



## Cartamundi Business Campus

**443 SHAKER ROAD**

East Longmeadow, MA 01028

Presented By:

**Kevin Jennings**

413.731.7770

kevin@jennings-re.com



**JENNINGS**  
REAL ESTATE SERVICES, INC.

73 Chestnut Street Springfield, MA 01103

**JENNINGS-RE.COM**

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## Executive Summary



### OFFERING SUMMARY

Available SF: 5,000SF- 50,000 SF

Lease Rate: \$15.00 - 18.00 SF/yr (MG)

Lot Size: 52.68 Acres

Building Size: 1,200,000

Zoning: Industrial

Market: Greater Springfield



### PROPERTY OVERVIEW

- \* Join the Cartamundi Business Campus
- \* Office opportunities ranging from 5,000 sf -50,000 sf
- \* Numerous on-site amenities - full service cafeteria, 24/7 security
- \* Abundant on-site free parking
- \* Well located near East Longmeadow's town center
- \* Adjacent to the Redstone Rail Trail for biking & walking
- \* Located on public transportation bus route

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[Additional Photos](#)



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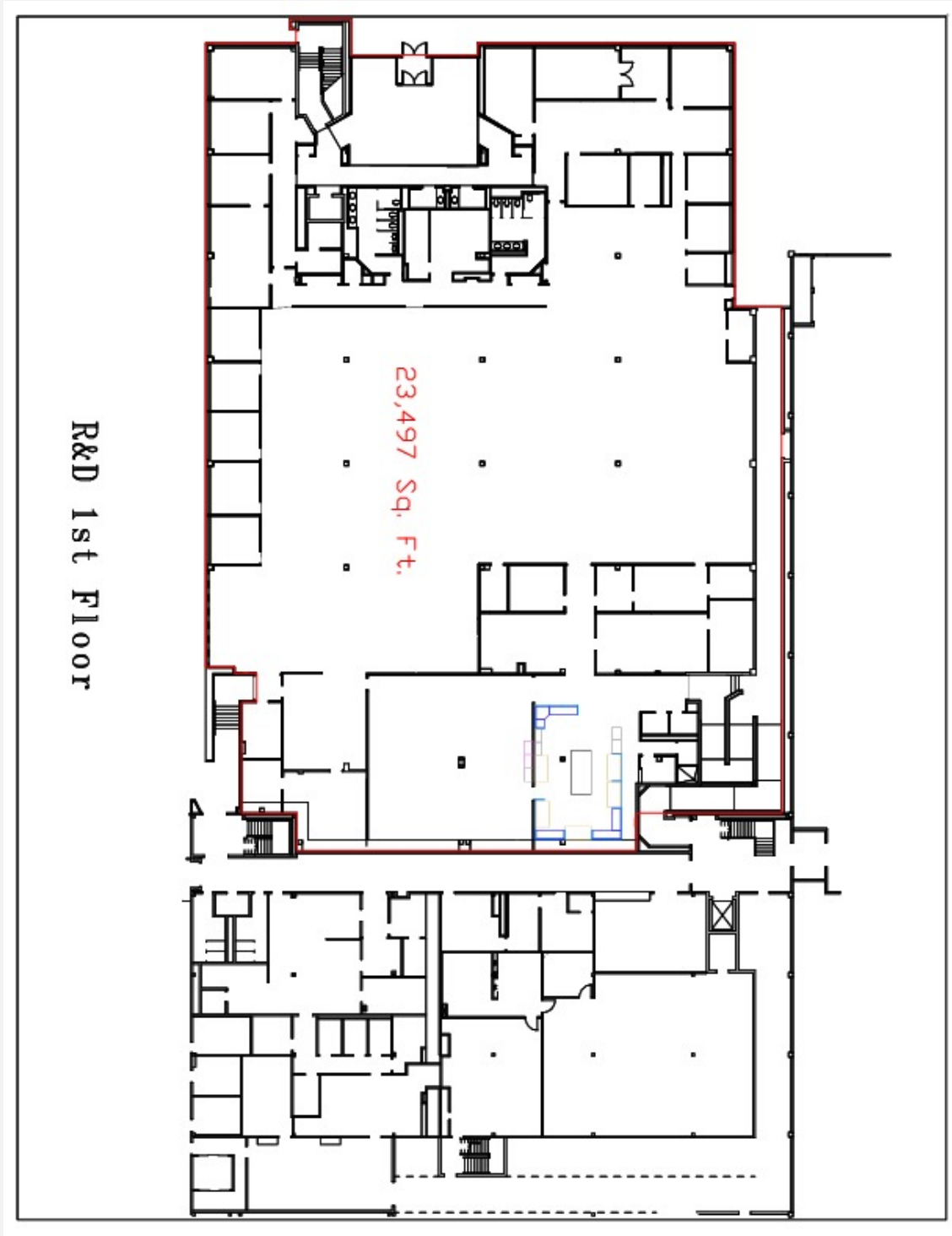
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## Floor Plans



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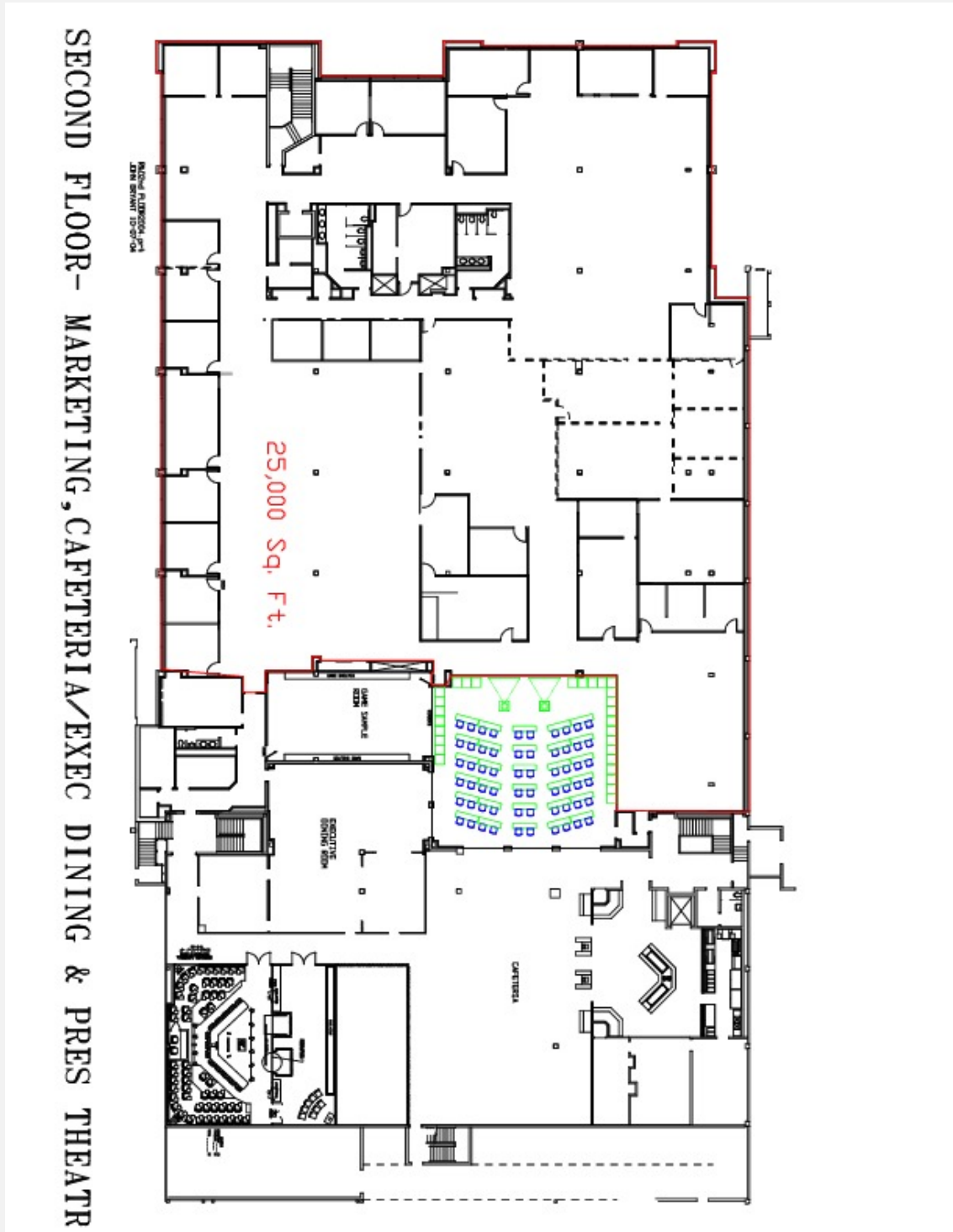
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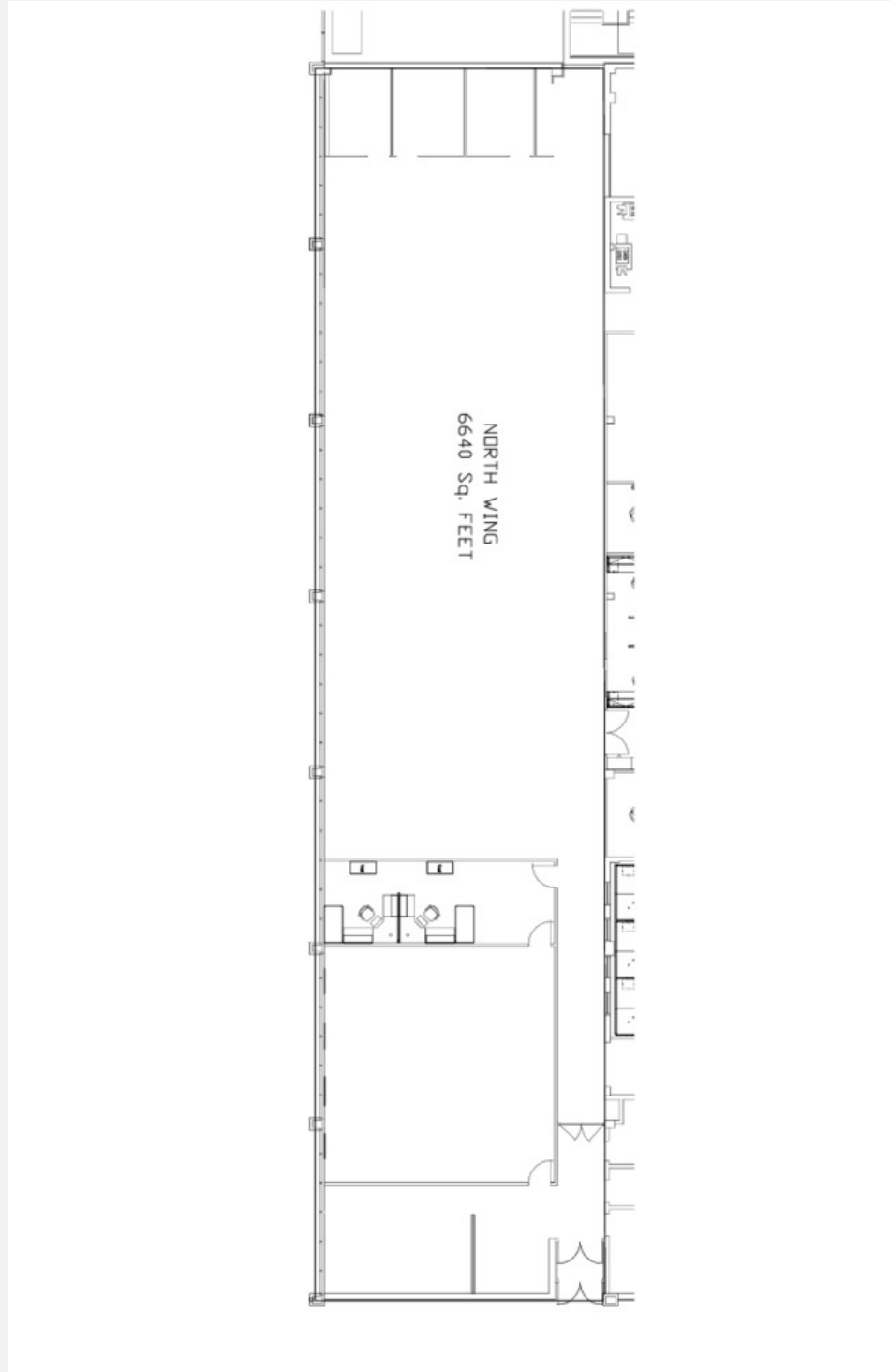
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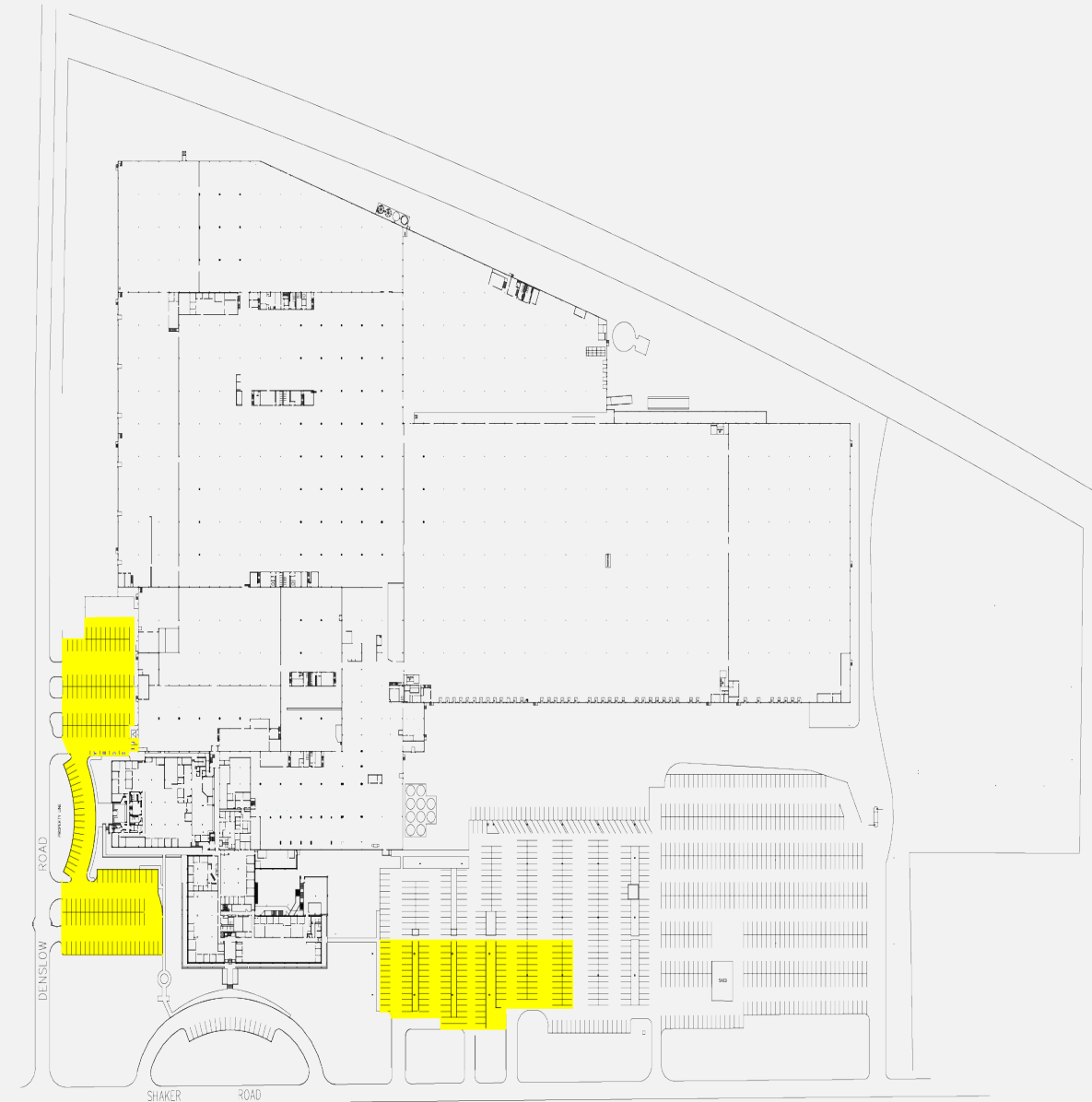
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Site Plan



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Location Maps



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**Aerial Map**

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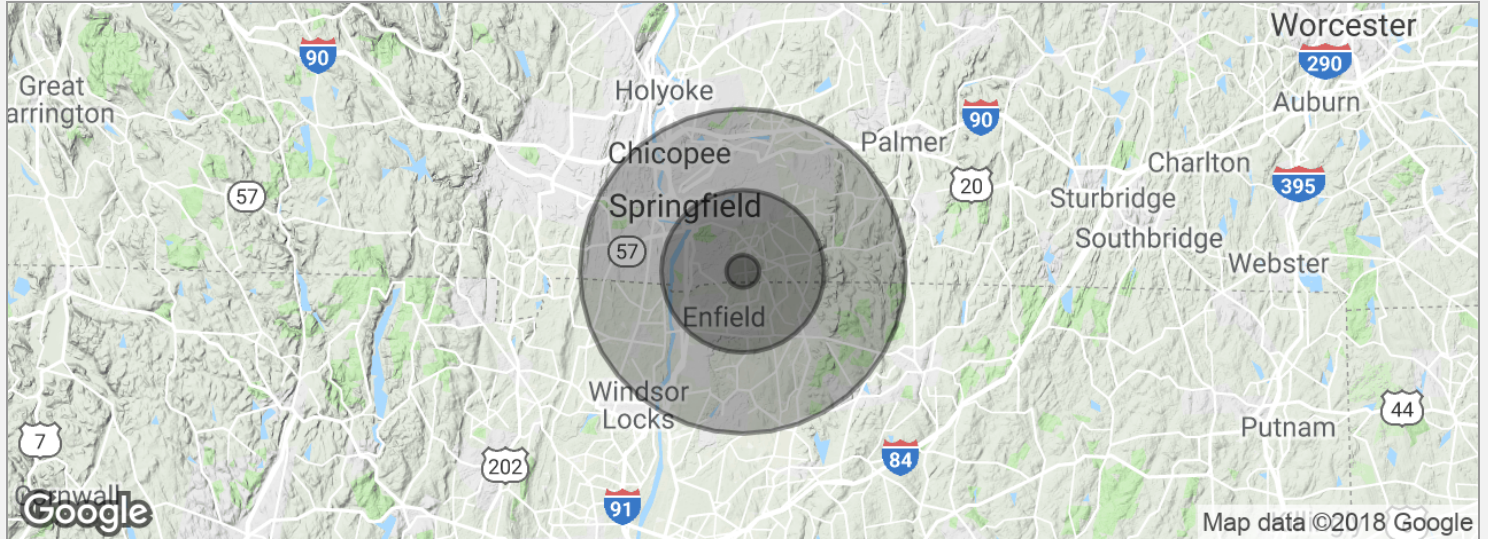
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## Demographics Map



### POPULATION

	1 MILE	5 MILES	10 MILES
Total population	2,941	144,834	468,405
Median age	43.6	37.5	37.4
Median age (Male)	41.1	36.3	35.8
Median age (Female)	46.6	38.6	38.8

### HOUSEHOLDS & INCOME

	1 MILE	5 MILES	10 MILES
Total households	1,014	50,465	175,421
# of persons per HH	2.9	2.9	2.7
Average HH income	\$112,693	\$77,523	\$66,023
Average house value	\$359,962	\$267,123	\$252,201

*\*Demographic data derived from 2010 US Census*

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