

A V A I L A B L E



South Hadley, Massachusetts

134,652 SF on **15.89** ACRES

- High Bay
- Clean Manufacturing
- 100% Air-Conditioning with Climate Control

SQUARE FEET	Approximately 134,652 square feet
LOT SIZE	15.89 acres
DESCRIPTION	Modern manufacturing and warehouse/distribution facility which housed paper and film coating operations, paper and film converting operations, and associated warehouse/distribution operations. The property features excellent highway access via Interstate 91(North/South) and Interstate 90 (East/West). The coating operations are being relocated out of the facility, with manufacturing infrastructure remaining. The converting operations can be relocated out of the facility. Alternatively, should a like-user be secured for the building, this operation could be sourced to the new user. Logical subdivisions of the facility will be considered.
PARKING AREA	Approximately 220 cars

CONDITION	Excellent
CONSTRUCTION DATES	1984 – Southwest Section 1989 – Balance of the building
DIMENSIONS	200' x 340' – Middle and East Sections 160' x 280' – West Section, plus southwest offset
CONSTRUCTION	
<i>Floors</i>	8" Reinforced concrete, with in-floor wire guided material handling system in warehouse areas.
<i>Walls</i>	Insulated metal panels with decorative block wainscot to 8'.
<i>Columns</i>	Steel H
<i>Ceiling</i>	Combination steel truss, with dropped acoustical ceiling tiles in the Middle Section.
<i>Roof</i>	Single ply membrane

OFFICE

East Section Approximately 8,500 SF of air conditioned office and employee support space featuring: lobby/reception area, (6) private offices, (3) general office areas, (2) conference rooms, (2) lab rooms, break room, and rest rooms. Offices built in February 2009.

West Section Approximately 1,850 SF of air conditioned office and employee support space featuring: (2) private offices, general office area, IT Communications room, vending style cafeteria, and rest rooms with men's and women's locker facilities.

The finish consists of a combination of wall-to-wall carpeting and vinyl floor tiles, dropped acoustical ceiling tiles, fluorescent lighting and finished interior partitions.

CEILING HEIGHTS

Southwest Section (22,310 SF) – 12' to 33' clear under beam.

Middle Section (36,000 SF) – 16' clear to dropped acoustical ceiling tiles and 34' clear to steel truss above. Area designed structurally for a second floor with I-beams in place between columns.

East and West Sections (76,342 SF) – 32' to 34' clear under beam.

COLUMN SPACING

West Section 30' x 40'

Middle and East Sections 40' x 40'

POWER

Supplied by South Hadley Electric

(1) 1,500 KVA pad mounted primary transformer feeds a main secondary switch gear rated at 2,500 amps; 480 volts; 3-phase; 4-wire.

POWER (cont'd)

(1) 1,000 KVA pad mounted primary transformer feeds a main secondary switch gear rated 2,000 amps; 480 volts; 3-phase; 4-wire

Emergency Generator (1) gas fired generator in place to maintain lighting in the facility.

HVAC

Heat

(12) gas-fired Trane/American Standard roof-top HVAC units rated at a total of 2,300,000 BTUs per hour. (3) Sterling gas-fired ceiling suspended units on west end, and (2) Sterling gas-fired ceiling suspended units on east end, each rated at 200,000 BTUs per hour.

Air-conditioning

100% via (12) roof-top units rated at a total of 270 tons. Southwest Section has (7) additional Carrier units rated at a total of 131 tons.

Humidity Control

Southwest Section has (3) Armstrong humidifiers rated at a total of 100 tons; the Middle Section has (3) electronic steam Herrtronic humidifiers rated at 200 pounds of water per hour.



HIGH BAY WAREHOUSING



CLEAN MANUFACTURING

- SPRINKLER** Wet system. 100% coverage via 12" riser with in-rack sprinklers on the east and west ends, monitored by a Simplex addressable fire alarm system.
- WATER** Supplied by the Town of South Hadley 3" and 12" lines; 8" – 12" main.
- SEWER** Supplied by the Town of South Hadley 15" main.
- NATURAL GAS** Supplied by Bay State Gas High pressure service via 1" and 3" lines.
- LIGHTING** T-5 energy efficient units with motion sensors installed in 2007.

Exterior lighting via wall and pole mounted halogen units.
- COMPRESSED AIR** (1) 75 H.P. Kaeser air cooled air compressor located in the Southwest Section, and (1) 50 H.P. Kaeser air cooled air compressor located in the east end; both equipped with air dryers.
- CRANES** The Middle Section (converting area) features (11) 2-ton hoists.

TRUCK LOADING

- East Wall* Six (8' x 8') tailgate dock doors equipped with load levelers, dock lights, and dock seals.

One (12' x 16') drive-in door
- West Wall* Five (8' x 8') tailgate dock doors equipped with load levelers, dock lights and dock seals.
- Southwest Section* Two tailgate dock positions with load levelers situated on a 25' covered loading platform.

FORMER COATING LINE

Southwest Section (22,310 SF) which previously housed a paper and film coating line contains the following features: Space environmentally controlled with 131 tons of air conditioning and a humidity control system rated at 100 tons. There is a solvent mixing room containing four 1,000 gallon stainless steel tanks, rated as a Class 1/Div 1 space with a CO2 suppression system. Another mixing room is in place containing one 1,000 gallon and one 2,000 gallon stainless steel tanks and one overhead 3 ton bridge crane. There is a warehouse area designed to handle solvent storage. There are three environmental testing chambers. Just outside this area is a pad-mounted Reeco incinerator rated at 20,000 CFM.

DUST COLLECTION SYSTEM

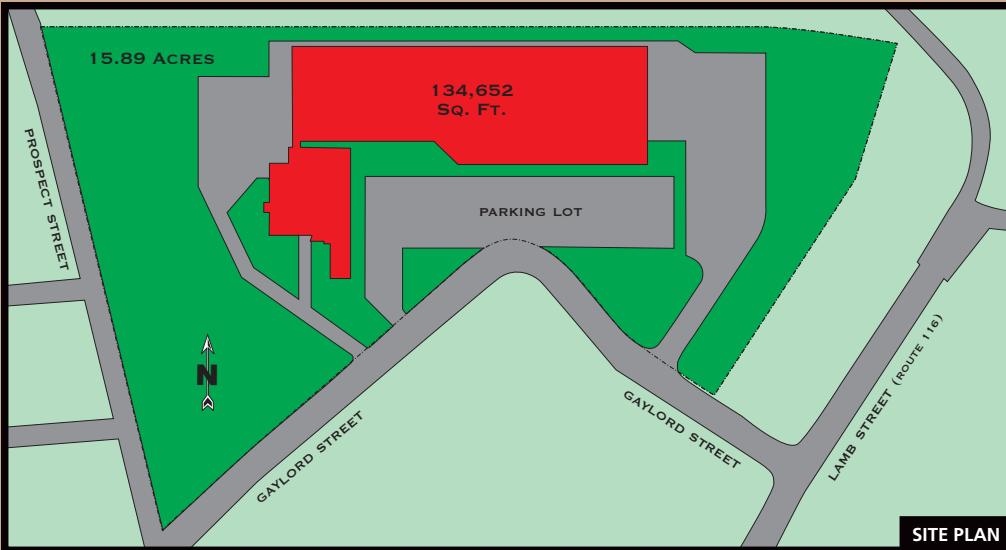
Overhead dust collection system in place feeding two horizontal auto-tie bailers.

PALLETIZED RACKING East and west sections.

SECURITY SYSTEM Card-key system in place at all doors.

LAST USE Paper and film coating, paper and film converting, and related warehouse/distribution.

DISCLAIMER Some equipment or property parcels may/may not be available at the time of transaction.



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