

# SALE PACKAGE



**6 North Street**  
South Deerfield MA 01373

# Contact

## Mitch Bolotin

P: 978-540-0029

C: 413-537-2020

E: mitch@regionco.com

LIC (MA): 134459

REGION CO LLC

## Ben Bolotin

P: 978-540-0029

C: 413-530-3215

E: ben@regionco.com

LIC (MA): 9582125

REGION CO LLC

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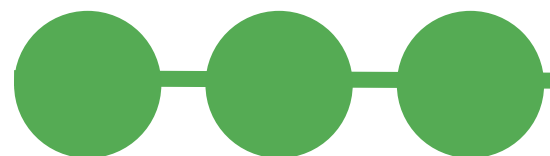
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# SUMMARY

Region Commercial is pleased to offer for sale/lease this approximately 15,208 square foot industrial building which includes 2,668 square feet of mezzanine space. The building is well suited for an owner-user in need of high-bay warehouse space with drive-in door access.

Parking is to the west of the building along North Street. The city of Northampton is 15 minutes to the south, followed by Springfield which is a quick 30 minute drive. Nearby is UMass Amherst, Amherst College, Smith College.

The building has been well maintained and is highly versatile, with close proximity to I-91. For additional information or to schedule a tour please reach out.



**PLEASE NOTE:**  
Information provided here is based on records maintained by the city & town. All prospective buyers must conduct their own analysis to determine the subject property's suitability for their needs.

# 6 North Street



|                       |                                 |
|-----------------------|---------------------------------|
| <b>Total Acreage</b>  | <b>0.52</b>                     |
| <b>Building Size</b>  | <b>15,208</b>                   |
| <b>Year Built</b>     | <b>1971</b>                     |
| <b>Stories</b>        | <b>2</b>                        |
| <b>Foundation</b>     | <b>Slab</b>                     |
| <b>Heat Source</b>    | <b>Gas</b>                      |
| <b>Heat Delivery</b>  | <b>Forced Hot Air / Radiant</b> |
| <b>AC</b>             | <b>Yes</b>                      |
| <b>Overhead Doors</b> | <b>2 (12')</b>                  |
| <b>Docks</b>          | <b>None</b>                     |

|                    |                            |
|--------------------|----------------------------|
| <b>Restrooms</b>   | <b>Two (2)</b>             |
| <b>Sprinklers</b>  | <b>Yes</b>                 |
| <b>Ceiling</b>     | <b>23' - 26'</b>           |
| <b>Roof</b>        | <b>Rubber</b>              |
| <b>Water</b>       | <b>Municipal</b>           |
| <b>Sewer</b>       | <b>Municipal</b>           |
| <b>Gas</b>         | <b>Eversource</b>          |
| <b>Electricity</b> | <b>1200 AMP</b>            |
| <b>Zoning</b>      | <b>CI (Small Business)</b> |
| <b>Frontage</b>    | <b>195'</b>                |

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# LOCATION



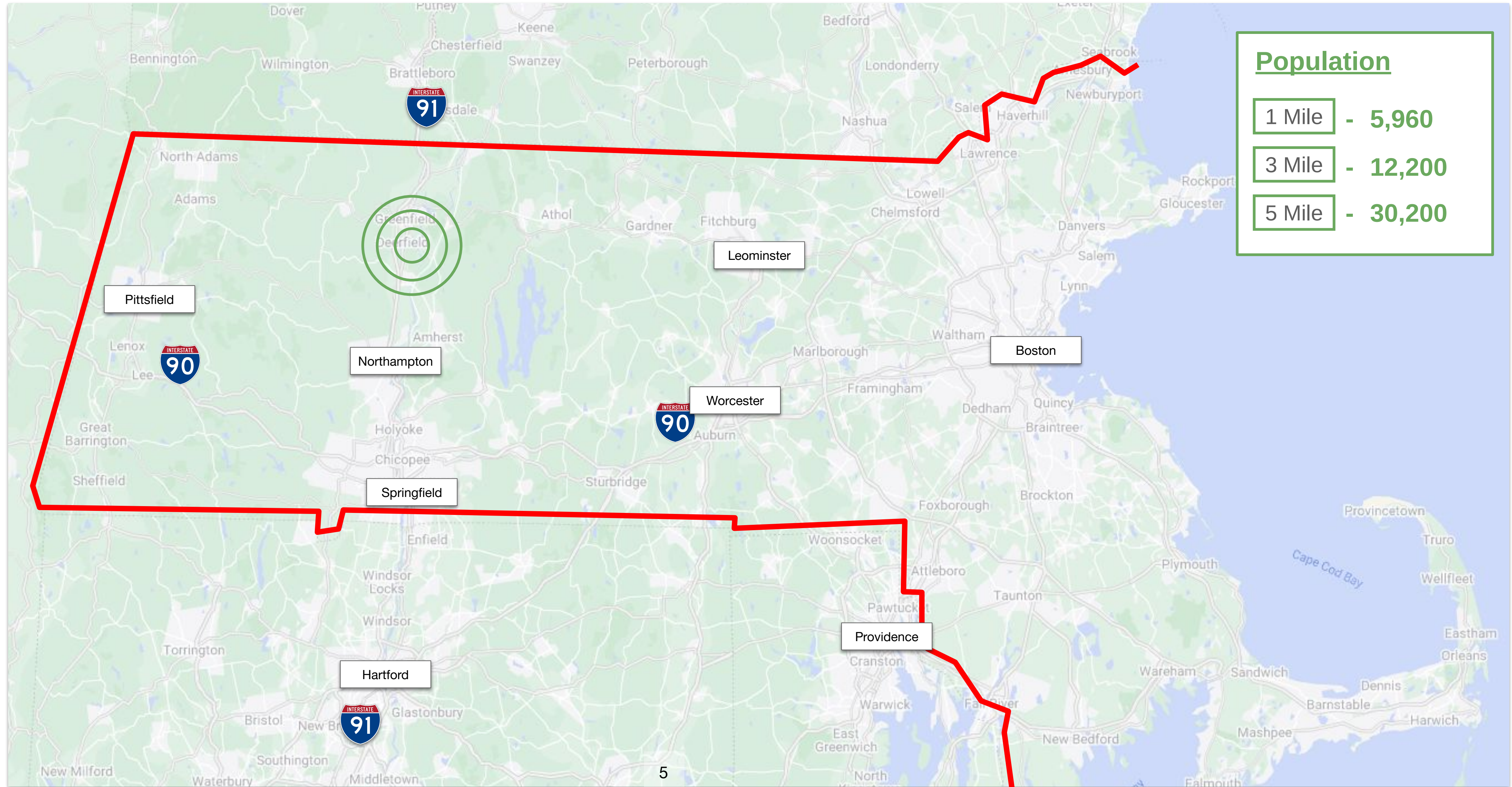
**SPRINGFIELD**  
30 Minutes



**HARTFORD**  
60 Minutes



**BOSTON**  
110 Minutes





Exit 35

South Deerfield





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# REGION

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1  
2

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