

21 Downing Three Pittsfield, MA 01201



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MLS# 249862



\$3,500,000

70,920 Sqft

Position your business for growth in one of Berkshire County's premier industrial locations. Situated on 5.96 acres within the established Downing Industrial Park, 21 Downing Three offers approximately 70,920 square feet of industrial, warehouse, manufacturing, and distribution space. The building is configured into three separate sections, providing exceptional flexibility for various ownership and occupancy strategies. Two established tenants currently occupy approximately 20,000 SF while the remaining space is divided into a 10,000 SF section and a 40,000 SF section. Industrial infrastructure includes seven loading docks, two overhead doors, ceiling heights ranging from 16 to 20 feet, ample parking, a sprinkler system and three-phase power. Located within a well-established industrial corridor, the property is surrounded by manufacturing, plastics, engineering, and industrial operations, creating a strong business ecosystem for production, warehousing, logistics, assembly, fabrication, and distribution users. Strategically positioned with convenient access to Route 7, Route 8, and I-90, the property offers efficient connectivity throughout Western Massachusetts, New York's Capital Region, Southern Vermont, and the broader Northeast market. The central Berkshire location supports regional distribution while providing access to a skilled



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