

FALCON LANDING

+/- 524,000 SF
Industrial Warehouse
Available For Lease in
Westfield, MA



SETTING THE REGIONAL STANDARD FOR SUSTAINABLE LOGISTICS

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A MARKET-DEFINING DEVELOPMENT



Falcon Landing represents a premier industrial opportunity in Westfield, Massachusetts, featuring approximately 524,000 SF of cutting-edge warehouse space strategically positioned on Falcon Drive.

Adjacent to the Westfield-Barnes Regional Airport, this exceptional Class-A facility stands as the region's first-of-its-kind property, distinguished by its 100% electric infrastructure and comprehensive eco-friendly capabilities.

The property's strategic location provides unmatched connectivity to major markets through direct access to critical transportation arteries, including I-90 (Massachusetts Turnpike) and I-91. This advantageous positioning delivers seamless access to the broader New England region, Mid-Atlantic markets, and the New York City Metropolitan Area, establishing Falcon Landing as a gateway to some of the nation's most vital economic centers.



TOTAL SIZE
+/- 524,000 SF
(may divide)



DOCKS
60 & up to 104



CAR PARKING
up to 360 spaces

BUILDING SPECIFICATIONS

Column spacing	56' x 50'
Clear Height	40'
Trailer parking	up to 322 stalls
Drive-in Doors	4 Doors
Floor slab	7' non-reinforced concrete, 4,000 PSI
Truck court	130' (185' w/ trailer parking)

Lighting	LED with motion sensors, 30 FC average; measured at 30" AFF
Construction	100% insulated precast
Electrical service	6,500 KVA 480/277V
Sprinkler system	ESFR HVAC - 500F at - 00F, 0.25 ACH
LEED	Yes
Solar	Solar-ready roof

SITE PLAN

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CONVENIENTLY POSITIONED



UNMATCHED REGIONAL ACCESS

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KEY DISTANCE



US-202
1 MILE



I-90
3 MILES
(Massachusetts Turnpike)



I-91
6 MILES

Springfield 13 miles

Bradley Int Airport 30 miles

Harford 35 miles

Albany 76 miles

New Haven Harbor 78 miles

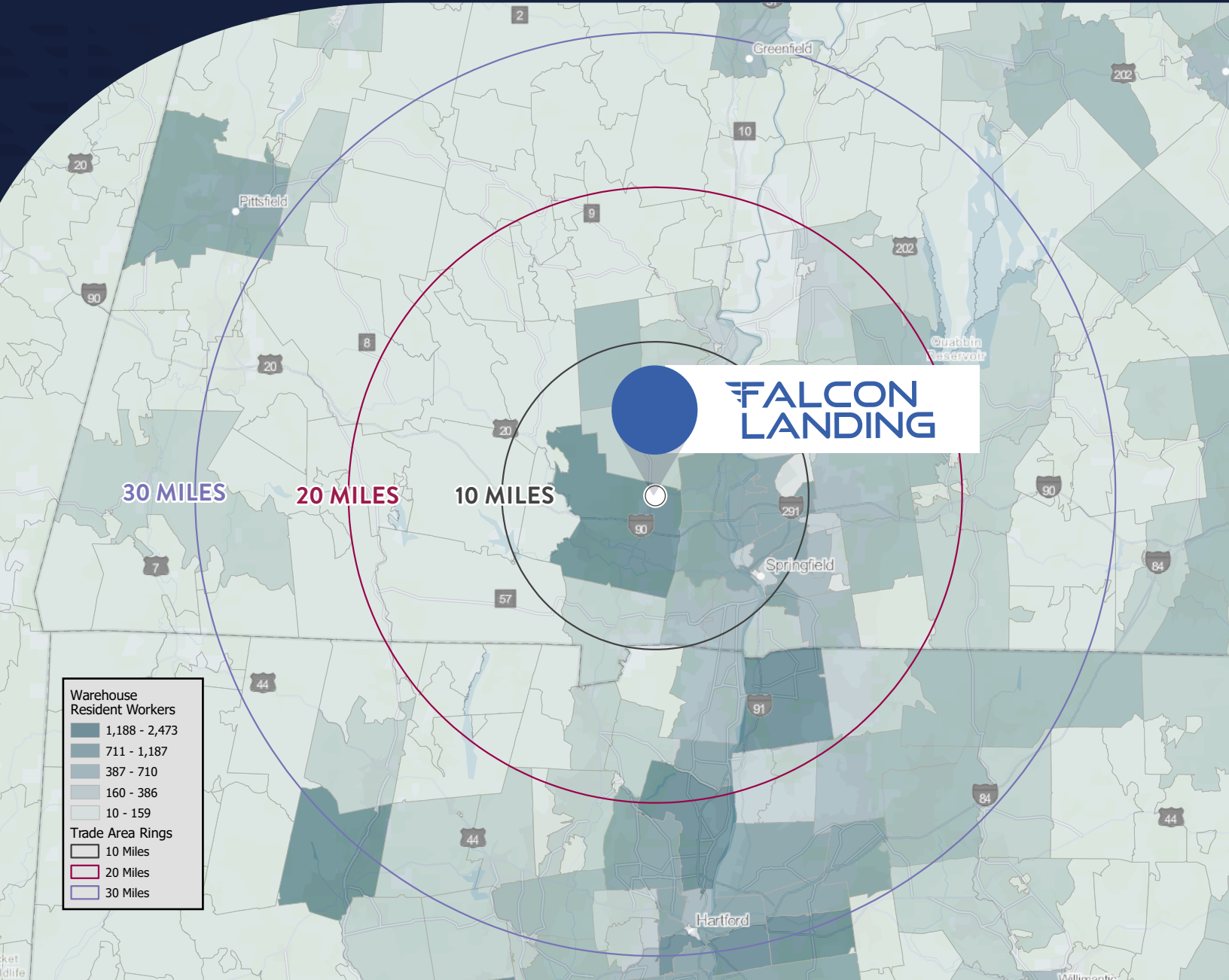
Providence, RI 88 miles

Port of Boston 90 miles

Boston, MA 90 miles

New York City 150 miles

STRONG LABOR AVAILABILITY



Total Population

10 Mile: 323,614
20 Mile: 706,618
30 Mile: 1,257,717



Warehouse Employees

10 Mile: 10,007
20 Mile: 21,031
30 Mile: 40,599



Unemployment Rate

10 Mile: 6.1
20 Mile: 5.2
30 Mile: 4.5



% Blue Collar Workers

10 Mile: 21.60%
20 Mile: 18.50%
30 Mile: 17.80%



Total Labor Force

10 Mile: 157,121
20 Mile: 359,692
30 Mile: 662,318



Median Household Income

10 Mile: \$63,922
20 Mile: \$77,765
30 Mile: \$81,843

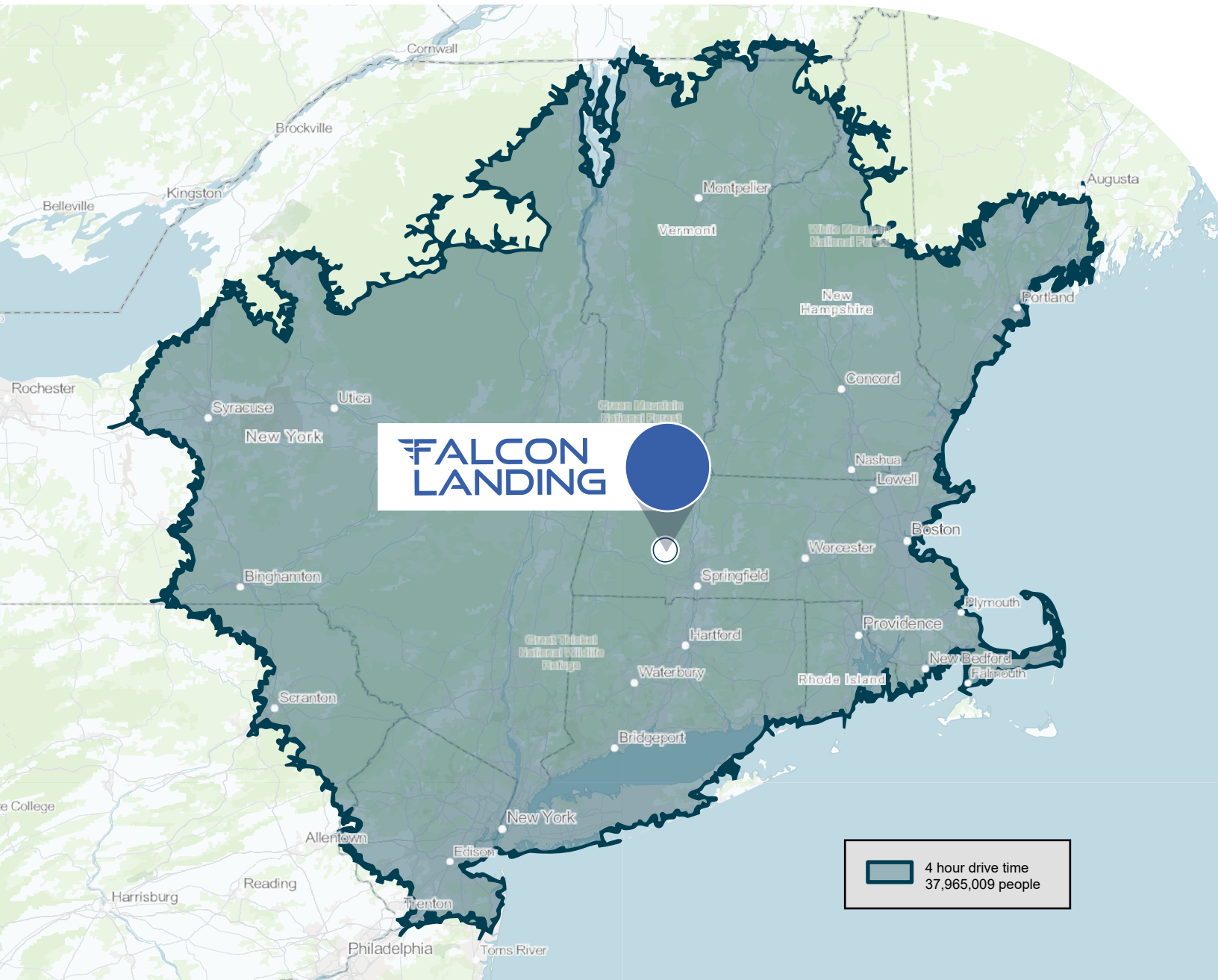


Median Warehouse Hrlly Salary

10 Mile: \$19.71
20 Mile: \$19.73
30 Mile: \$19.92

EXTENSIVE CONSUMER ACCESS

FALCON
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Strategically positioned in Westfield, Massachusetts, this premier distribution center offers unparalleled access to approximately 38 million consumers within a 4-hour drive radius, covering major markets from Boston to NYC and the entire Northeast corridor from Maine to the Mid-Atlantic region. Located at the intersection of I-90 and I-91, the facility offers superior transportation connectivity with lower costs than urban alternatives. Benefits include competitive real estate, skilled workforce, and next-day delivery across the Northeast megalopolis—ideal for optimizing supply chain efficiency in this economically vital region.

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