



40,668 SF Available For Sale



215 Shelburne Road

Greenfield, MA

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CBRE | New England

CB Richard Ellis –N.E. Partners, LP, a CBRE Joint Venture

Aerial



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Property Description

BUILDING:	
GROSS BUILDING AREA:	40,668 SF
MAIN BUILDING AREA:	36,508 SF
INDUSTRIAL AREA:	± 22,110 SF
OFFICE AREA:	± 14,398 SF
GARAGE BUILDING:	4,160 SF
POSSESSION:	Immediately
YEAR BUILT:	1966
CEILING HEIGHT:	16' clear
LOADING DOCKS:	(10) Interior (2) Exterior
DRIVE-IN-DOORS:	(6) 12' x 14'
CONSTRUCTION:	Masonry & Brick
FLOORS:	6"
ROOF:	Membrane 2006
COLUMN SPACING:	Varies
LAND:	
LAND AREA:	6.52 Acres (4.59 + 1.93 Acres)
PARKING:	100 + cars & trailer storage
PERMITTED COVERAGE:	45%
PRESENT COVERAGE:	13%
ZONE:	General Commercial – GC
RAIL:	None
MECHANICAL:	
SPRINKLER:	None Hard wired smoke detector
LIGHTING	T-8 Fluorescent
HEAT:	Elec FHA
AIR CONDITIONING:	Office R-12 R-22
POWER:	1200 amps, 600 volts
UTILITIES:	
WATER:	Town of Greenfield 10"
SANITARY SEWER:	Town of Greenfield 8"
GAS:	None
ELECTRIC:	WMECO
TAXES:	
ASSESSMENT:	\$1,842,600
	\$38,497.86 \$.95 /SF
LEASE RATE:	N/A
SALE PRICE:	\$1,500,000
LOCATION:	Off Exit 26 I-91 & Route 2
COMMENTS:	Retail/Service Area

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Operating Expenses

	COST P.S.F.	ANNUAL BUDGET COST
TAXES	\$.95	\$ 38,498
CAM	.50	20,334*
Landscaping		
Snowplowing		
INSURANCE - Facility	.20	8,134*
WATER & SEWER	.03	1,064
ELECTRICITY	3.14	127,871
GAS	-	-
TOTAL	\$ 4.68	\$ 195,901

*** Estimated**

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Building Photos



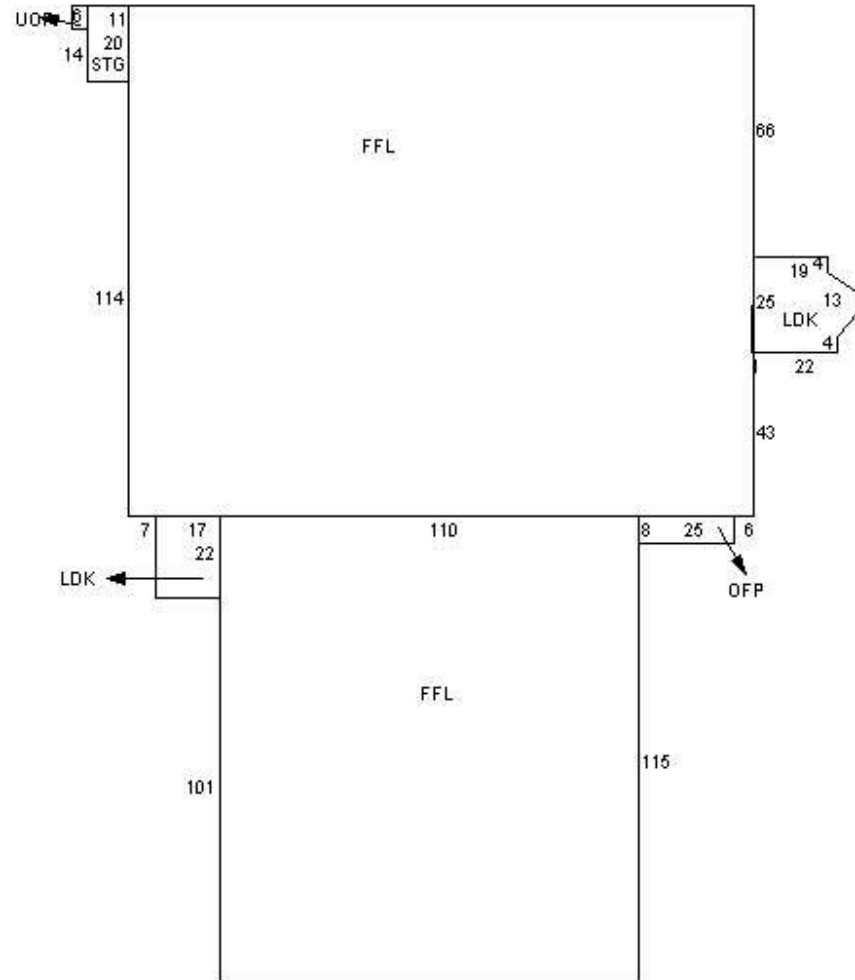
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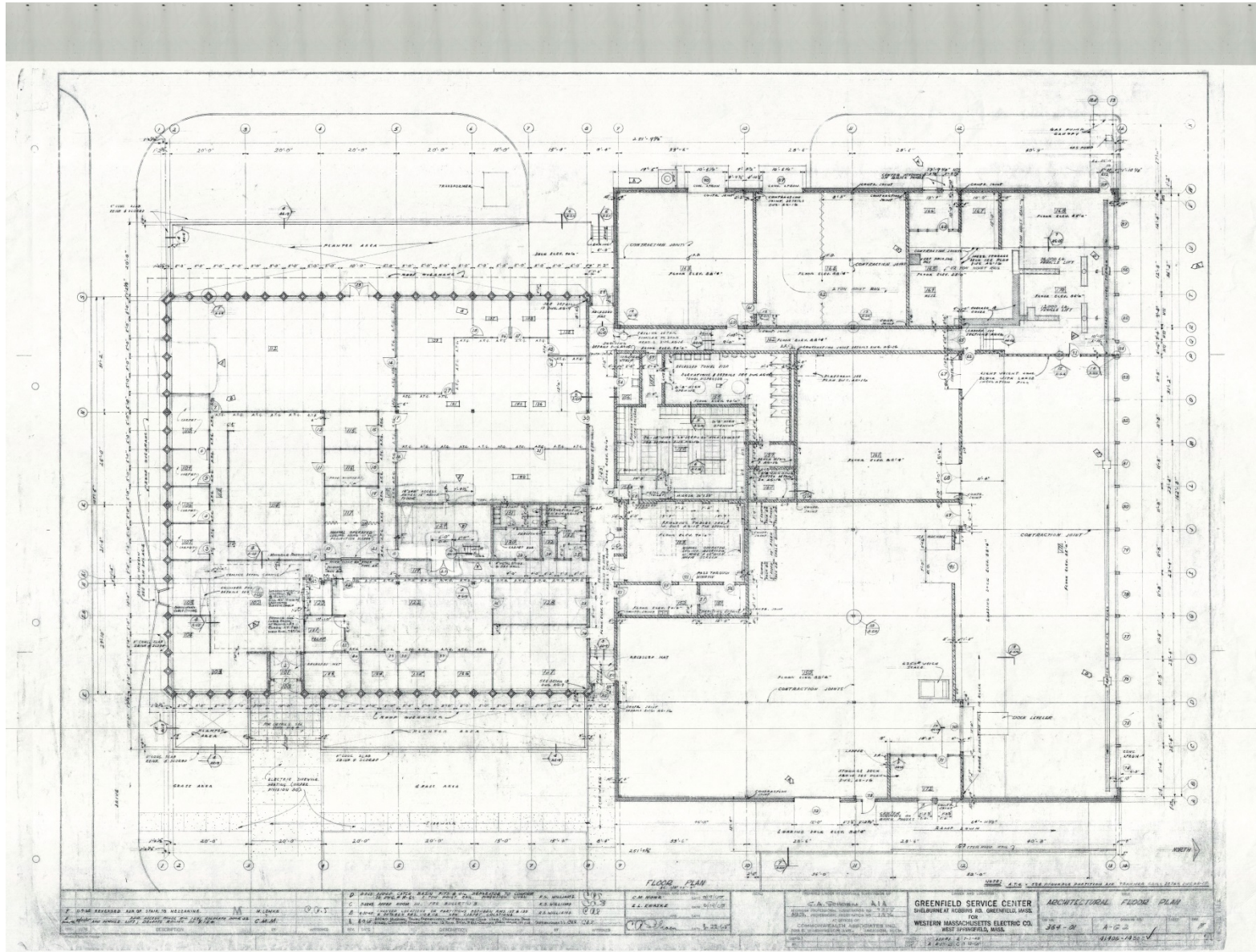
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Floor Plan



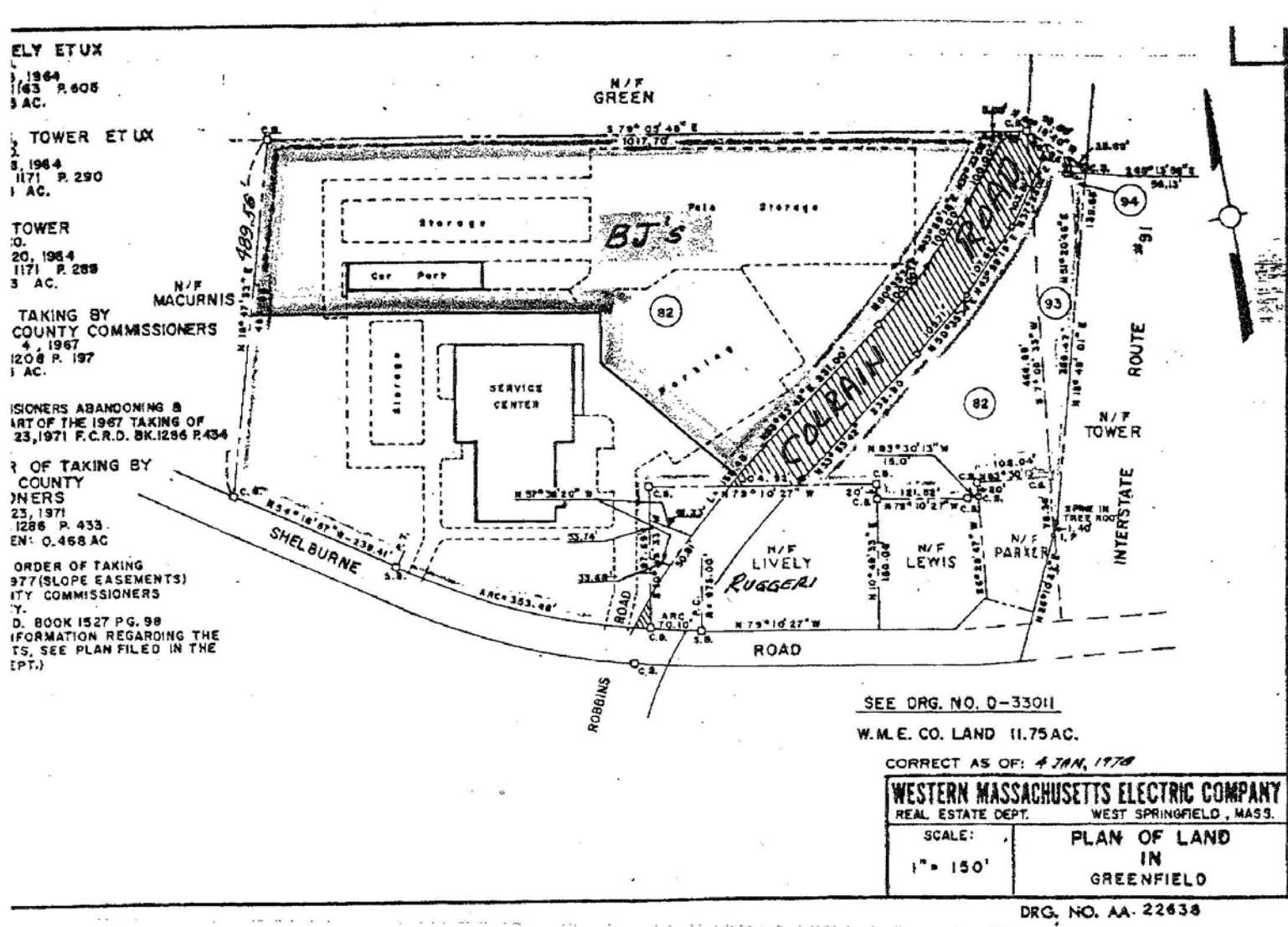
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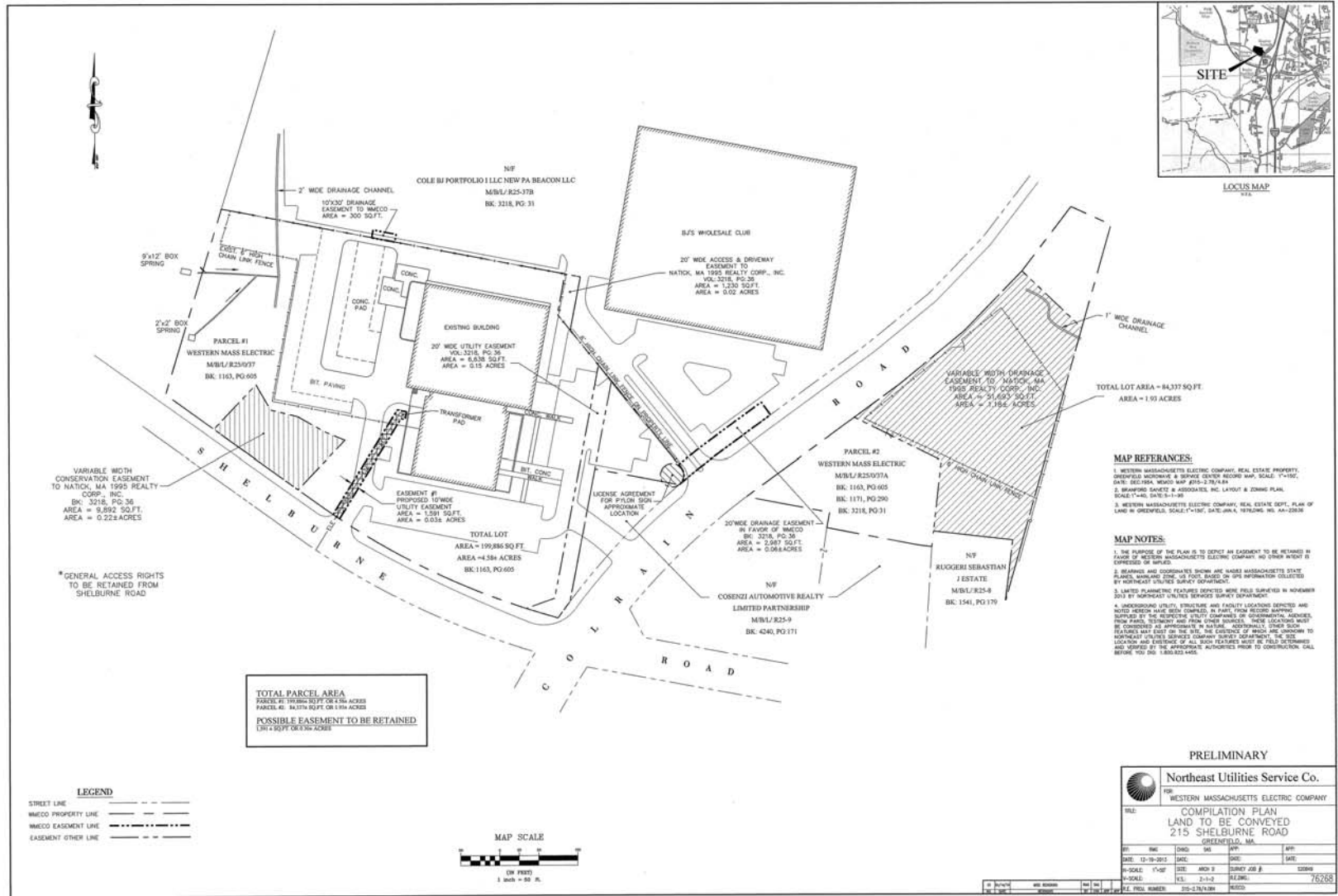
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Site Plan



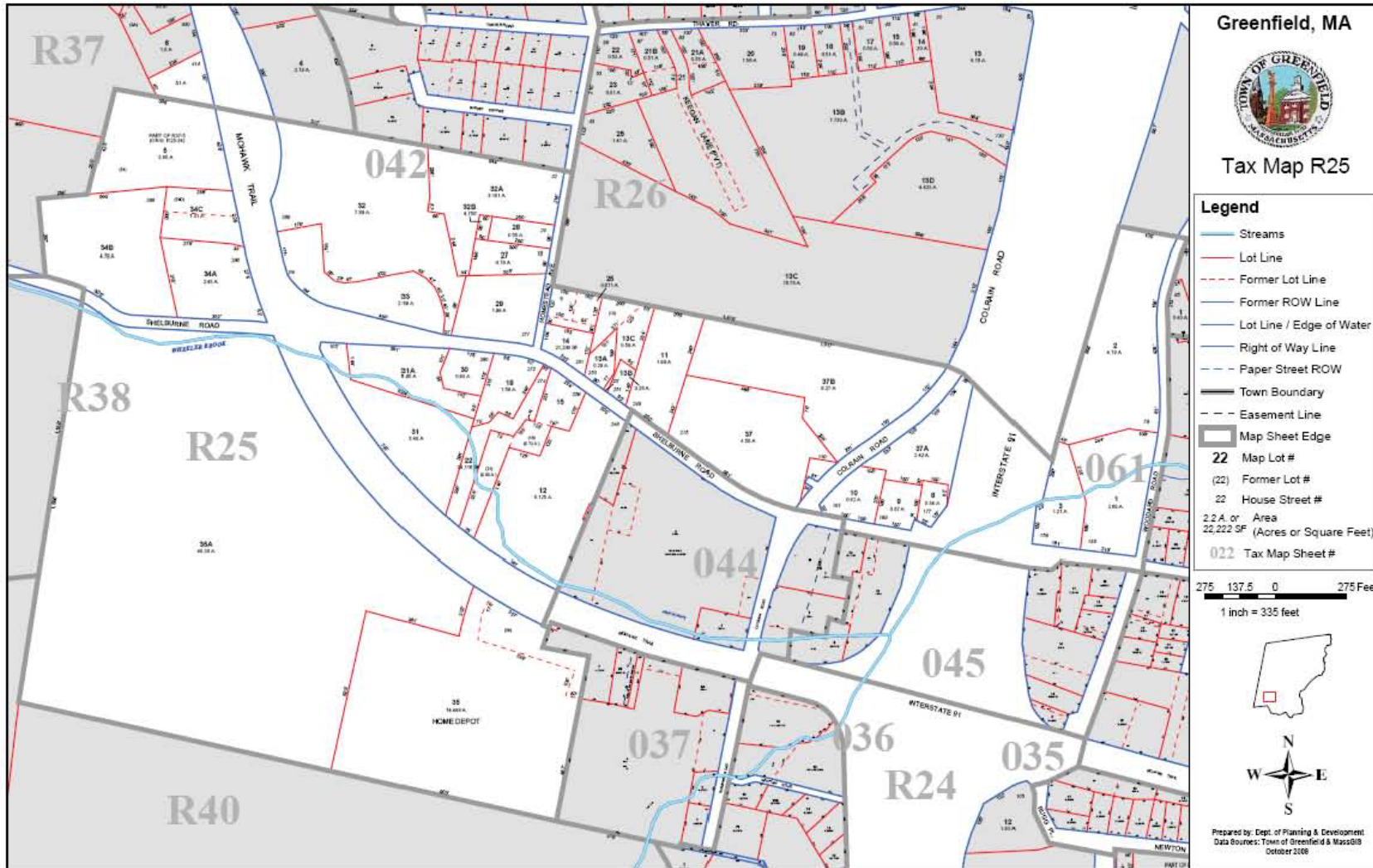
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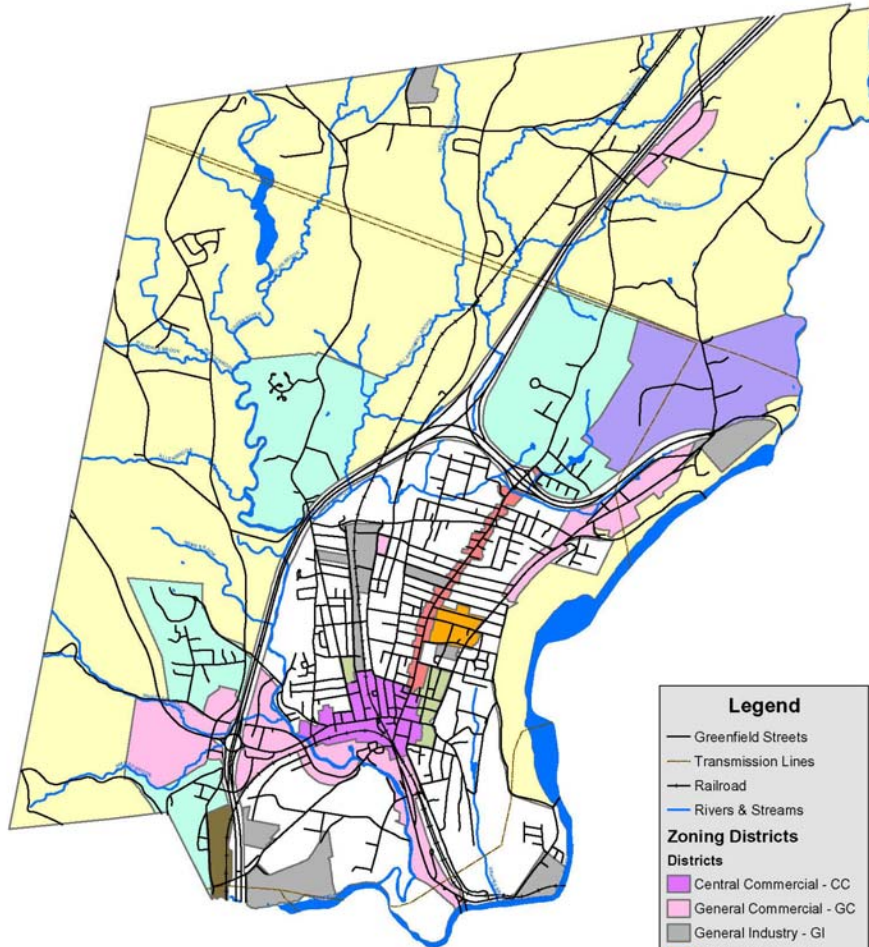
Tax Map



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Zoning Map

Zoning Map Town of Greenfield



Franklin County Massachusetts
Adopted October 18, 1989

0.25 0 0.25 0.5 0.75
Miles



Map Prepared by: Office of Planning & Community Development
Data Source: Mass GIS
March 2001
Updated August 7, 2013

Legend	
—	Greenfield Streets
—	Transmission Lines
—	Railroad
—	Rivers & Streams
Zoning Districts	
Districts	
■	Central Commercial - CC
■	General Commercial - GC
■	General Industry - GI
■	Health Service - H
■	Limited Commercial - LC
■	Office - O
■	Planned Industry - PI
■	Rural Residential - RC
■	Semi-Residential - SR
■	Suburban Residential - RB
■	Urban Residential - RA

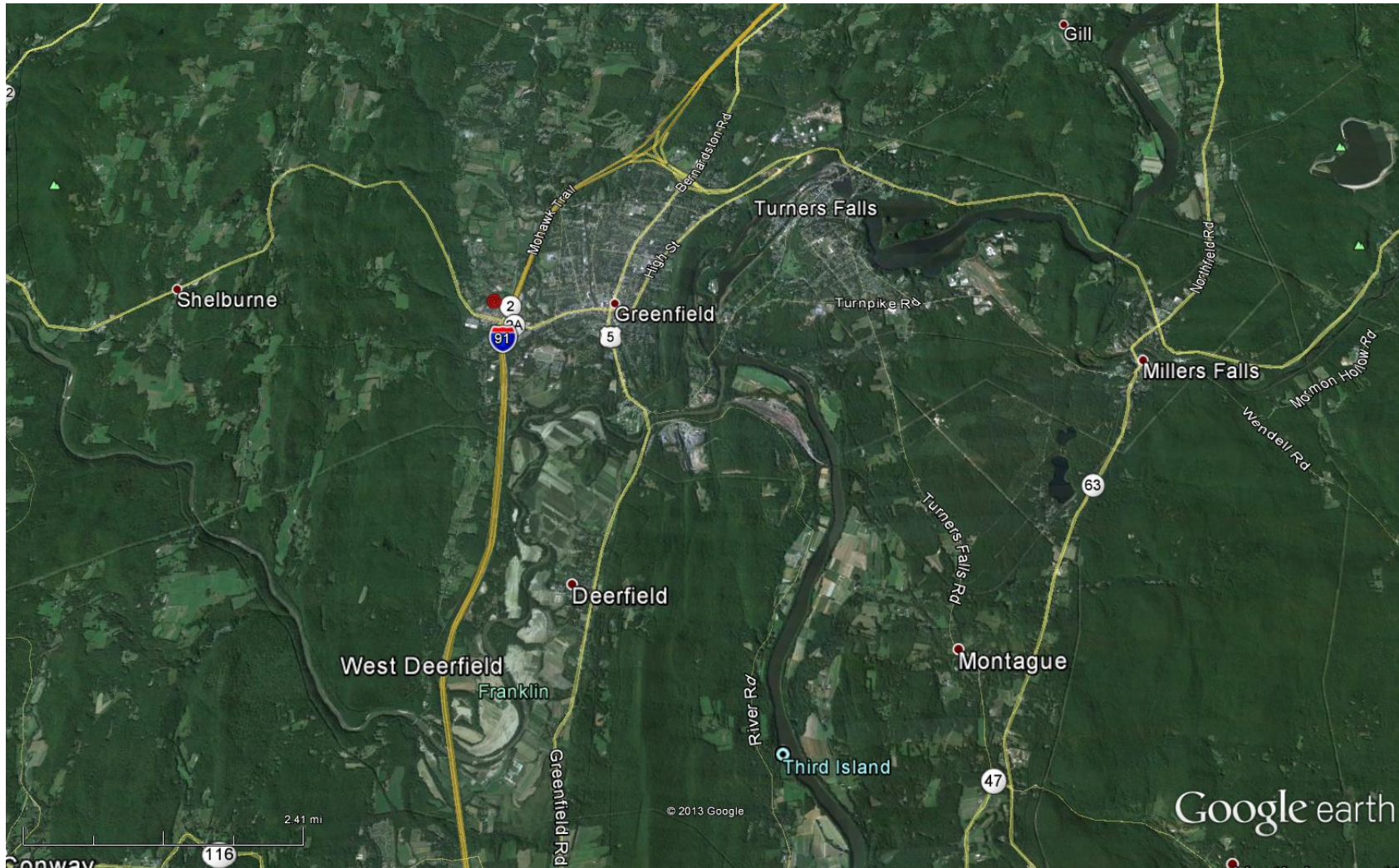
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Local Aerial



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Regional Aerial



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