

798
AIRPORT
INDUSTRIAL
PARK RD
WESTFIELD, MA

OFFERED FOR SALE
\$1,100,000



AVAILABLE | 10,000 SF INDUSTRIAL BUILDING | AIRPORT INDUSTRIAL PARK

CONFIDENTIAL OFFERING MEMORANDUM

Atlantic
CAPITAL PARTNERS™

798 AIRPORT INDUSTRIAL PARK RD WESTFIELD, MA

EXECUTIVE SUMMARY

Atlantic Capital Partners is pleased to present 798 Airport Industrial Park Road, a vacant ±10,000 SF industrial building located within the Airport Industrial Park in Westfield, Massachusetts. The property offers investors an opportunity to acquire a well-maintained industrial asset with functional infrastructure, modern building systems, and immediate occupancy potential.

The property has seen recent capital investment, including a new roof installed within the past year, providing near-term durability and reduced maintenance risk. Office areas are served by LG Dual Inverter mini-split systems (installed 2019), while the main warehouse space is heated by a 75,000 BTU Thermo Pride HVAC unit, most recently serviced in August 2025, and reported to be in good operating condition.

Located within the Springfield Metropolitan Statistical Area, the asset benefits from steady industrial demand driven by regional manufacturing, logistics, and service-based users seeking functional space in supply-constrained submarkets. 789 Airport Industrial Park Road represents a compelling opportunity to acquire a versatile industrial building with strong fundamentals, minimal deferred maintenance, and long-term upside.



PROPERTY SPECIFICATIONS

Address	798 Airport Industrial Park Road, Westfield, MA
Building Size (GLA)	10,000 SF
Land Size	1.60 Acres
Year Built/Renovated	1987/2019
Clear Height	Building 1: 10' & Building 2: 14'
Doors	4 Drive Ins
Power	New 1200 Amp, 3-Phase, 480 power installed 2019
Natural Gas	Yes
Sewer	Private
Water Supply	City Water
Slab	Yes

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VACANT, FLEXIBLE INDUSTRIAL ASSET

The ±10,000 SF building is delivered vacant, allowing an investor or owner-user to immediately occupy, lease, or reconfigure the space without displacement or lease-up restrictions



RECENT CAPITAL IMPROVEMENTS

The property features a newly installed roof (less than one year old) and updated HVAC systems, limiting near-term capital exposure and supporting predictable ownership costs.



INDUSTRIAL PARK LOCATION

Positioned within the Airport Industrial Park, the property benefits from surrounding industrial users, established infrastructure, and zoning compatibility for a wide range of industrial and service uses.



EFFICIENT BUILDING DESIGN

The building's straightforward industrial layout supports efficient operations, clear internal circulation, and flexible space planning across a wide range of industrial uses.



STRONG REGIONAL DEMAND DRIVERS

Western Massachusetts continues to experience steady industrial demand driven by manufacturing, regional distribution, and contractor-oriented users seeking cost-effective alternatives to higher-priced eastern Massachusetts markets.



OPERATIONALLY SIMPLE OWNERSHIP

The property's configuration lends itself to straightforward management, with limited complexity and reduced operational burden relative to multi-tenant or larger-scale facilities.

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WESTFIELD, MA

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HOLYOKE
MASSACHUSETTS
WESTFIELD
SPRINGFIELD
MASSACHUSETTS

WORCESTER
MASSACHUSETTS

WESTFIELD, MA
PROVIDENCE
RHODE ISLAND

WORCESTER, MA - 58 MILES
HARTFORD, CT - 37 MILES
PROVIDENCE, RI - 12 MILES
HOLYOKE, MA - 6 MILES
SPRINGFIELD, MA - 9 MILES

HARTFORD
CONNECTICUT

REGIONAL MARKET CONTEXT

Westfield is located within the Springfield Metropolitan Statistical Area, the primary economic hub of Western Massachusetts. The MSA benefits from a diversified employment base anchored by manufacturing, healthcare, logistics, education, and defense-related industries, supporting steady industrial demand.

INDUSTRIAL FUNDAMENTALS

The Springfield industrial market continues to experience limited new supply, rising replacement costs, and consistent demand for functional warehouse and flex space. Mid-size industrial buildings remain particularly attractive to owner-users and regional tenants seeking cost-effective alternatives to Eastern Massachusetts markets.

CONNECTIVITY & INFRASTRUCTURE

The region is served by Interstate 90 (Massachusetts Turnpike) (49,200 VPD) and a network of state highways providing efficient east-west access across New England and into upstate New York, supporting regional distribution and service-oriented users.

LABOR & BUSINESS ENVIRONMENT

Western Massachusetts offers access to a stable labor pool and a business-friendly operating environment, contributing to sustained occupancy and long-term market stability for industrial assets.

9,241
PEOPLE

\$138,430
AHHI

5 MILES

52,269
PEOPLE
\$99,568
AHHI

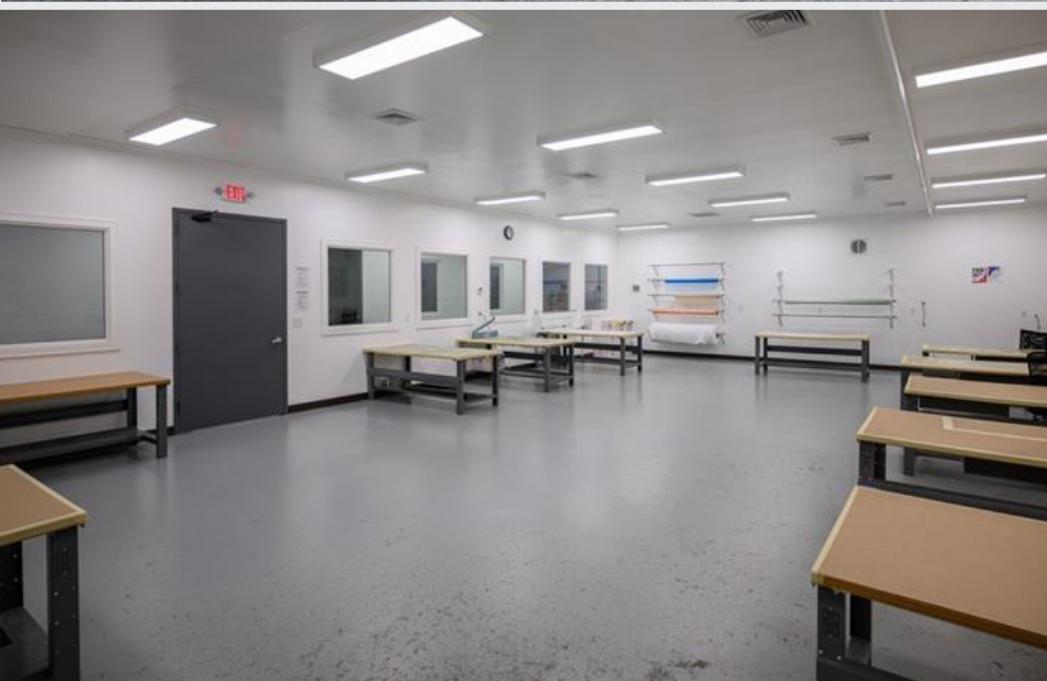
1 MILES

292,483
PEOPLE
\$88,519
AHHI

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PROPERTY PHOTOS



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Exclusively Offered By



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