

SALE PACKAGE



43-51 Whately Road
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

REGION
COMMERCIAL

DISCLAIMER

The information contained in the following Marketing Brochure is proprietary and strictly confidential. It is intended to be reviewed only by the party receiving it from REGION CO LLC (d/b/a "Region Commercial") and should not be made available to any other person or entity without the written consent of REGION CO LLC. This Marketing Brochure has been prepared to provide summary, unverified, information and the information contained herein is not a substitute for a thorough investigation of all considerations concerning the purchase or sale of the Subject Property. By reviewing this document it is expressly understood that all parties should conduct their own independent analysis. REGION CO LLC has not made any investigation, and makes no warranty or representation, with respect to the income or expenses for the subject property, the future projected financial performance of the property, the size and square footage of the property and improvements, the presence or absence of contaminating substances, PCB's or asbestos, the compliance with State and Federal regulations, the physical condition of the improvements thereon, or the financial condition or business prospects of any tenant, or any tenant's plans or intentions to continue its occupancy of the subject property. Buyers must verify the information and bears all risk for any inaccuracies.

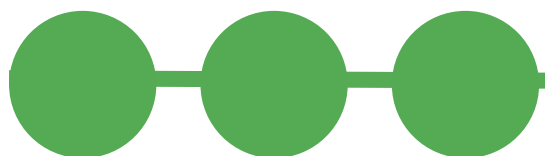
REGION CO LLC is not affiliated with, sponsored by, or endorsed by any commercial tenant or lessee identified in this marketing package. The presence of any corporation's logo or name is not intended to indicate or imply affiliation with, or sponsorship or endorsement by, said corporation of REGION CO LLC, its affiliates or subsidiaries, or any agent, product, service, or commercial listing of REGION CO LLC, and is solely included for the purpose of providing tenant lessee information about this listing to prospective Buyers. REGION CO LLC is a Massachusetts Limited Liability Company ("LLC"). All rights reserved.

SUMMARY

Region Commercial is pleased to offer for sale this two (2) parcel property consisting of three (3) commercial buildings.

The first is a 14,840 square foot warehouse building, the second a 11,340 square foot warehouse housing UPS, and the third is a mini-storage building consisting of sixty (64) units. In total the property is comprised of roughly 34,180 square feet and five (5) acres.

The property is an excellent distribution/warehouse property given its close proximity to I-91. The buildings would be well suited for an investor, or owner-user capable of utilizing a portion of the warehouse area and benefit from additional rental income. Please reach out if you have questions or would like to schedule a tour.



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.

155 Industrial Drive



Building Size	14,840
Year Built	1979
Stories	1
Foundation	Slab
Heat Source	Propane
Heat Delivery	Blowers
AC	N/A
Loading Docks	2
Overhead Doors	2

Water	Municipal
Sewer	Septic
Restrooms	One (1)
Gas	No
Electric	Eversource
Power	100/200 AMP
Zoning	RA

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.

155 Industrial Drive



Building Size	11,340
Year Built	1979
Stories	1
Foundation	Slab
Heat Source	Gas
Heat Delivery	Central
AC	N/A
Loading Docks	6
Overhead Doors	15

Roof	Rubber (New)
Restroom	Two (2)
Water	Municipal
Sewer	Septic
Gas	No
Electric	Eversource
Power	400 AMP
Zoning	RA

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.

155 Industrial Drive



Building Size	8,000
Year Built	1986
Stories	1
Foundation	Slab
Heat Source	None
AC	None
Loading Docks	0
Overhead Doors	39 Exterior 25 Interior

Roof	Metal
Unit Sizes	19: 10 x 20 7: 10 x 15 13: 10 x 10 7: 5 x 5 18: 5 x 10
Water	Municipal
Sewer	Septic
Gas	None
Electric	Eversource
Power	100 AMP
Zoning	GI - General Industrial

REGION

COMMERCIAL

LOCATION



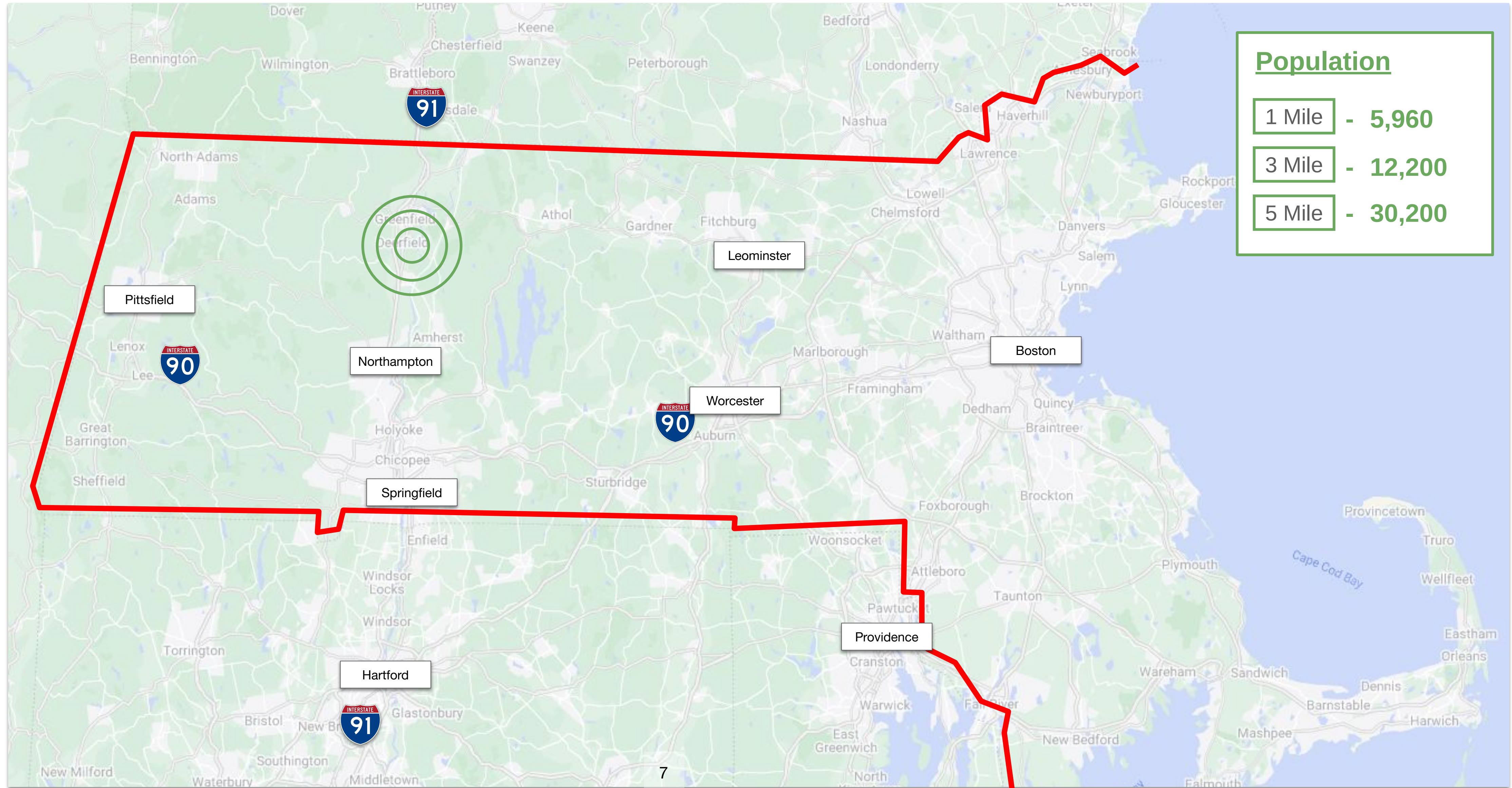
SPRINGFIELD
30 Minutes



HARTFORD
60 Minutes



BOSTON
110 Minutes



REGION

COMMERCIAL

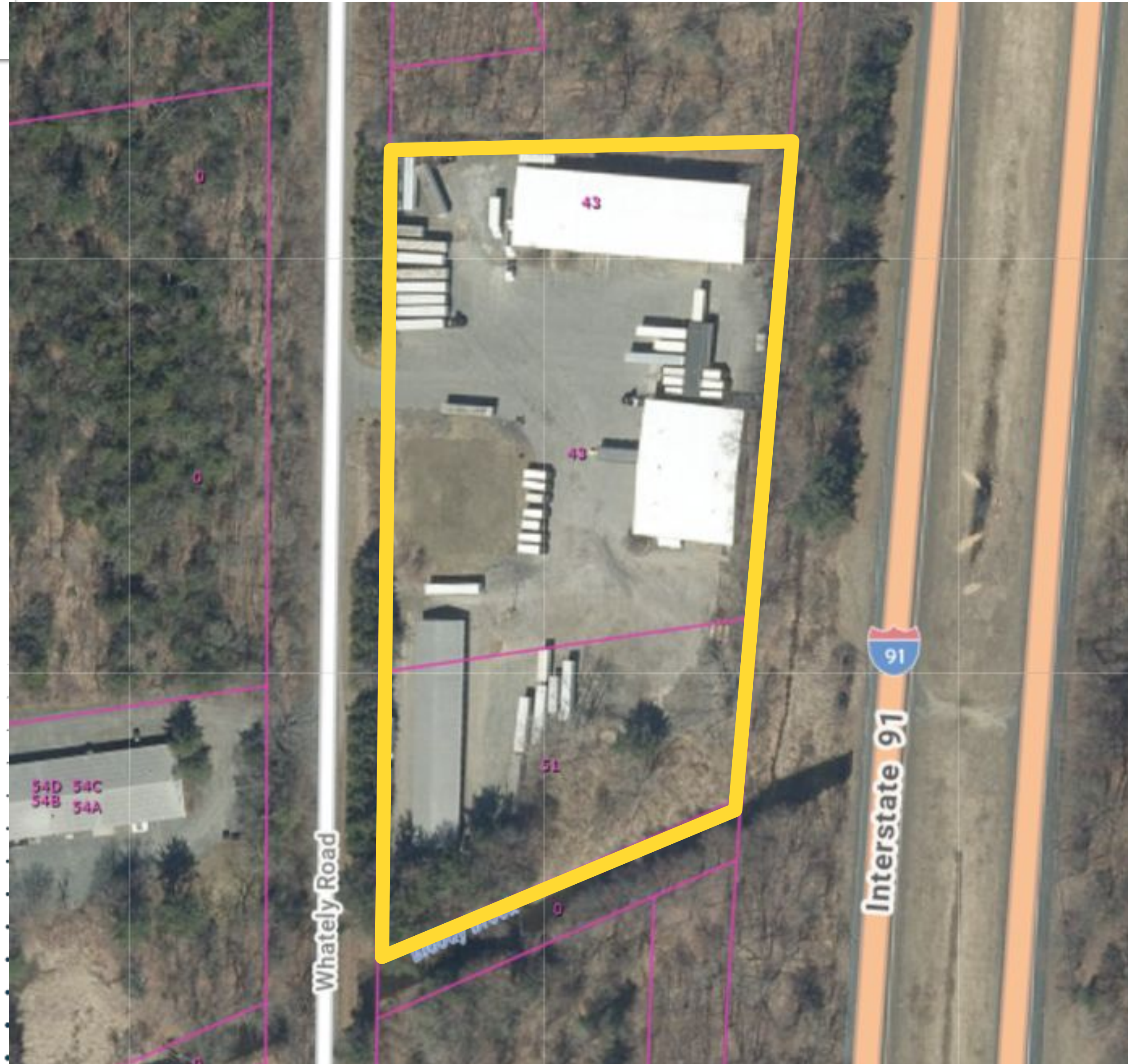
LOCATION



South Deerfield

Exit 35





REGION
COMMERCIAL



REGION
COMMERCIAL



REGION
COMMERCIAL



1
2

REGION
COMMERCIAL



REGION
COMMERCIAL



43-51 Whately Road

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

REGION
COMMERCIAL