

Chicopee River Business Park

Parcel 1-C

Chicopee & Springfield, MA



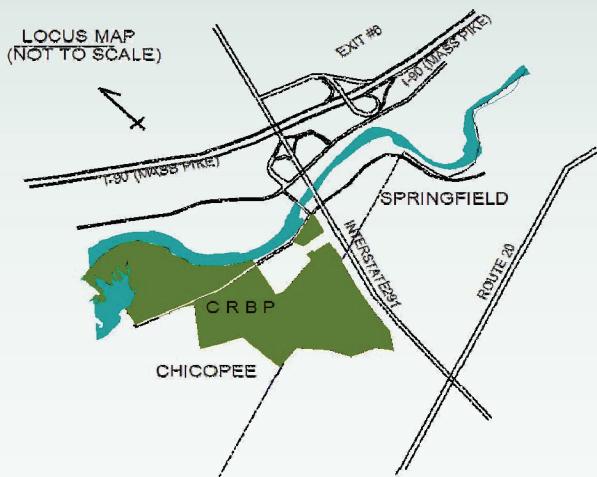
Shovel Ready Site

Parcel Size & Frontage:	6.7 acres with 964 ± LF of frontage, corner location.
Developable Area:	6.7 acres
Suitable for Buildings	64,000 SF. on two stories.
Services:	Fully served; all utilities available
Zoning:	Industrial Planned Development (IPUD Type II); seeking office, R&D and BIO users. Fully permitted for a 64,000 SF office building.

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 Park is home to the US Headquarters of Prima North America, a laser manufacturer.

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 - "Shovel Ready": 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. This site is "shovel ready". The storm water management plan, and the complete site plan has been completed, approved and are immediately available. The Conservation Commission has issued its "Order of Conditions" for this site. As soon as your building foundation and elevation plans are ready— so are you.



Westmass

Westmass Area Development Corporation

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Information and pricing are subject to change without notice

Affiliated with the Economic Development Council of Western Massachusetts