

CARTAMUNDI BUSINESS CAMPUS

443 Shaker Road East Longmeadow, MA 01028

Executive Summary



OFFERING SUMMARY

Available SF: First Floor 17,542 SF
Second Floor 14,185 SF

Lease Rate: \$15.00 - 18.00 SF/yr (MG)

Lot Size: 52.68 Acres

Building Size: 1,200,000

Zoning: Industrial

Market: Greater Springfield

PROPERTY OVERVIEW

- * Join the Cartamundi Business Campus
- * Office opportunities ranging from 14,185-31,727 sf
- * Numerous on-site amenities including 24/7 security
- * Abundant on-site free parking
- * Well located near East Longmeadow's town center
- * Adjacent to the Redstone Rail Trail for biking & walking
- * Located on public transportation bus route

AVAILABLE SPACES

SPACE	LEASE RATE	SIZE (SF)
D&D Building 2nd Floor	\$18.00 SF/yr	14,185 SF
D&D Building 1st Floor	\$13.00 SF/yr	17,542 SF
Warehouse	\$6.00 SF/yr	98,000 SF

Presented By:

Kevin Jennings

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kevin@jennings-re.com



73 Chestnut Street Springfield, MA 01103

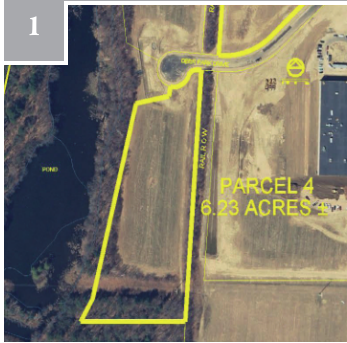
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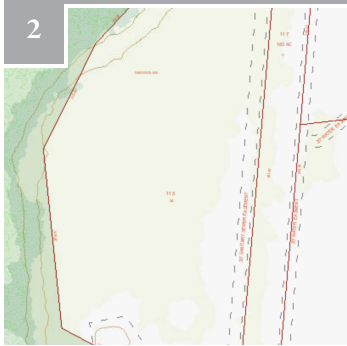
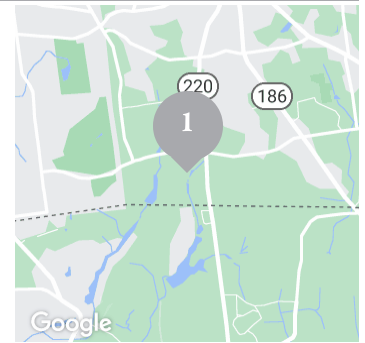
Industrial Land Sale Comps



6.23 ACRE DEVELOPMENT SITE

Deer Park Parcel 4, East Longmeadow, MA 01028

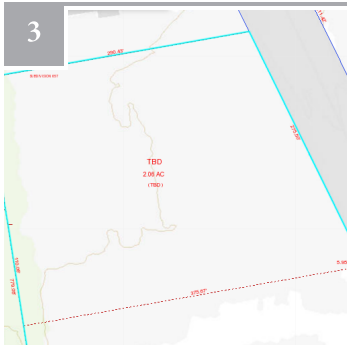
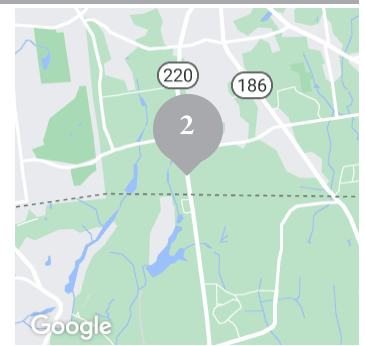
Price: \$475,000 Lot Size: 6.23 Acres



4.51 ACRES INDUSTRIAL LAND

0 Deer Park, East Longmeadow, MA 01028

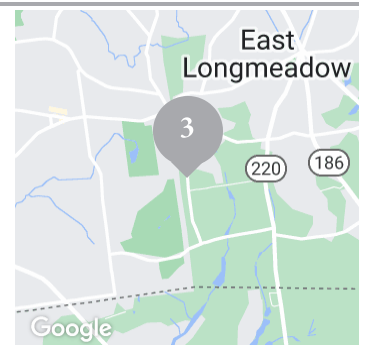
Price: \$262,500 Lot Size: 4.51 Acres



2.06 ACRES INDUSTRIAL LAND

Benton Drive, East Longmeadow, MA 01028

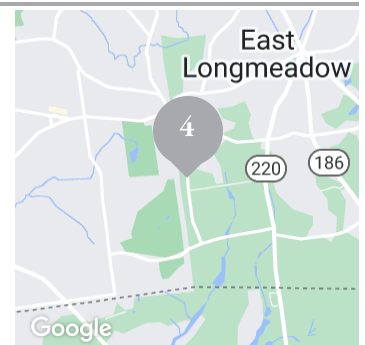
Price: \$217,812 Lot Size: 2.06 Acres



4 ACRES INDUSTRIAL LAND

0 Benton Drive, East Longmeadow, MA 01028

Price: \$475,000 Lot Size: 4.00 Acres



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Sale Comps Map & Summary



NAME/ADDRESS		PRICE	LOT SIZE	PRICE/ACRE
1	6.23 Acre Development Site Deer Park Parcel 4 East Longmeadow, MA	\$475,000	6.23 Acres	\$76,243.98
2	4.51 Acres Industrial Land 0 Deer Park East Longmeadow, MA	\$262,500	4.51 Acres	\$58,203.99
3	2.06 Acres Industrial Land Benton Drive East Longmeadow, MA	\$217,812	2.06 Acres	\$105,733.98
4	4 Acres Industrial Land 0 Benton Drive East Longmeadow, MA	\$475,000	4.00 Acres	\$118,750.00
AVERAGES		\$357,578	4.20 ACRES	\$89,732.99

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