

**SALE PACKAGE**

**23 Plumtree Road**  
Sunderland, MA 01375

**REGION**  
COMMERCIAL



# Contact

## Mitch Bolotin

P: 413-415-1200

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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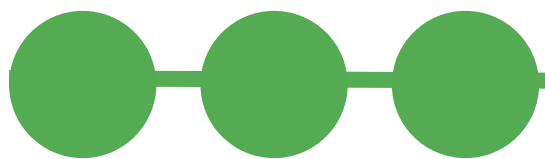
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# SUMMARY

Region Commercial Real Estate is pleased to present on an exclusive basis this approximately 11,971 SF office building on approximately 3.465 acres of land.

The property is located in Sunderland, MA just off Rt. 116 with close proximity to I-91 and Rt. 5 providing easy access to the UMass Amherst Campus as well as other local colleges (Amherst College, Hampshire College, Mt. Holyoke College and Smith College). The high traffic Rt.9 Hadley/Amherst retail corridor, with many national and regional retailers, is easily accessed via Rt. 116.





# 23 Plumtree Road



<b>Total Acreage</b>	3.46	<b>Water</b>	Municipal
<b>Building Size (SF)</b>	11,971	<b>Sewer</b>	Septic
<b>Year Built</b>	1993	<b>Electric</b>	Eversource/Colonial Power Group
<b>Stories</b>	1	<b>Power</b>	400 AMP
<b>Foundation</b>	Concrete	<b>Zoning</b>	Commercial 1, Rural Residence
<b>Heat Delivery</b>	Radiant Floor Heat (Propane)	<b>Frontage</b>	93'
<b>Sprinklers</b>	Wet & Dry	<p><b>PLEASE NOTE:</b> Information provided here is based on records maintained by the city &amp; town. All prospective buyers must conduct their own analysis to determine the subject property's suitability for their needs.</p>	
<b>Roof</b>	Asphalt Shingles		
<b>Parking</b>	47 spaces and 2 handicapped spaces		



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# LOCATION



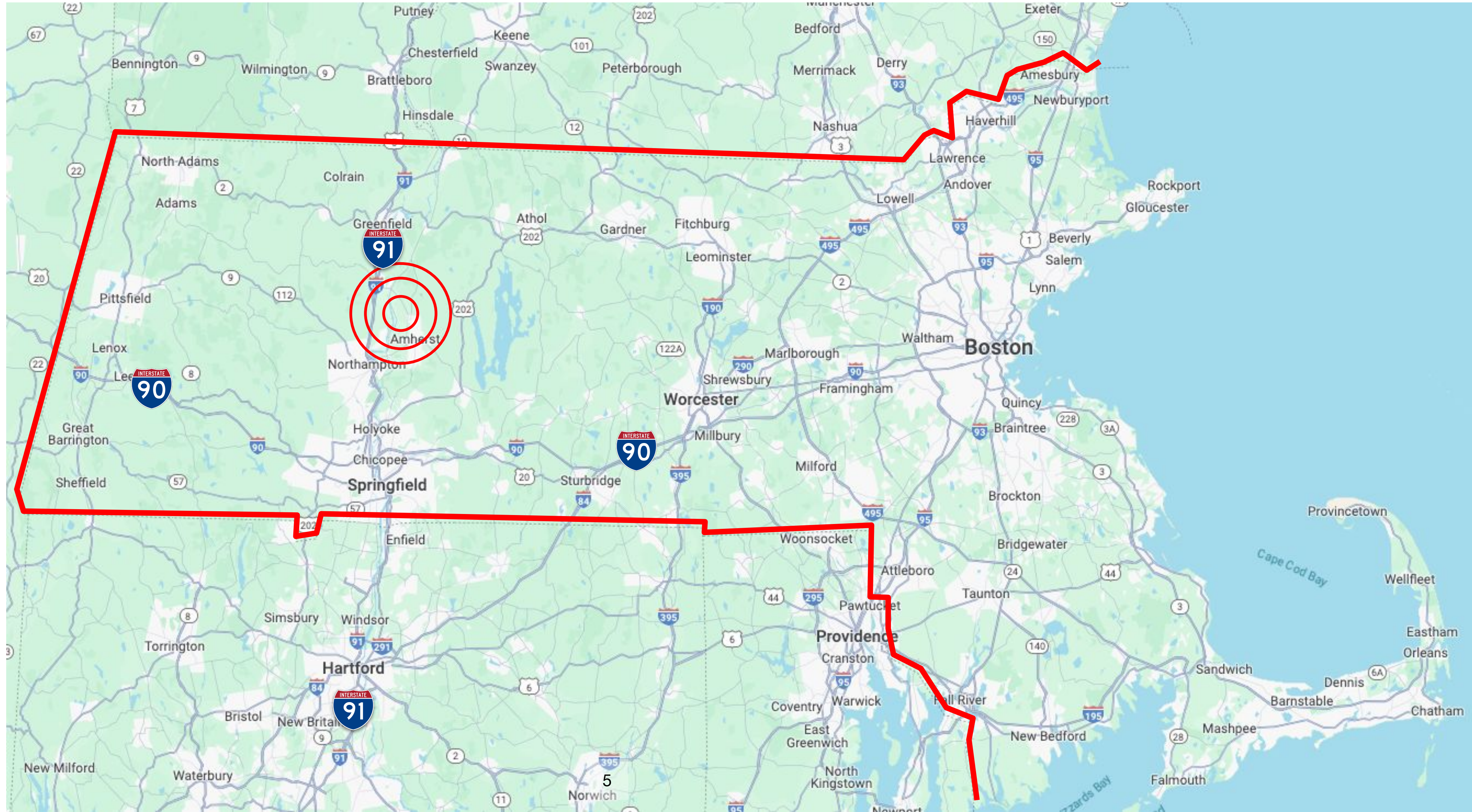
**NORTHAMPTON**  
17 Minutes



**SPRINGFIELD**  
32 Minutes



**BOSTON**  
120 Minutes





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23 Plumtree Road is situated in Sunderland just off Rt. 116/Old Amherst Road with easy access to I-91 and Rt. 5., and not far from UMass, Greenfield and Northampton.

# LOCATION

YANKEE  
CANDLE®



DEERFIELD



116

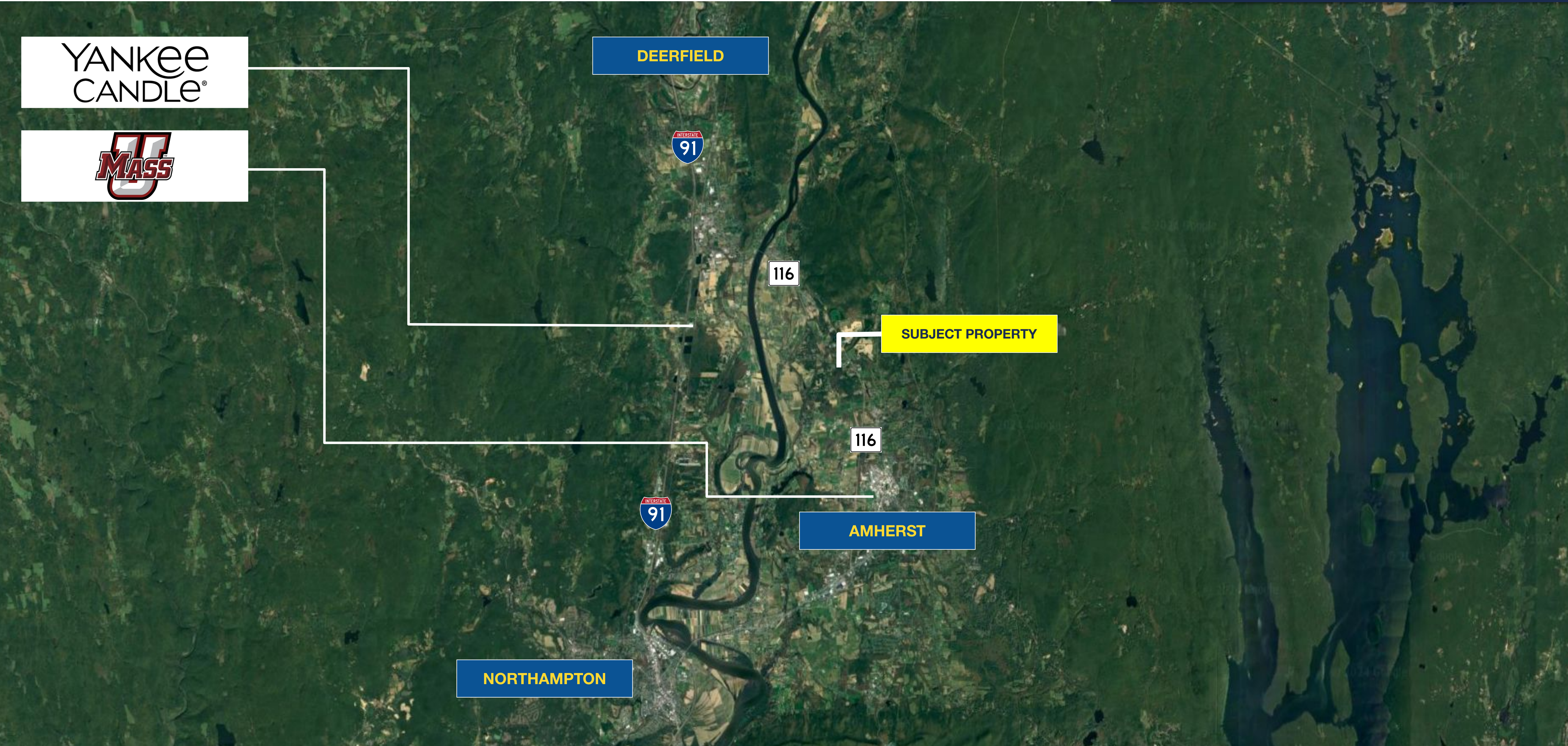
SUBJECT PROPERTY

116

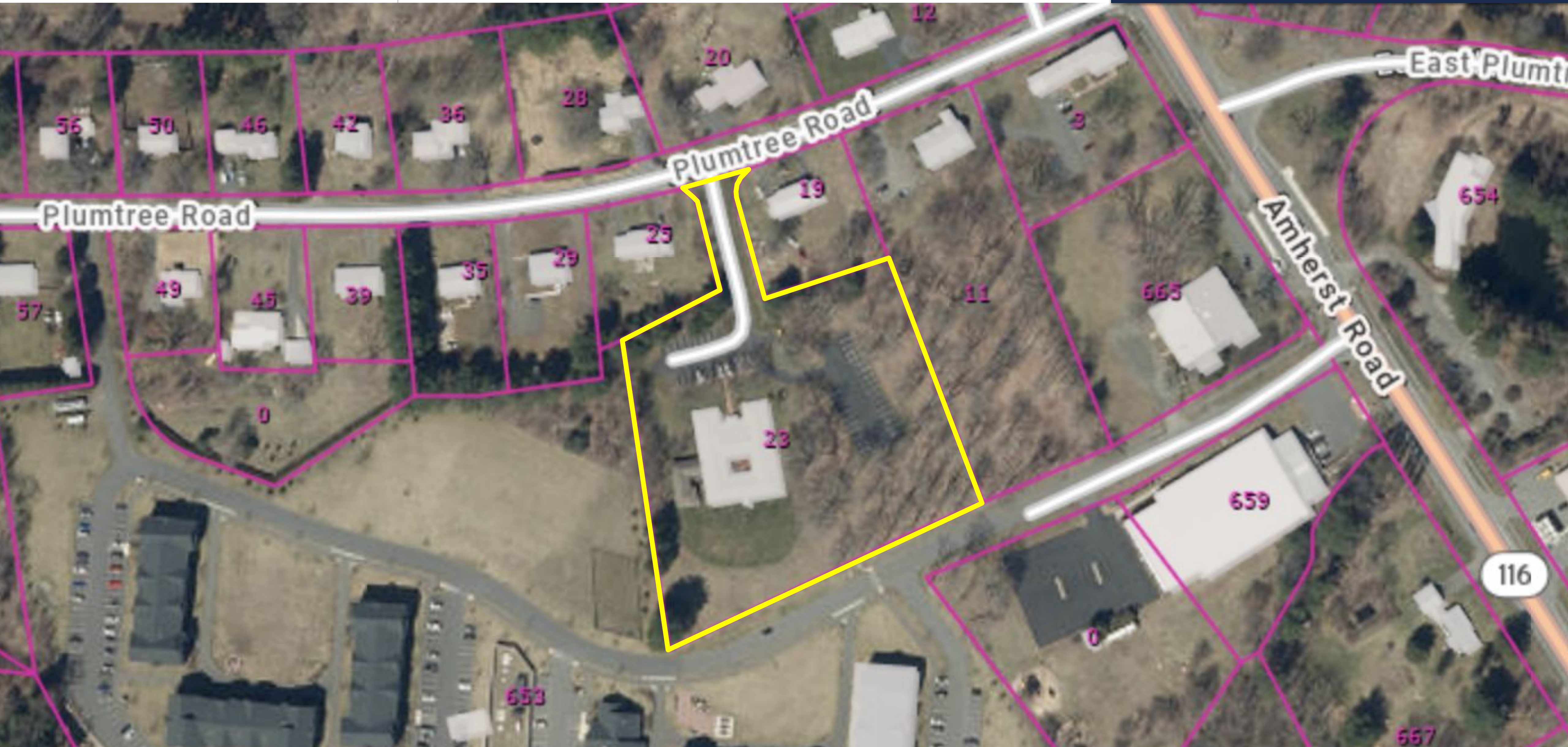


AMHERST

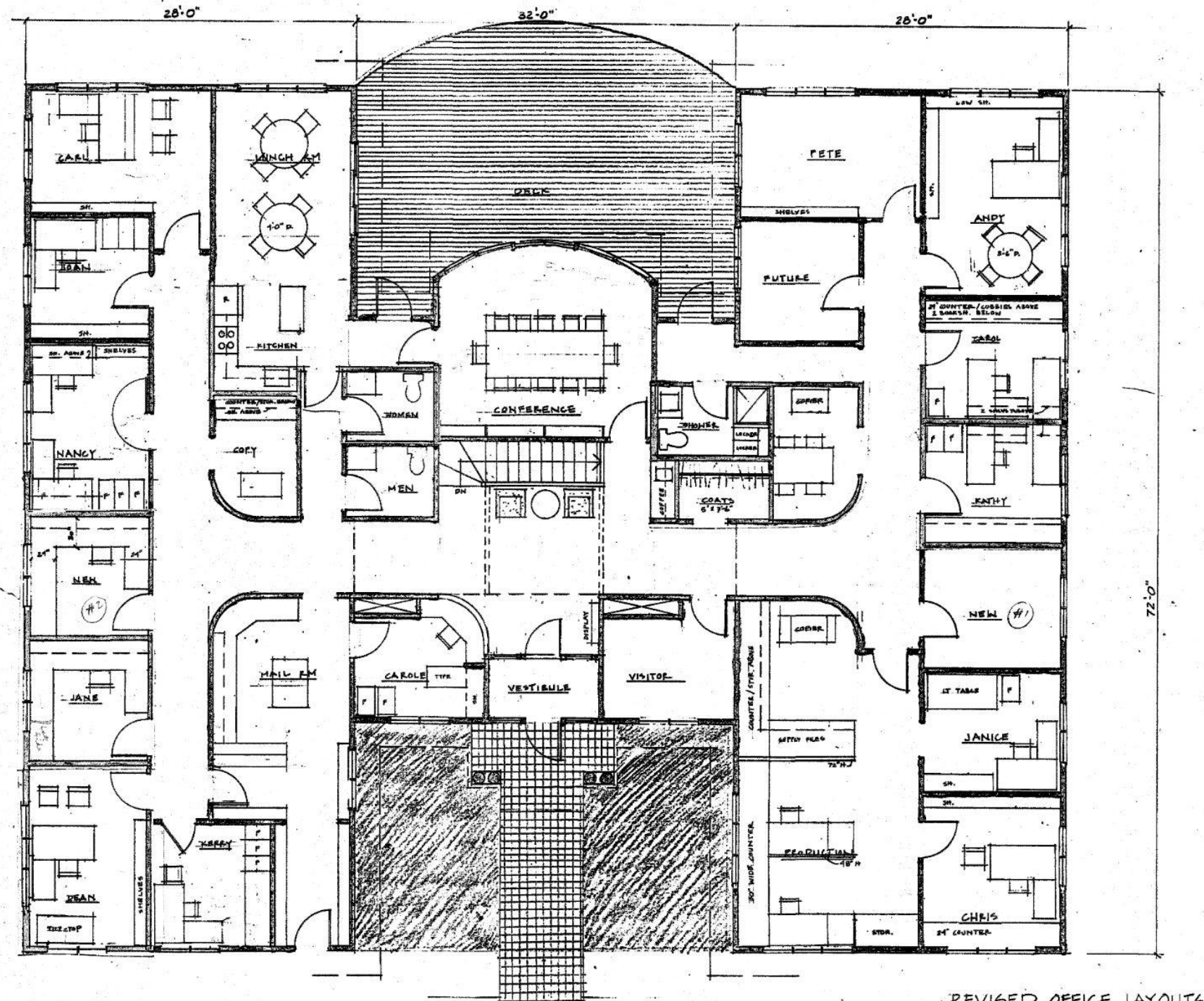
NORTHAMPTON











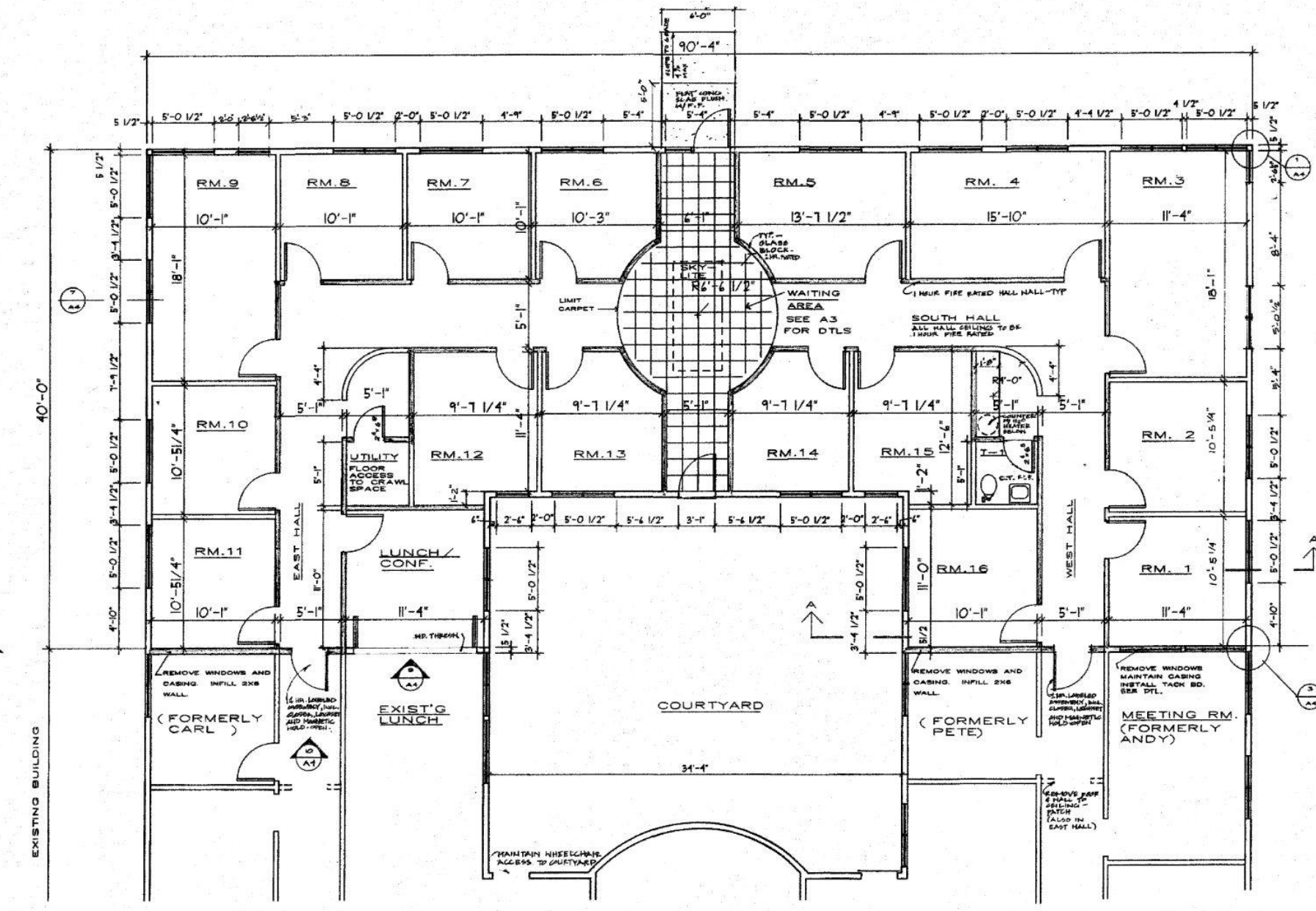
REVISED OFFICE LAYOUTS  
FEB. 17, 1993

LYNN POSNER RICE, ARCHITECT  
6 Collins Avenue - Northampton, MA 01060 - 413 596-4488

NEW OFFICE BLDG. FOR  
SINAUER ASSOCIATES, INC.

FLOOR PLAN  
1/4"=1'-0"

1-27-93



- GENERAL NOTES:
1. DIMENSIONS ARE FROM ROUGH FRAMING. ROUGH OPENINGS ARE GIVEN FOR WINDOWS.
  2. EXTERIOR WALLS ARE 2X6. INTERIOR WALLS ARE 2X4 UNLESS OTHERWISE NOTED.
  3. ALIGN PLATE AND HEAD HEIGHTS WITH EXISTING. ALIGN SLAB ELEVATION WITH EXISTING.
  4. REUSE WINDOWS DISTURBED BY ADDITION. NEW WINDOWS MATCH EXISTING.
  5. INTERIOR DOORS ARE SOLID CORE 3'x7'x1/2"=3/4". EXCEPTIONS: 1'-6" AND UTILITY DOORS ARE 2'-6" WIDE. SEE A4 FOR LUNCH/CONF. FOLDING DOORS.
  6. SHADED PARTITIONS INDICATE THOSE PENDING LATER FIRE-RATING.
  7. SHOW FIRE DEPARTMENTS NOTATIONS BETWEEN OLD AND NEW ATTIC.
- A. REAR (SOUTH) EXIT AND LUNCH RM. ACCESS TO COURTYARD SHALL BE HANDICAPPED ACCESSIBLE.

FLOOR PLAN  
1/4"=1'-0"

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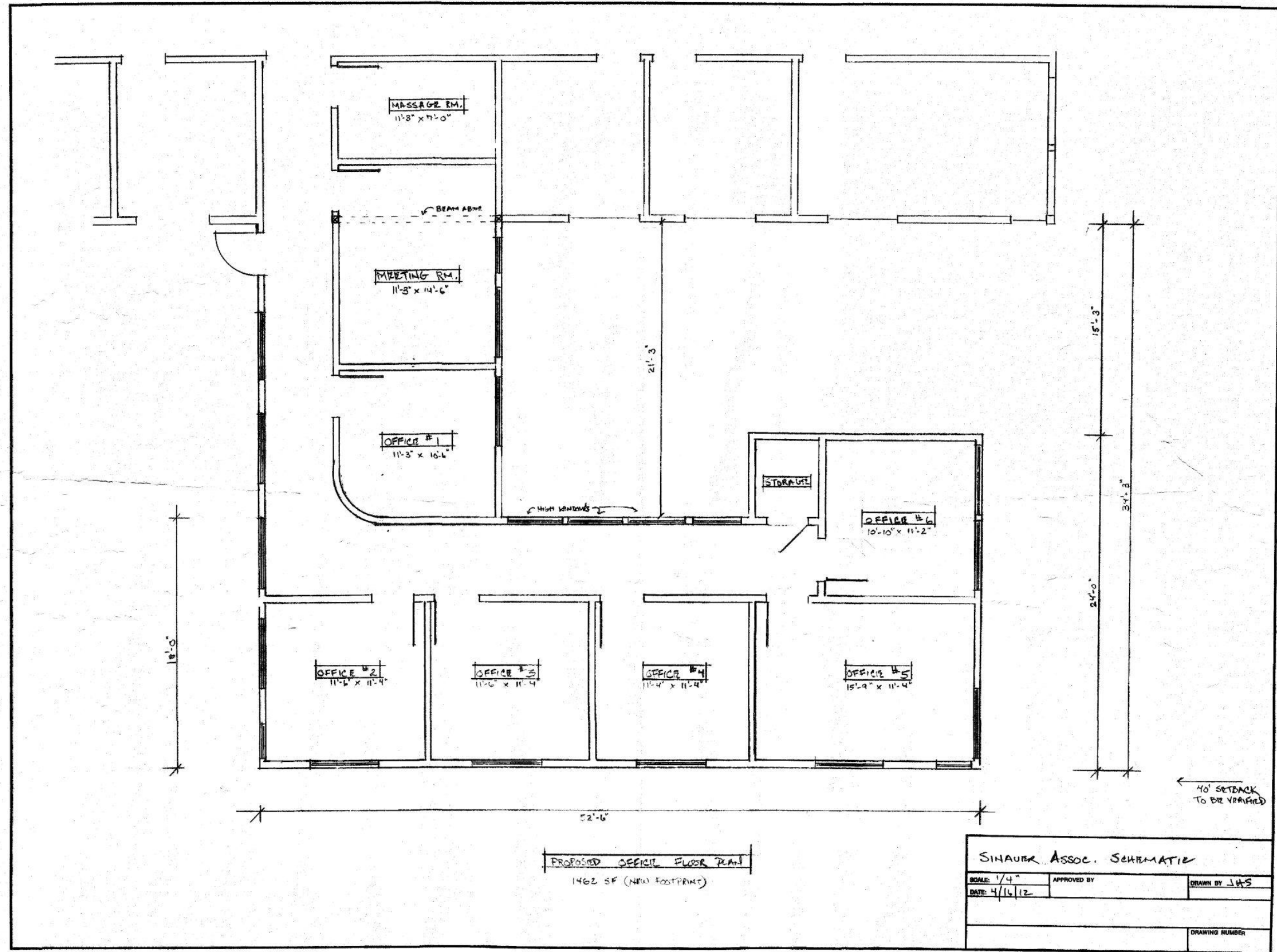
ADDITIONS TO  
SINAUER ASSOCIATES PUBLISHERS  
SUNDERLAND, MA

FLOOR PLAN  
1/4"=1'-0"

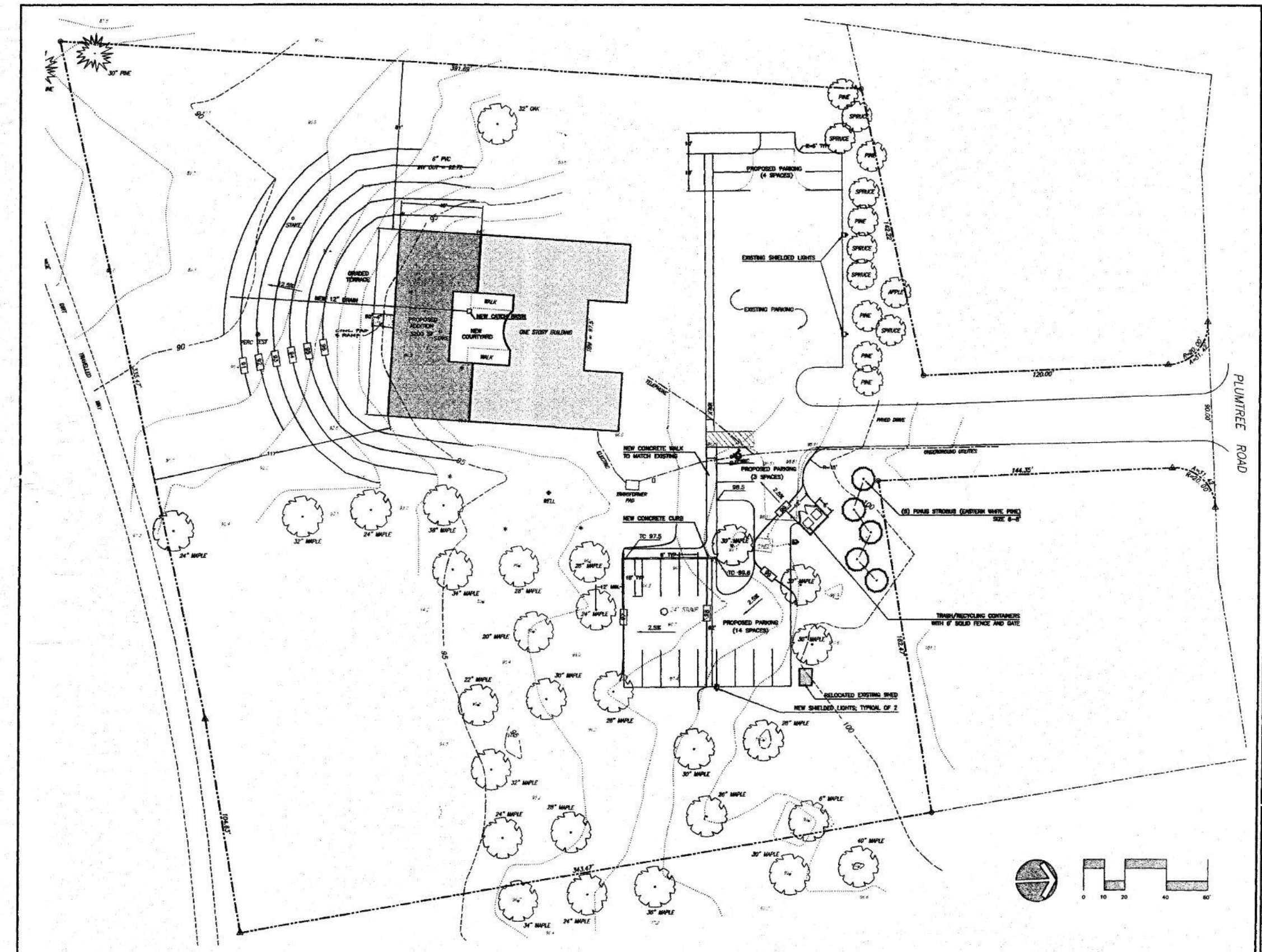
REVISIONS  
JUNE 16, 1993  
MAY 21, 1998

A1





SINAUR ASSOC. SCHEMATIC		
SCALE: 1/4" = 1'-0"	APPROVED BY:	DRAWN BY: JWS
DATE: 4/16/12		
DRAWING NUMBER:		



**The Berkshire Design Group, Inc.**  
 Landscape Architecture  
 Civil Engineering  
 Planning  
 Urban Design  
 Environmental Design

100 Main Street, Northampton, Massachusetts 01060  
 (413) 253-7000 • FAX (413) 253-7002  
 Email: info@berkshiredesign.com  
 Web: http://www.berkshiredesign.com

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**Sinaur Associates Publishers**  
 PLUMTREE RD., BUNDESBURG, MA

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**Proposed Site Plan**

DATE:	NOV 18, 1999	SHEET NUMBER:	
SCALE:	1" = 20'		
DRAWN BY:	GM		
CHECKED BY:	RM		

**1**





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