot • Near Bus Line • Natural Gas Heating • City Water and Sewer



Great people, solid investments, integrity and creativity in real estate transactions.

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COMMERCIAL REAL ESTATE