

**138,000± SQ. FT. HISTORIC PAPER MILL ON THE BANKS OF THE WESTFIELD RIVER
WITH 200± ACRES – TO BE SOLD AT 12:00 NOON**

REAL ESTATE HIGHLIGHTS

- 138,000± Sq. Ft. Brick Building with 200± Acres of Land
- 1,100± Feet River Frontage
- (1) 3,000 KVA 3,000 AMP Service with a Minimum 3-Phase Capability
- (1) 2,500 KVA 1,600 AMP Service
- 22' Ceiling Heights
- (6) Loading Docks
- (3) Drive-In Doors
- Zoned: Industrial
- Redevelopment Potential: Light Industrial, Storage Facility, Shopping Outlets, Multi-Unit Residential
- Low Taxes
- Phase I Report Available Upon Request
- 30 Minutes to the Berkshires
- 45 Minutes to Springfield, MA
- Close Proximity to Popular Local Ski Areas: Blandford, Jiminy Peak, Otis Ridge & Berkshire East



REAL ESTATE TERMS: \$20,000 deposit required in cash or certified funds. A buyer's premium of 5% will apply. Broker Participation. Please refer to crgauction.com for all other terms and conditions. Bidders Packet available upon request.

For complete catalog and more information visit crgauction.com or call 1.800.300.6852

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