

# High-Bay Warehouse

With Adjacent Office

57 Littlefield Street  
Avon, Massachusetts

±81,662 SF & ±154,799 SF Available



57 Littlefield Street

Avon, Massachusetts



# Property Overview

On behalf of Marcus Partners, we are pleased to present the opportunity to lease  $\pm 81,662$  and  $\pm 154,799$  SF of high-bay warehouse and additional office space at 57 Littlefield Street, a  $\pm 407,466$  SF highly functional, big-box warehouse with 24' clear height. The building also provides a separate lobby and entrance for the office employees. 57 Littlefield Street is conveniently located less than two miles off Exit 19A on Route 24 and approximately five miles south of the Route 24/Interstate 93 interchange. The site benefits from an abundance of amenities along Route 24 including restaurants, hotels, daycare and other business services.

Within 22 Miles

From Boston

Up To 28 Combined  
Loading Docks

Ability to add 10 doors or trailer  
parking spots within Suite B

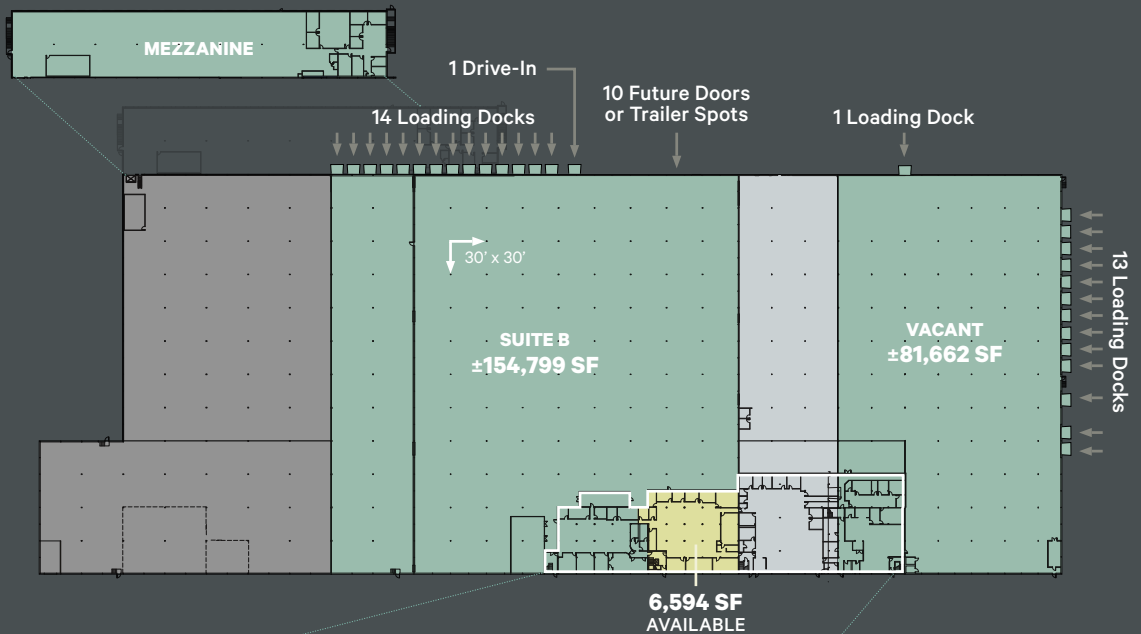
$\pm 6,594$ - $24,241$  SF

Adjacent Office Space Available

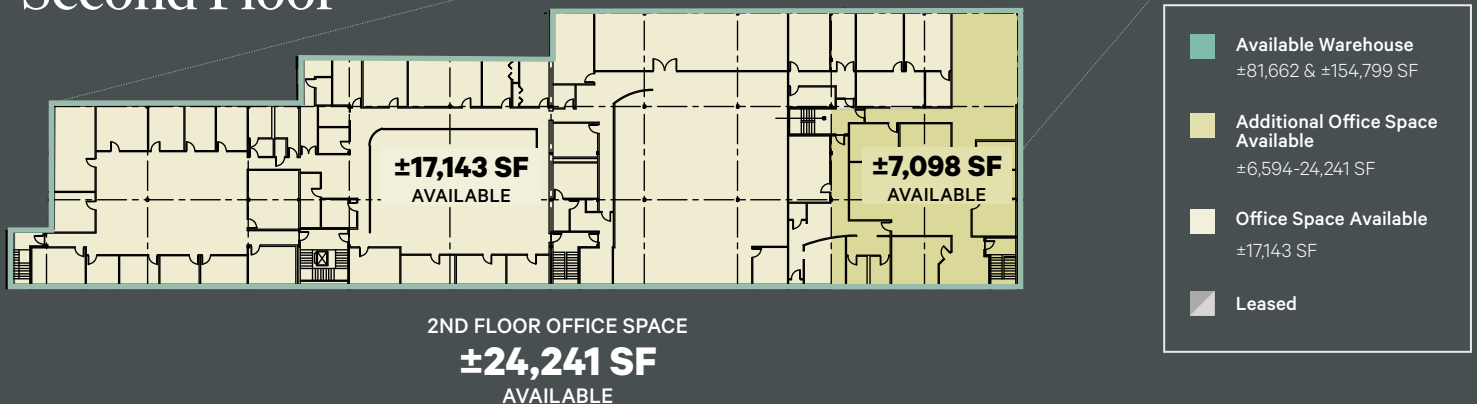
## Building Specifications

- + **Building Size:** ±407,466 SF
- + **Available Space:**
  - **Warehouse:**
    - Suite A: ±81,662 SF
    - Suite B: ±154,799 SF (Available January 2023)
  - **Office:** ±24,241 SF (divisible to ±6,594 SF)
- + **Land Area:** ±18.47 acres
- + **Year Built/Renovated:** 1974/2008
- + **Parking:** ±152 spaces (±0.4/1,000 SF)
- + **Column Spacing:** 30' x 30'
- + **Clear Height:** 24'
- + **Loading:**
  - **Suite A:** 14 loading docks
  - **Suite B:** 14 loading docks; 1 drive-in;  
Ability to add 10 additional doors or trailer parking spots
- + **Power:** 1,200 Amps, 480V, 3ph
- + **Sprinkler:**
  - **Suite A:** Wet Sprinkler
  - **Suite B:** ESFR
- + **Roof:** Single-ply EPDM membrane roof systems
- + **Frame:** Steel frame
- + **Foundation:** Concrete slab-on-grade
- + **Exterior Finish:** Concrete Masonry Unit (CMU) block construction
- + **Windows:** Aluminum framed windows
- + **Zoning:** Industrial
- + **HVAC:** Warehouse is heated with gas-fired radiant heaters, and the office areas are heated and cooled by gas-fired packaged rooftop HVAC units
- + **Utilities:**
  - **Water:** Town of Avon
  - **Sewer:** Private Septic
  - **Electric:** National Grid
  - **Gas:** Columbia Gas of Massachusetts
  - **Fiber:** Comcast, Verizon

## First Floor



## Second Floor





## Contact Us

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