



SALE PACKAGE

115 Industrial Drive
Northampton, MA 01060

REGION
COMMERCIAL

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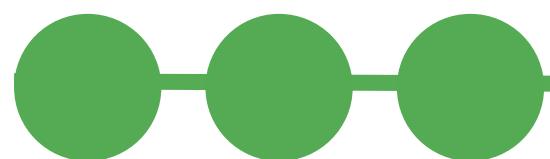
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SUMMARY

Region Commercial Real Estate is pleased to present on an exclusive basis this approximately 35,892 square foot office-industrial property located on Industrial Drive in Northampton. The current tenant is relocating to a larger building nearby, making this excellent warehousing + manufacturing building available.

Situated just off I-91 in the sought after Northampton Industrial park, this property, with ample parking and accessibility for trucks, is an ideal candidate for any businesses or investors seeking a core industrial asset in the Western Massachusetts marketplace.

There is roughly 3,238 SF of executive, class A office space at the front of the building, and the rest is highly functional industrial space.



115 Industrial Drive



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.

Total Acreage	2.50
Building Size (SF)	35,892
Taxes	\$29,652
Year Built	1978
Stories	1
Foundation	Poured concrete
Heat Delivery	Forced air unit
AC	Exterior units for office area
Sprinklers	Wet System
Roof	Rubber/Metal (C. 2013)

Parking	46 spaces
Bathrooms	4
Water	Municipal
Sewer	Municipal
Gas	Baystate Gas
Zoning	Industrial
Frontage	242'
Electrical Power Available	1200 AMPs +/-
Kitchen	break room kitchenette
Loading Docks	2 docks and 1 overhead door

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LOCATION



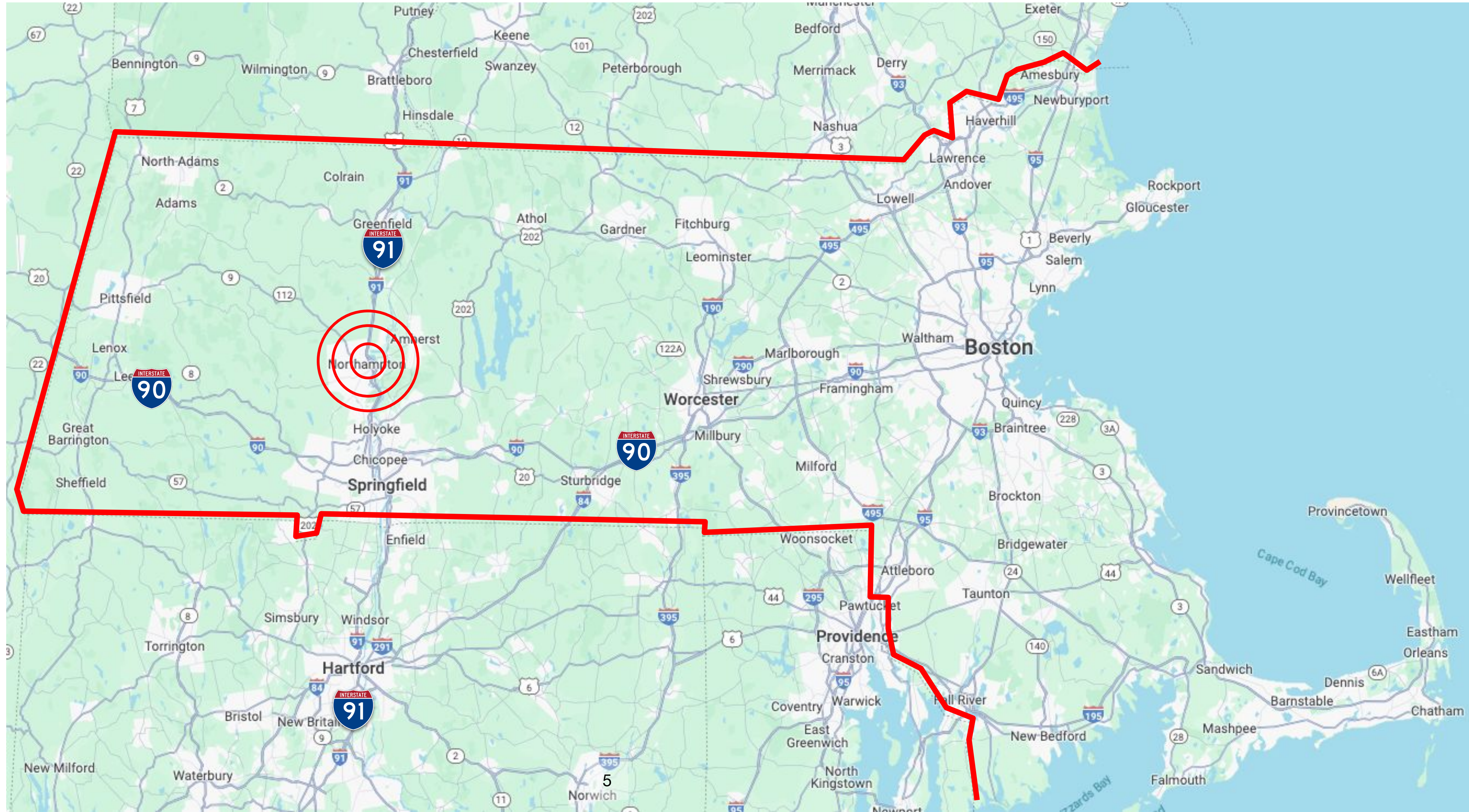
SPRINGFIELD
24 Minutes



HARTFORD
45 Minutes



BOSTON
100 Minutes



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115 Industrial Drive is located in the thriving Northampton industrial area, conveniently positioned near Interstate 91, providing excellent connectivity to regional transportation networks.

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