

**HART INDUSTRIAL GROUP -- Available Industrial Property -- MA001224**



**Address:** 1045 Sheridan Street  
Hampden County  
Chicopee MA 01022

**Location:** Western part of the state; just N/E of Springfield and close to I-90 & I-291

**Avail. Size:** 62,000 SF

**Lot Size:** 7.95 Acres

**Property Description**

<b>Year Built:</b> 1979	<b>Gas:</b> Columbia Gas
<b>Office:</b> 4,825 SF	<b>Water:</b> City - Chicopee Water; 11" main, 8" line
<b>Office Description:</b> Block exterior facade	<b>Sewer:</b> City - Chicopee Sewer; 12" main, 8" line
<b>Quality:</b> Very Good	<b>Power:</b> Chicopee Electric - 1600 Amp; 277/480 V; 3 Phase
<b>Dimensions:</b> 304' x 180'	<b>Heat:</b> Gas - Ceiling suspended Cambridge Eng. units
<b>Ceilings:</b> Metal - Steel Truss	<b>Air Conditioning:</b> Offices only
<b>Ceiling Heights:</b> 22' (Min) - 26' (Max)	<b>Sprinklers:</b> Combination wet and dry system; with in-rack sprinklers in the dry warehouse.
<b>Column Spacing:</b> 50' x 40'	<b>Freezer Cooler:</b> 13,300 SF of freezer space and 8,450 SF of cooler space; situated in the east end of the facility.
<b>Columns:</b> Steel H	<b>Fiber:</b> Available
<b>Roof:</b> Combination of standing seam metal, and rubber membrane over office	<b>Miscellaneous:</b> A separate free standing 2500 SF Insulated Metal building (included in the total square footage) is currently used for truck repair/maintenance. A mezzanine office area (2500 SF) not counted in total SF is located in the main building. Zoning is IPUD Garden Industrial
<b>Floors:</b> Reinforced Concrete	<b>Parking:</b> 92 cars; 38 trailers
<b>Walls:</b> Metal -- insulated	<b>Last Use:</b> Food distribution
<b>Lighting:</b> T-5 Units throughout the dry warehouse; metal halide units in the freezer/cooler.	<b>Special Features:</b> Two vehicle fuel tanks (10,000 gal & 3000 gal USTs) are in place, adjacent to the repair/maintenance building.
<b>Loading:</b> (12) 8' x 8' TG dock doors; (1) 8' x 10' DI door	

## Listing Information

**Asking Price:**

**Price Per SF:**

**Cap Rate:**

**Asking Rent:** \$5.50 NNN

**Possession:** Q1 2017

**Pricing**

**Comments:**

Asking lease rate is the Landlord's direct pricing. 2/2017 - Friendly's lease runs through 2/28/2021.

Current Assessment is \$2,406,500

**Additional Costs:**