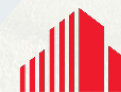




FOR SUBLEASE / 39,840 SF AVAILABLE

79 GENERAL CREIGHTON W. ABRAMS DR.
AGAWAM, MA 01001

FULLY AIR-CONDITIONED MANUFACTURING

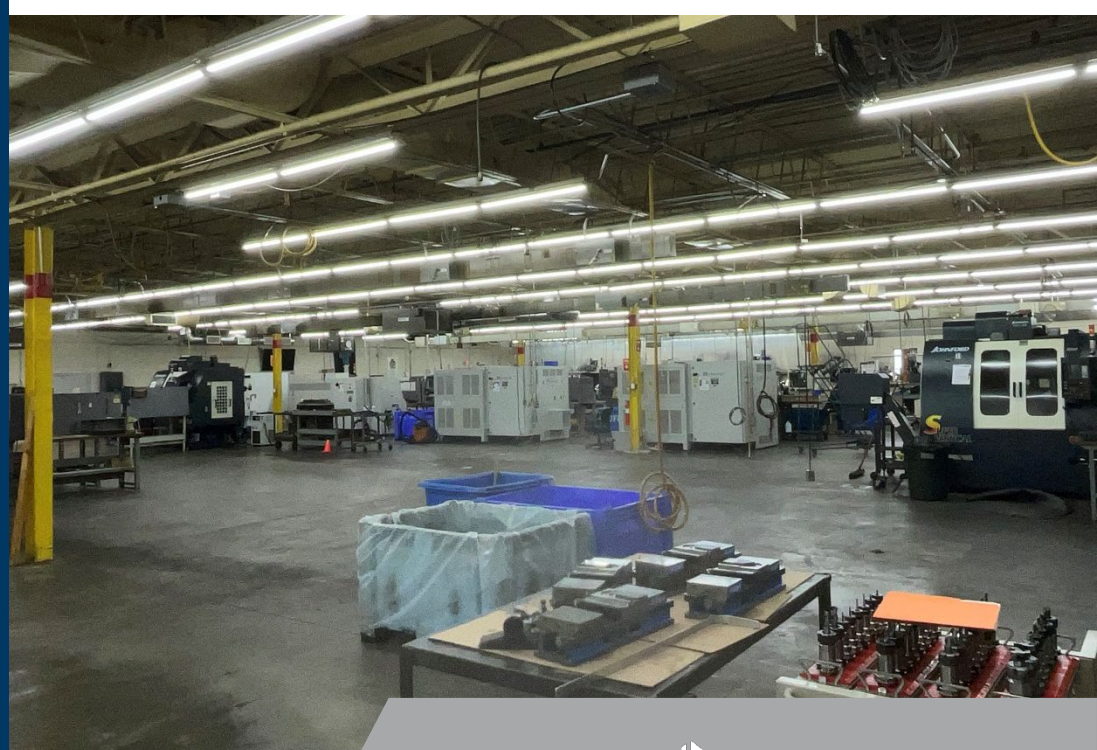


**CUSHMAN &
WAKEFIELD**

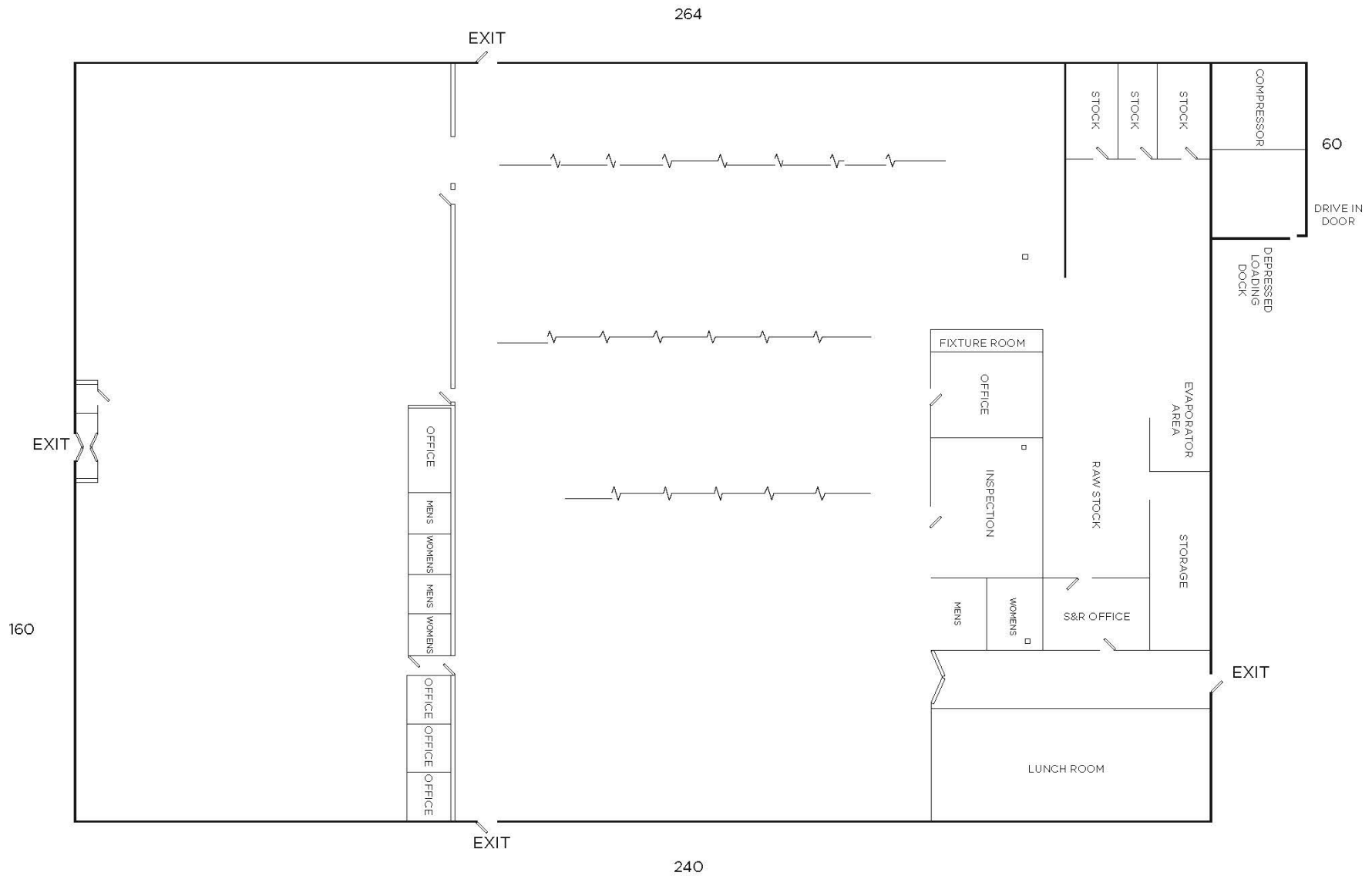
// BUILDING SPECS

- Free-standing 39,840 SF industrial facility on 4.5-acres
- Agawam Industrial Park Location
- Fully Air-conditioned, Heavy Power

BUILDING AREA:	39,840 SF	
	Office: ± 2,000 SF	
	Industrial: ± 37,840 SF	
LAND:	4.54 acres	
PARKING:	108 paved spaces	
ZONING:	I-A – Industrial	
YEAR BUILT:	1985	
CLEAR HEIGHT:	12' Clear	
CONSTRUCTION:	Walls:	Masonry
	Columns:	40'x40'
	Roof:	TPO
	Floor:	Reinforced concrete
UTILITIES:	Electricity:	Berkshire Power
	Natural Gas:	Columbia Gas
	Water/Sewer:	Springfield Water / Town of Agawam
MECHANICALS:	Heat:	Office: Gas/Electric rooftop units Industrial: Gas/Electric rooftop units
	A/C:	Full A/C Office and Manufacturing
	Electrical:	2,000 amps / 120/208 volt / 3-phase
	Lighting:	LED
	Sprinkler:	100% Wet system
LOADING:	1 Depressed dock level door 1 10'x10' Drive-in door	
TAXES:	\$61,508 / \$1.54 PSF (FY 2024)	
ASKING RENT:	Negotiable	



// FLOOR PLAN



79 GENERAL CREIGHTON W. ABRAMS DR.

AGAWAM, MA 01001



SEAN DUFFY
Executive Managing Director
+1 860 616 1435
sean.duffy@cushwake.com

©2024 Cushman & Wakefield. All rights reserved. The information contained in this communication is strictly confidential. This information has been obtained from sources believed to be reliable but has not been verified. NO WARRANTY OR REPRESENTATION, EXPRESS OR IMPLIED, IS MADE AS TO THE CONDITION OF THE PROPERTY (OR PROPERTIES) REFERENCED HEREIN OR AS TO THE ACCURACY OR COMPLETENESS OF THE INFORMATION CONTAINED HEREIN, AND SAME IS SUBMITTED SUBJECT TO ERRORS, OMISSIONS, CHANGE OF PRICE, RENTAL OR OTHER CONDITIONS, WITHDRAWAL WITHOUT NOTICE, AND TO ANY SPECIAL LISTING CONDITIONS IMPOSED BY THE PROPERTY OWNER(S). ANY PROJECTIONS, OPINIONS OR ESTIMATES ARE SUBJECT TO UNCERTAINTY AND DO NOT SIGNIFY CURRENT OR FUTURE PROPERTY PERFORMANCE.

