

77 CHAMPION DRIVE

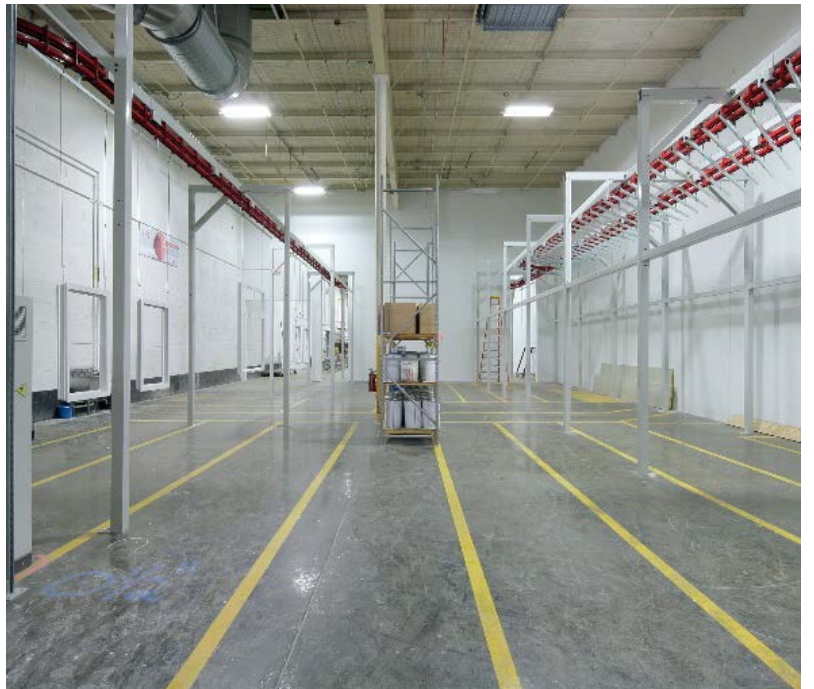
Chicopee, MA



IMACULATE INDUSTRIAL/OFFICE SPACE

72,295 SF available including 5,000 SF of office space

SPACE:	72,295 SF
ASKING RENT:	\$4.50 SF NNN
POSSESSION:	Immediate
HIGHLIGHTS:	<ul style="list-style-type: none">◆ Outstanding highway access to I-90, I-91 & I-291◆ Up to 27' clear ceiling heights◆ Low municipal electric rates



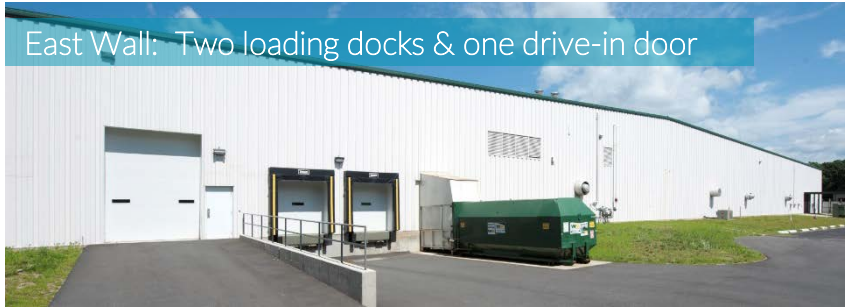
**Newmark Grubb
Knight Frank**
Industrial

WAREHOUSE | DISTRIBUTION | LIGHT MANUFACTURING



Total Available:	72,295 square feet	Air Conditioning:	Offices only
Office Area:	5,000 square feet	Gas:	Columbia Gas
Office Description:	Brick façade, situated in offset on north wall	Water:	City – City of Chicopee; 10” and 3” lines
Total Lot Size:	17.27 Acres	Sewer:	City – City of Chicopee; 8” main, 5” line
Year Built:	1978 Significant improvements made to the facility in 2008/2010 and 2014/2015	Power:	Chicopee E&L Co. – 1,500 KVA pad mounted transformer feeding a main secondary switch gear rated at 3,000 Amp, 480/277 V, 3 Ph, 4W. Distribution is 1,600 amp to the east end (available unit) and 1,200 amp to the west end. The system features low municipal electric rates.
Building Condition:	Excellent	Sprinklers:	100% coverage via 10” closed loop system with a static pressure of 65 PSI; 25,000 SF in the southeast end has ESFR coverage. The balance is tied to a 1,500 GPM fire pump and rated for a NFPA 13 ordinary group 2 density.
Dimensions:	350' x 410'	Air Line:	Air lines are in place
Parking:	150 cars, which can be expanded	Loading:	East wall: (2) 8' x 9' TG doors with load levelers, dock seals and dock lights; and (1) 10' x 14' drive-in door.
Ceiling Heights:	24' (Min.) at eave – 27' (Max.) at center	Miscellaneous:	13,000 SF mezzanine area located along east wall of plant is not included in the total SF. This space includes mechanical rooms, rest rooms and lockers, meeting space and back office.
Ceilings:	Metal – steel joist	Last Use:	Window manufacturing and distribution
Column Spacing:	70' x 24'		
Construction:			
Floors:	6” sealed reinforced concrete		
Walls:	Metal - insulated		
Columns:	Steel tubular		
Roof:	Insulated standing seam metal		
Lighting:	T-8 energy efficient fixtures throughout with motion sensors; exterior lighting – pole and wall mounted halogen units.		
Heat:	Gas – (2) gas-fired Raypak (Rheem) hot water boilers rated at 1,679,000 BTUH output each.		

PRISTINE BUILDING & GROUNDS



East Wall: Two loading docks & one drive-in door



Entrance from Parking Lot



Conference Room

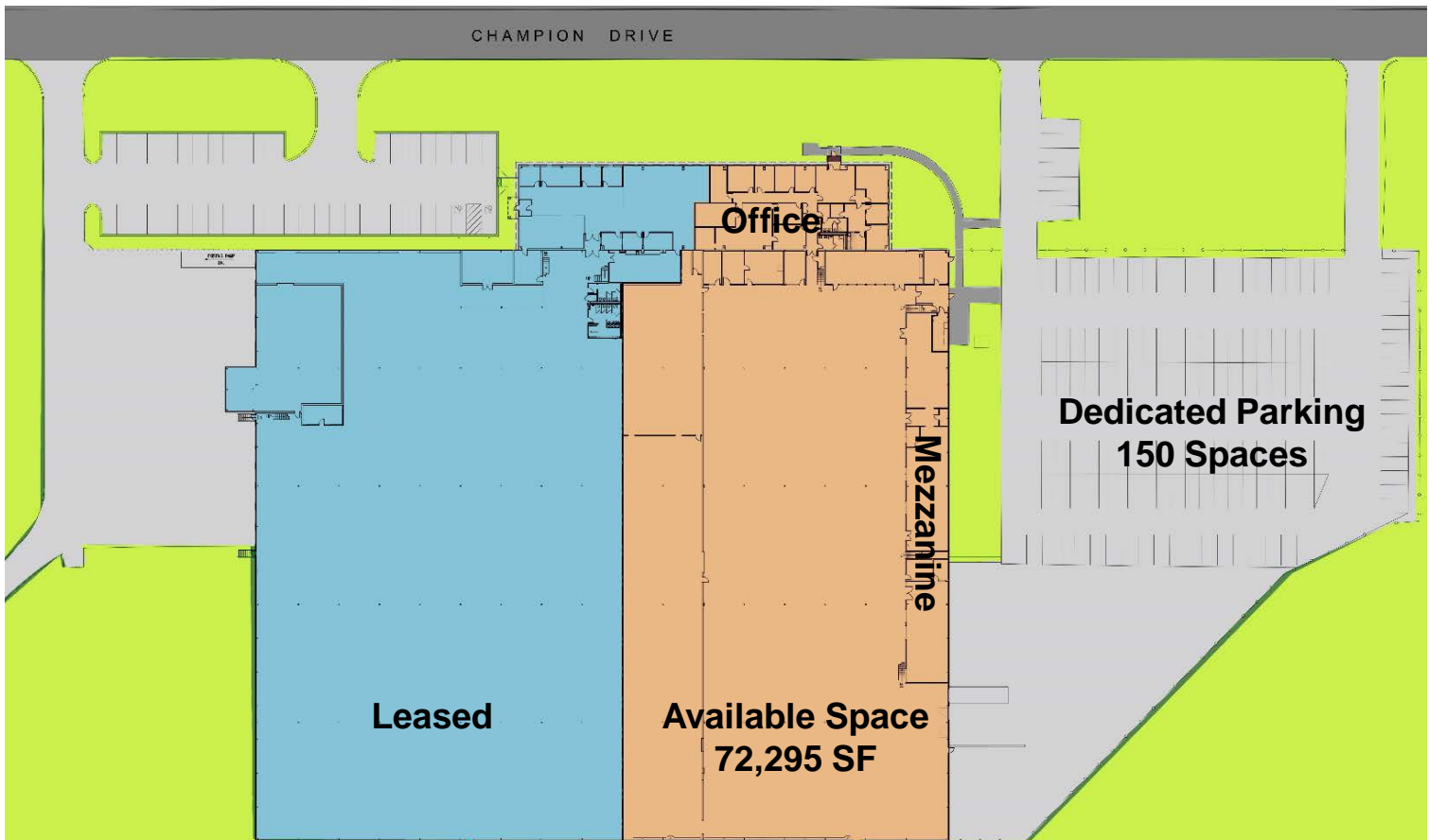


Kitchenette/Break Room

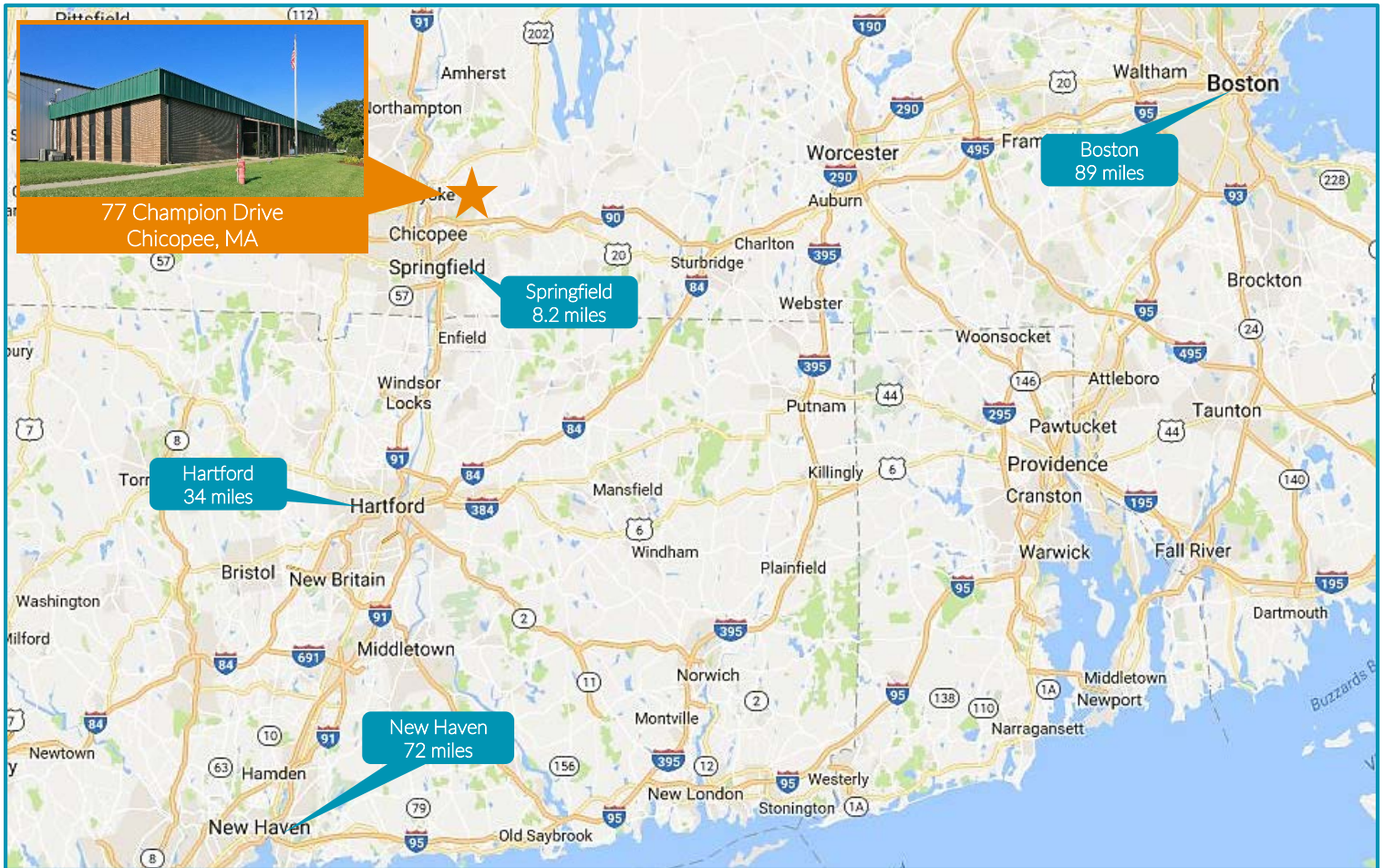


Two loading docks - Interior

Site Map



OUTSTANDING HIGHWAY ACCESS



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