



**SALE PACKAGE**

**6 Industrial Pkwy**  
Easthampton, MA 01027



# Contact

## Mitch Bolotin

P: 413-415-1200

C: 413-537-2020

E: mitch@regionco.com

LIC (MA): 134459

REGION CO LLC

## Ben Bolotin

P: 413-415-1200

C: 413-530-3215

E: ben@regionco.com

LIC (MA): 9582125

REGION CO LLC



## 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 Real Estate is pleased to present on an exclusive basis this approximately 24,488 square foot building located on Industrial Parkway in Easthampton. This ideal industrial property features high end executive office space, and versatile warehouse area with excellent access opportunities.

The building has a total of six (6) loading docks, and one (1) oversized drive-in door. With ample ceiling heights, large paved parking area, and roughly one (1) acre of undeveloped raw land at the back of the building, this property boasts ample opportunity for a future owner to grow and optimize their business.

Easthampton's vibrant downtown is a short drive away, as is Northampton to the north. I-91 is a short 10 minute drive away, and nearby amenities include tremendous shops, grocery stores, and entertainment opportunities.







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 Industrial Pkwy

Total Acreage	3.77
Building Size (SF)	24,488
Year Built	1991
Stories	1
Foundation	Concrete
Heat Delivery	Gas Radiant Heat
AC	HVAC
Sprinklers	Wet System
Roof	Metal/Original
Parking	approx 30 spaces

Ceiling Height	20-22 Feet
Bathrooms	4
Water	Public
Sewer	Public
Electric	Eversource 480v (would need to be rerun in building)
Gas	Eversource
Internet	Comcast
Zoning	Industrial
Frontage	106’
Taxes	\$30,000



# REGION

COMMERCIAL

# LOCATION



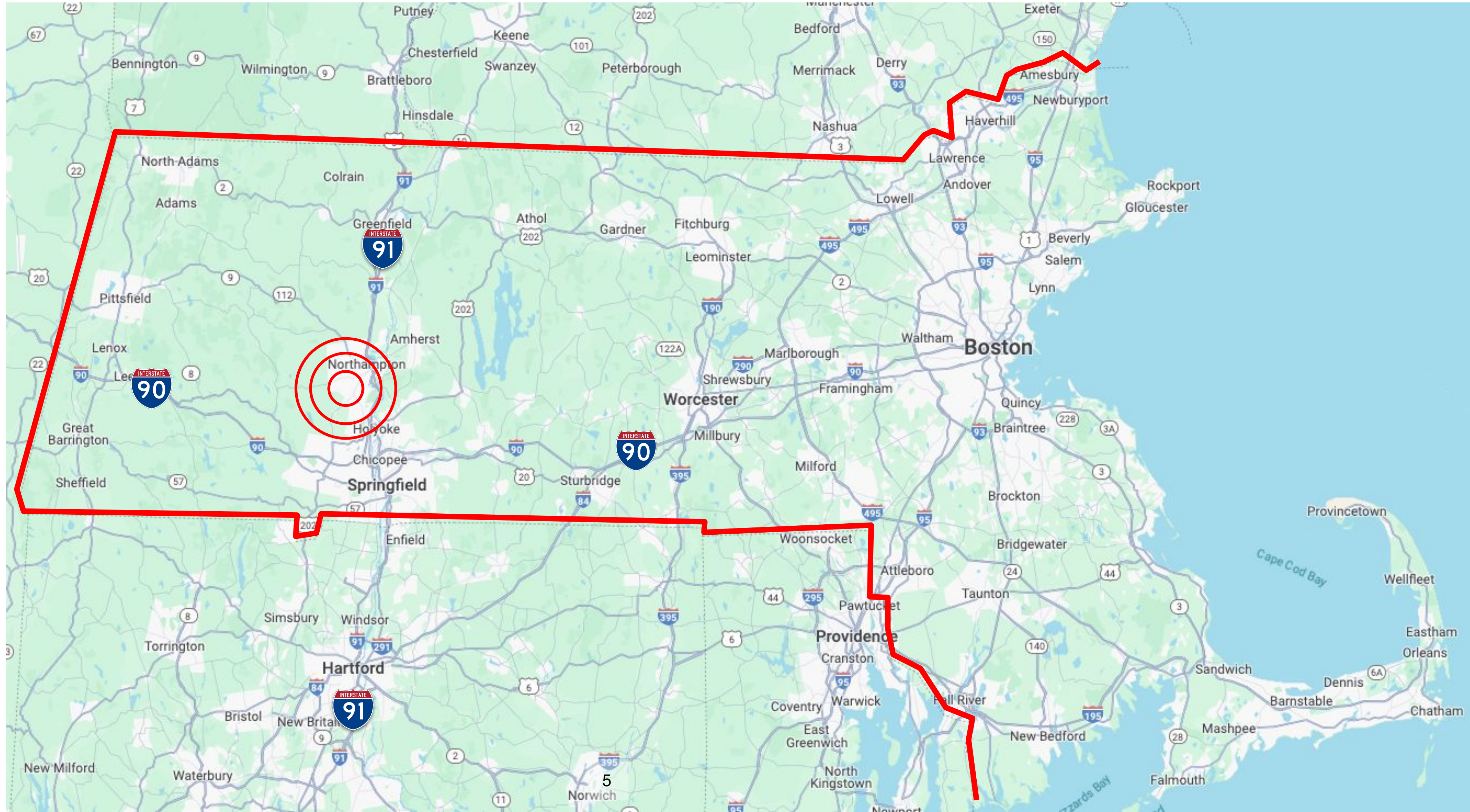
**SPRINGFIELD**  
20 Minutes



**HARTFORD**  
50 Minutes



**BOSTON**  
120 Minutes





# REGION

COMMERCIAL

6 Industrial Parkway is located in the vibrant Easthampton business district, conveniently positioned near major roadways for easy access.

# LOCATION



SUBJECT PROPERTY











**REGION**  
COMMERCIAL







**REGION**  
COMMERCIAL









# REGION

COMMERCIAL







# REGION

COMMERCIAL



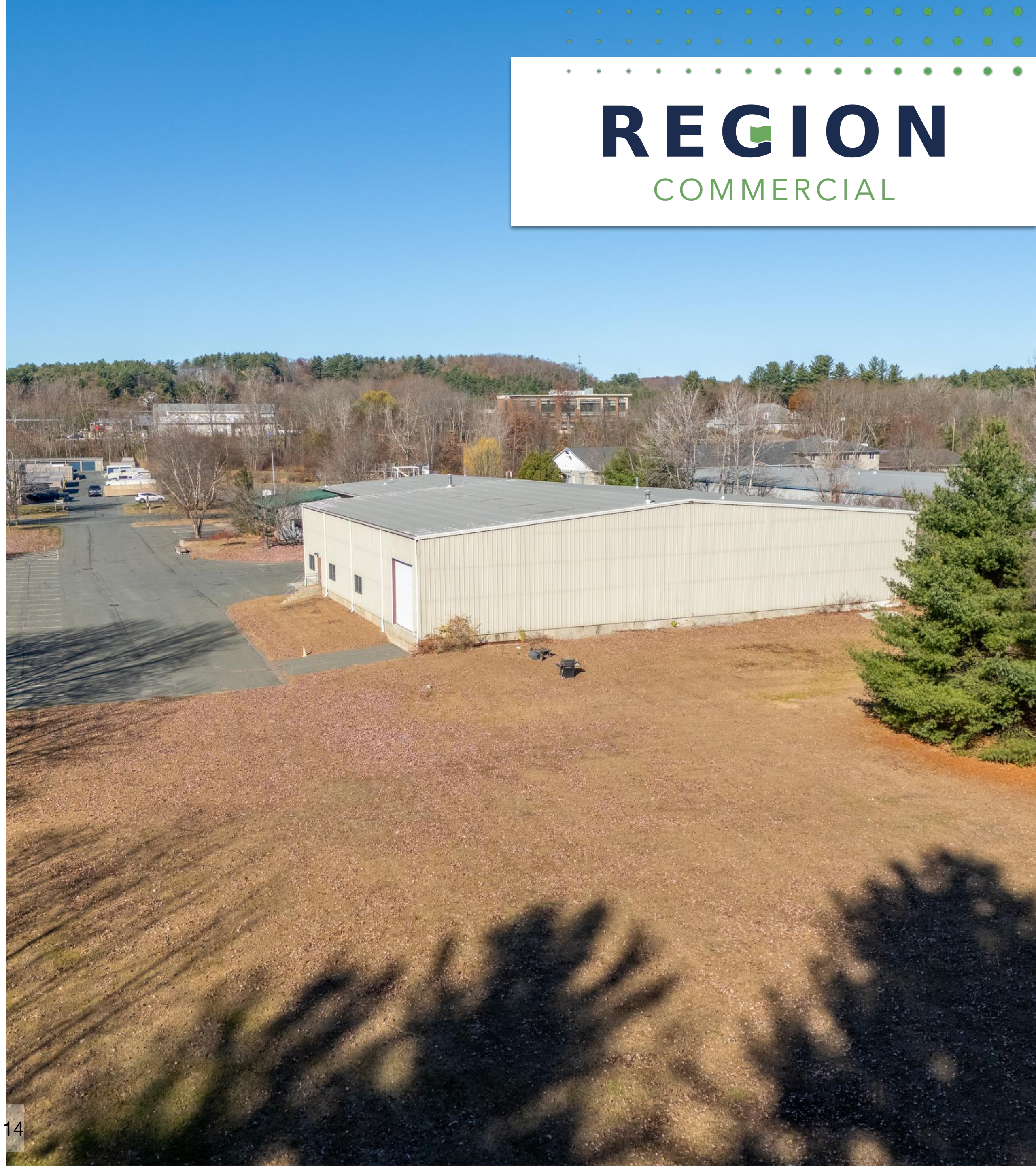








**REGION**  
COMMERCIAL







**6 Industrial Pkwy**  
Easthampton, MA 01027

# Contact

## Mitch Bolotin

P: 413-415-1200

C: 413-537-2020

E: [mitch@regionco.com](mailto:mitch@regionco.com)

LIC (MA): 134459

REGION CO LLC

## Ben Bolotin

P: 413-415-1200

C: 413-530-3215

E: [ben@regionco.com](mailto:ben@regionco.com)

LIC (MA): 9582125

REGION CO LLC

**REGION**  
COMMERCIAL