



# SALE & LEASE PACKAGE

**16 Yankee Candle Way**

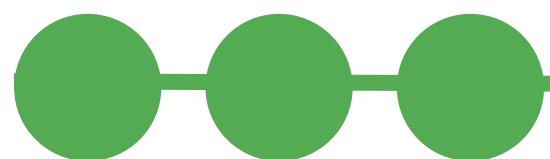
Deerfield MA 01373

# SUMMARY

Region Commercial is pleased to offer for sale & for lease this roughly 75,580 square foot office building located in Deerfield, MA. The parcel is approximately 10.21 acres and located just off I-91 and Route 5&10.

The building was constructed in 2001 as the headquarters building for Yankee Candle, a homegrown candle company started in the Pioneer Valley, now world renowned. The building is currently occupied with Yankee Candle occupying a portion of the leased space. The well-built structure rises three (3) floors with East & West wings, centered on a main elevator lobby/central staircase.

Ample parking is on-site for easy employee access, and nearby you can find major industrial and retail companies such as Tree House Brewing, Pelican Products, Nupro, and of course the Yankee Candle Flagship store a 1-2 minute drive down the street.



# 16 Yankee Candle Way



<b>Total Acreage</b>	10.21
<b>Building Size (SF)</b>	75,580
<b>Year Built</b>	2001
<b>Stories</b>	3
<b>Construction</b>	Steel/Concrete
<b>Restrooms</b>	Multiple
<b>Ceiling Height</b>	10'-12'
<b>Elevator</b>	Yes
<b>Heat Delivery</b>	RTU
<b>AC</b>	RTU
<b>Sprinklers</b>	Yes
<b>Roof</b>	Rubber (2017)
<b>Parking</b>	Ample On-Site

<b>Water</b>	Town of Deerfield
<b>Sewer</b>	Town of Deerfield
<b>Gas</b>	Berkshire Gas
<b>Electricity</b>	600 AMP (Eversource)
<b>Zoning</b>	Industrial
<b>Frontage</b>	195'
<b>FY 2023 Tax</b>	\$133,784.67

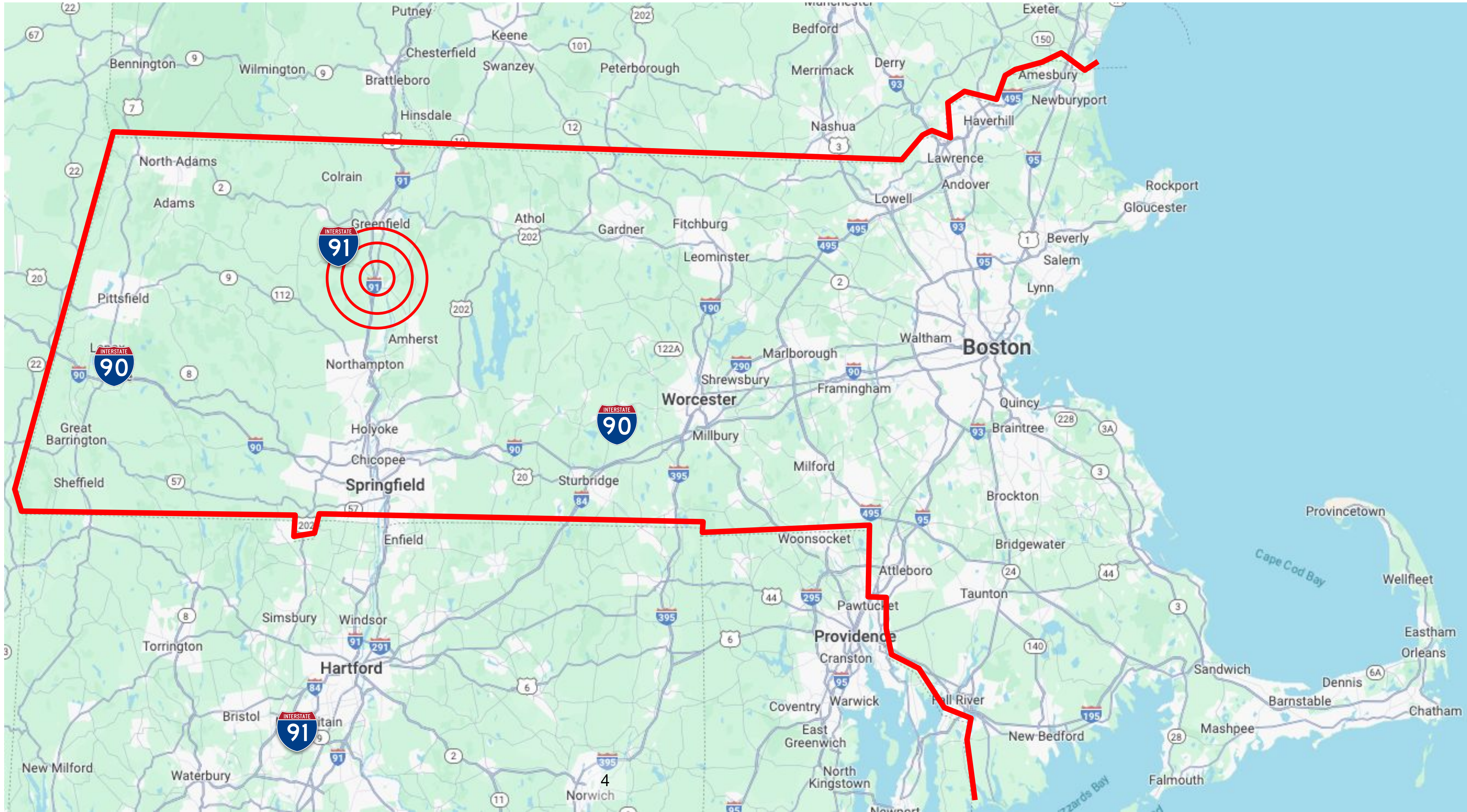
**PLEASE NOTE:**

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.

# REGION

COMMERCIAL

# LOCATION



**SPRINGFIELD**  
30 Minutes



**HARTFORD**  
55 Minutes



**BOSTON**  
2 Hours

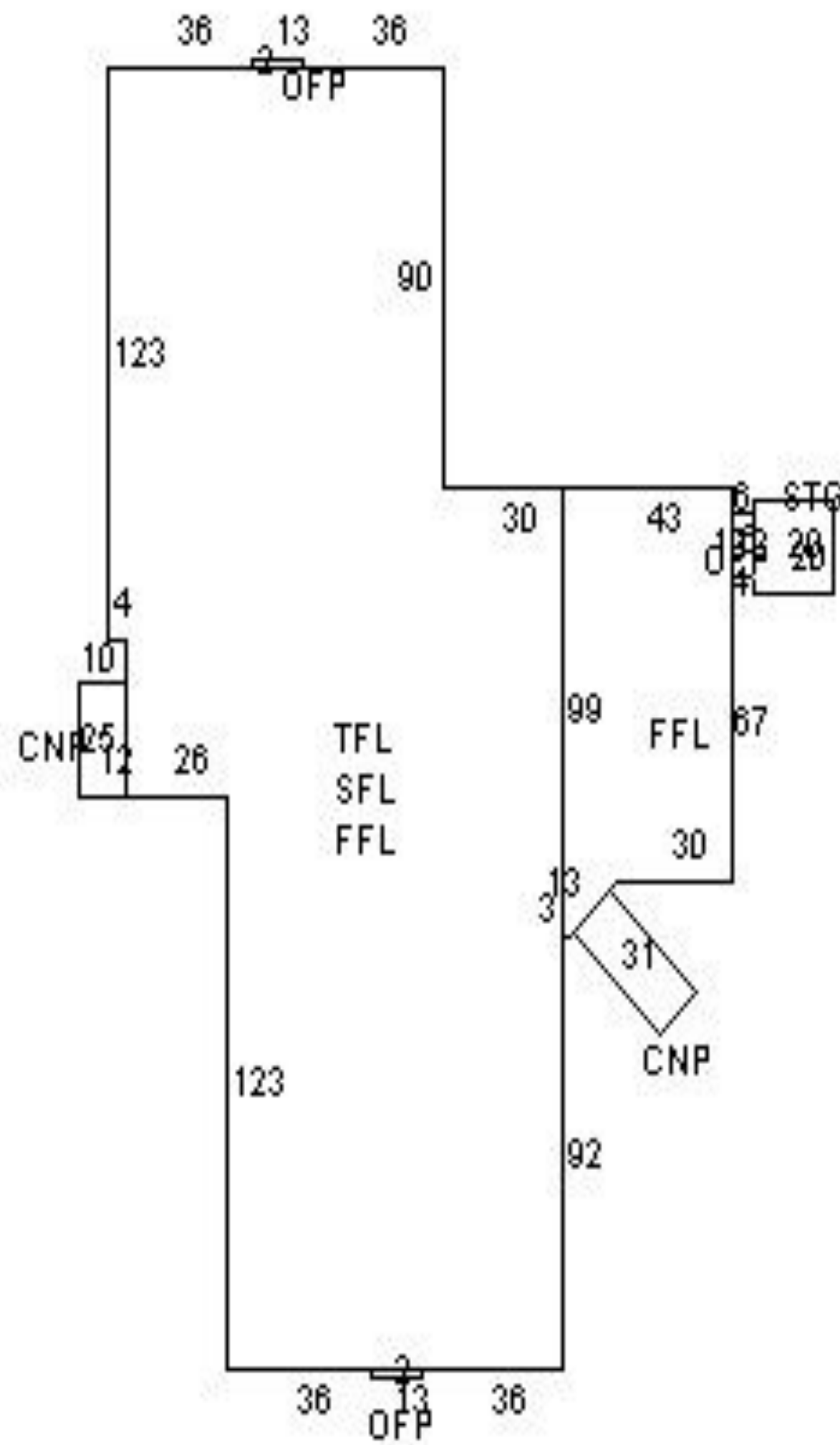
# REGION

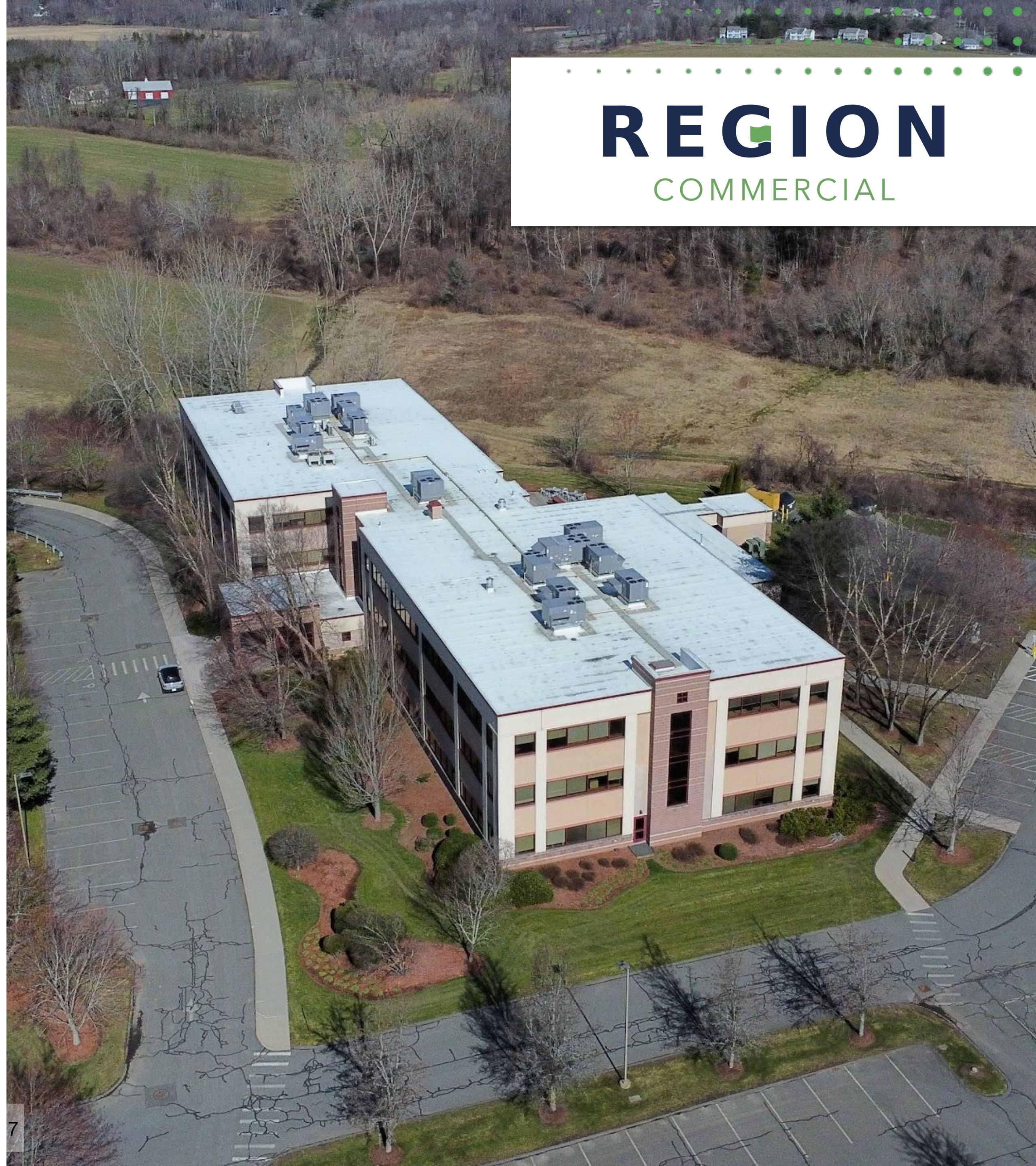
COMMERCIAL

Located in close proximity are several regional and national corporations involved in the manufacturing & distribution of specialty products and materials, as well as brands such as Yankee Candle's flagship store.

# LOCATION







**REGION**  
COMMERCIAL



**REGION**  
COMMERCIAL







**REGION**  
COMMERCIAL





**REGION**  
COMMERCIAL





**REGION**  
COMMERCIAL





**REGION**  
COMMERCIAL



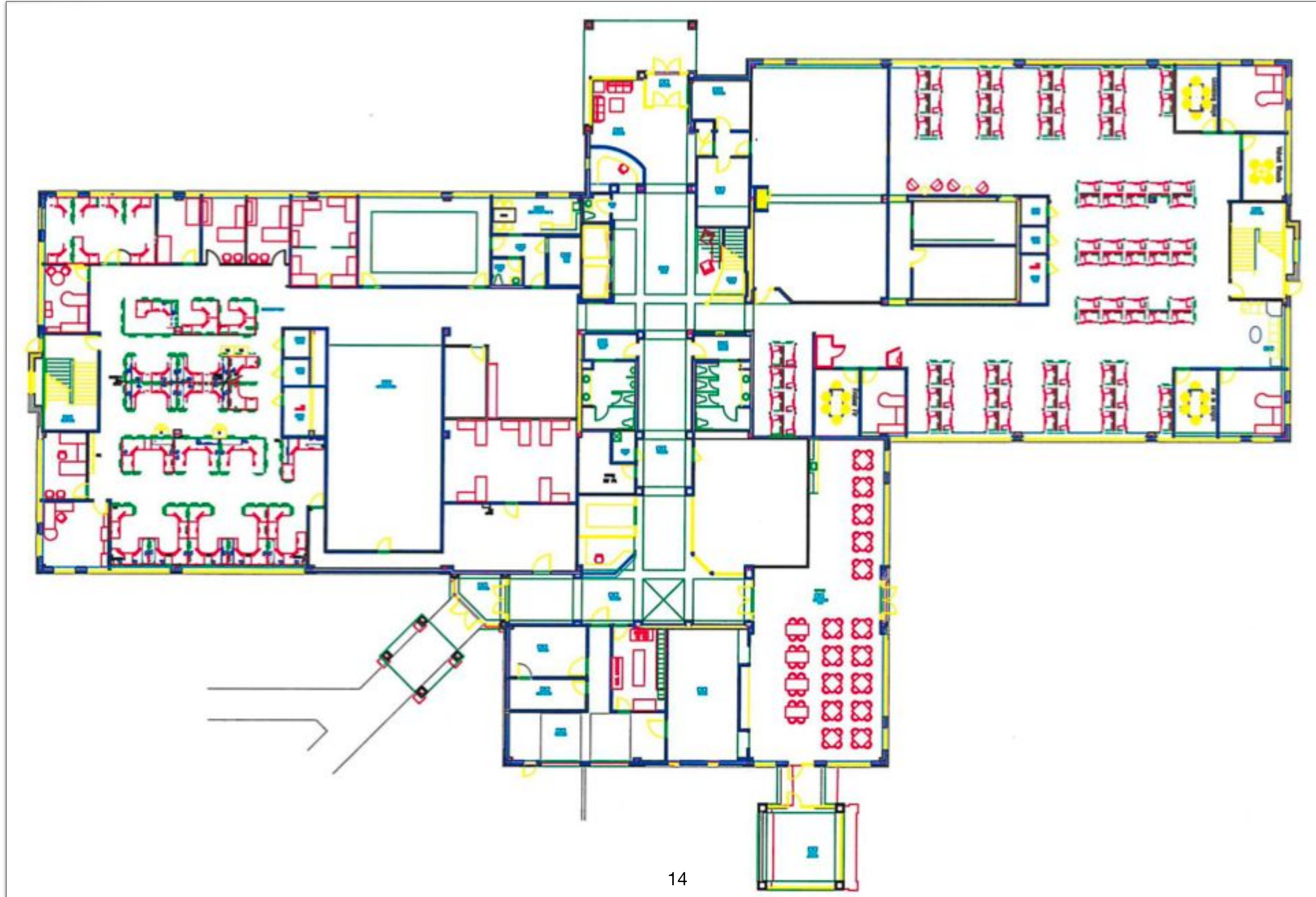
# HVAC Details

**YCO Facility**  
16 Yankee Candle Way South Deerfield, MA 01373

Unit Number	Make	Model Number	Tons	Serial Number	Area Served
RTU 1	Carrier	48LCRB12H2M6-1R5F0	10	4419P04178	3rd Floor N.W Wing
RTU 2	Carrier	48LCRB12H2M6-1R5F0	10	4619P04510	2nd FI NW Wing
RTU 3	Carrier	48LCRB12H2M6-1R5F0	10	4619P04511	1st FI NW Wing
RTU 4	Carrier	48LCRB12H2M6-1R5F0	10	4619P04513	3rd FI SW Wing
RTU 5	Carrier	48LCRB12H2M6-1R5F0	10	0220P05272	1st FI SW Wing
RTU 6	Carrier	48LCR012H2M6-1R5F0	10	4519P04371	2nd FI SW Wing
RTU 7	Carrier	48LCR024H2M6-1S5C0	20	4519P26140	West Wing Core 1 - 3Fls
RTU 8	Carrier	48LCR008H2M6-1R5F0	7.5	4519P04372	Café/Break Rm
RTU 9	Carrier	48LCT017H2M6-1S5C0	15	4519P26121	Center Common 1 - 3 FI
RTU 10	Carrier	48LCR012H2M6-1R5F0	10	4519P04370	3rd FI NE Wing
RTU 11	Carrier	48LCR024H2M6-1S5C0	20	4519P26139	East Wing Core 1 - 3 Fls
RTU 12	Carrier	48LCRB12H2M6-1R5F0	10	4619P04512	2nd FI SE Wing
RTU 13	Carrier	48LCRB12H2M6-1R5F0	10	4619P04509	1st FI SE Wing
RTU 14	Carrier	48LCRB12H2M6-1R5F0	10	4419P04176	3rd FI SE Wing
RTU 15	Carrier	48LCRB12H2M6A1R5F0	10	4419P04177	1st FI NE Wing
RTU 16	Carrier	48LCRB12H2M6A1R5F0	10	4419P04175	3rd FI NE Wing
A/C #1	Carrier				
A/C #2	Carrier				
A/C #3	Carrier				
1	Leibert	38HDC060621		4100X98785	
		BF067AAAEI		441909-002	BIS Server Rm
		DCSF083LZ		0303C61287	
2	Leibert	BF067AAAEI		441909-001	BIS Server Rm
		DCSF083LZ		0303C61286	
Mini Split	MITSUBISHI (Outdoor Unit)	PUY-A36NKA7		8YU102524	Non-Wondows Conference Room
	MITSUBISHI (Indoor Unit)	PLA-A36EA7		81A02620B	
Mini Split	MITSUBISHI (Outdoor Unit)	PUY-A36NKA7		8YU102434	Windows Conference Room
	MITSUBISHI (Indoor Unit)	PLA-A36EA7		95A03262C	
Mini Split	MITSUBISHI (Outdoor Unit)	PUY-A36NKA7		8YU10530A	Retail Ops Conference Room
	MITSUBISHI (Indoor Unit)	PLA-A36EA7		95A03264C	
Mini Split	MITSUBISHI (Outdoor Unit)	PUY-A36NKA7		8YU10708A	Computer Training Room
	MITSUBISHI (Indoor Unit)	PLA-A36EA7		81A02622B	
APC #1	APC	ACRP101		YK0828110329	BIS Server Rm
C/U #1		LNES02A0154APC		T08E02422	
APC #2	APC	ACRP101		YK0828110323	BIS Server Rm
C/U #2		LNES02A0154APC		T08D00664	
APC #3	APC	ACRP101		YK0828110328	BIS Server Rm
C/U #3		LNES02A0154APC		T08D04441	
APC #4	APC	ACRP101		YK0828110330	BIS Server Rm
C/U #4		LNES02A0154APC		T08E02573	
A/C #4		FX4DF025T00		1711A73598	Harlan's Office Supplemental AC
ACCU #4		24ACC624A003		1911E00433	
A/C #5		FX4DF025T00		1711A73607	Lisa M. Office Supplemental AC
ACCU #5		24ACC624A003		1911E00437	
A/C #6	Fujitsu	AUU12RML			Finance Conference Rm
ACCU #6	Fujitsu	AOU24RML1			
		<b>Total Tonnage</b>	<b>182.5</b>		

APC Units 1 - 4 are no longer in service  
 New RTU's installed by Kleeberg in December on 2019  
 New Mini Splits installed by Kleeberg in December on 2019

# Floor Plan - 1st Floor



# Floor Plan - 2nd Floor



# Floor Plan - 3rd Floor





# 16 Yankee Candle Way

Deerfield, MA 01373

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REGION CO LLC

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