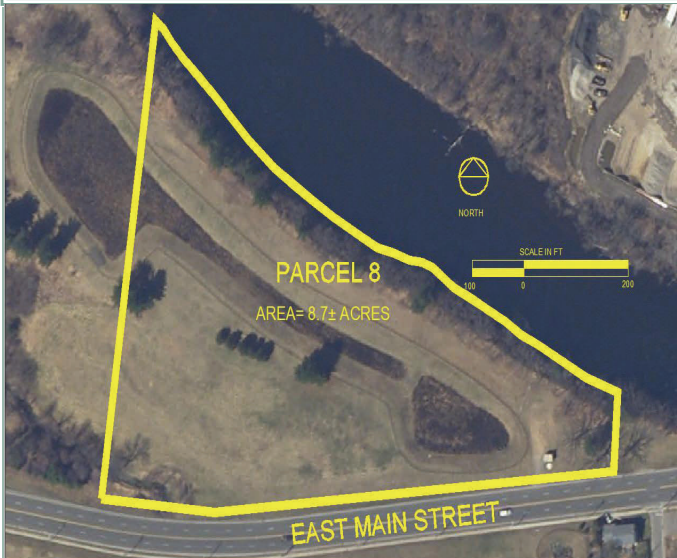


Chicopee River Business Park

Parcel 8

Chicopee & Springfield, MA

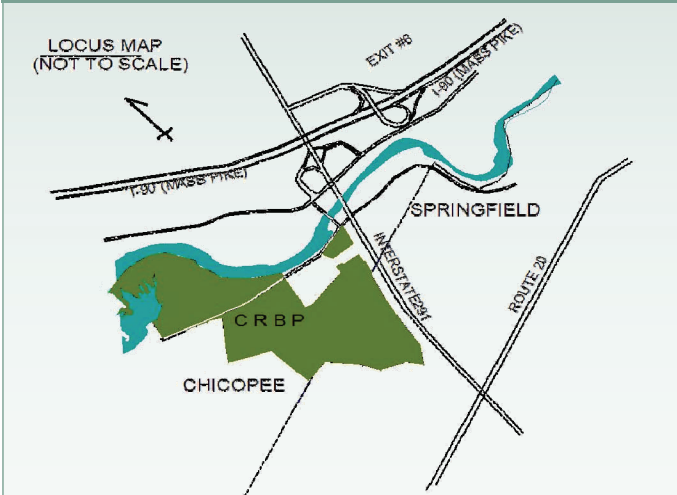


Park Description: The Chicopee River Business Park is located at the intersection of I-90 (Mass Pike at Exit 6) and I-291. This unique Park offers a range of sites designed to meet the needs of manufacturing and office users. Much of the Park was developed on a former golf course and is set within a mature landscape. The natural setting is unlike any in western Massachusetts. The US Headquarters of Prima North America, a laser manufacturer occupies 87,000 SF in the Park.

Community Description: The Chicopee River Business Park is located in both Chicopee and Springfield, MA. Both municipalities are business friendly and together they serve as the heart of a diverse regional economy anchored by growing manufacturers, a burgeoning medical technology sector, and educational institutions that are renowned for applied research.

The Westmass Commitment: Westmass will assist companies with site evaluation, conceptual site planning, project permitting and closing requirements. Westmass has extensive experience in permitting of business/industrial projects. Our professional staff will manage and coordinate your project's permitting to assure your company of a successful and expedited effort.

Parcel Size & Frontage:	8.7 acres with 989 ± LF frontage on East Main Street
Developable Area:	3 acres, suitable for 20,000 SF building.
Services:	Fully served; all utilities available
Zoning:	Industrial Planned Development (IPUD Type II); seeking light industrial and small office users
Permitting Status:	Wetlands delineation completed



Westmass

Westmass Area Development Corporation

255 Padgette Street, Chicopee, MA 01022

(413) 593-6421

www.westmassdevelopment.com

Information and pricing are subject to change without notice

Affiliated with the Economic Development Council of Western Massachusetts