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Winstanley Enterprises and NorthPoint Development receive approval for 524,000 s/f distribution facility

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Westfield, MA In a location that once thrived as part of a computer manufacturing facility for the famed Digital Equipment Corp., a joint-venture development team of Winstanley Enterprises, LLC and NorthPoint Development is moving forward with approved plans to build a general warehouse/distribution facility. The recently obtained state and local approvals for the sought-after

location come as the warehouse and distribution sector continues to thrive.

Falcon Landing is an approved 524,000 s/f general distribution facility that will be constructed for one to two tenants adjacent to the Westfield-Barnes Regional Airport on Falcon Dr. The 126-acre parcel will include 362 parking spaces to accommodate two employee shifts and 322 tractor trailer spaces. The site is located 2.5 miles off the Mass. Pike.

In August of 2023, the joint-venture development team focused their multi-disciplined group of planners, engineers, and architects on developing a scaled-down distribution facility at this location. After listening to neighborhood concerns, the site plan incorporated a meticulously designed stormwater management plan, preservation of mature trees for buffering, and also eliminated any connections to North Rd. The project received state (EOEA) approval in October 2023 and received local approval in February 2024.

“Our project team worked very hard to put forward a sensible plan that is rooted in community input, prioritizes protection of sensitive resources, and delivers economic development benefits to Westfield,” said Adam Winstanley, principal of Winstanley Enterprises. “We are excited to move the project forward.”

“Falcon Landing is an ideal location for companies looking to grow their business at a brand-new state-of-the-art facility that offers easy accessibility from the Mass Pike,” said Andrew Villari, development manager for NorthPoint Development. “We are proud to be a part of this project, and excited about the future in Westfield.”

The project team supporting NorthPoint Development and Winstanley Enterprises includes Epsilon Associates, VHB, Good Earth Advisors, and Watkins Strategies.

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