

REGION

755 NEW LUDLOW ROAD
SOUTH HADLEY, MA

SALE PACKAGE

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REGION CO LLC

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PROPERTY OVERVIEW

Region Commercial is pleased to offer on an exclusive basis, 755 New Ludlow MA available for Sale or for Lease. The property, situated on roughly 4.70 Acres, consists of approximately 50,080 square feet in total - 41,680 SF of warehouse area and the rest newly renovated office space.

Conveniently located near the South Hadley and Chicopee boarder, the property is well positioned to service the Greater Springfield marketplace, and provides connectivity to the Boston area, upstate New York and Central Connecticut for national or regional businesses. With drive around access, docks and overhead doors, and ample parking, this facility is ideal for distribution or manufacturing expansion.

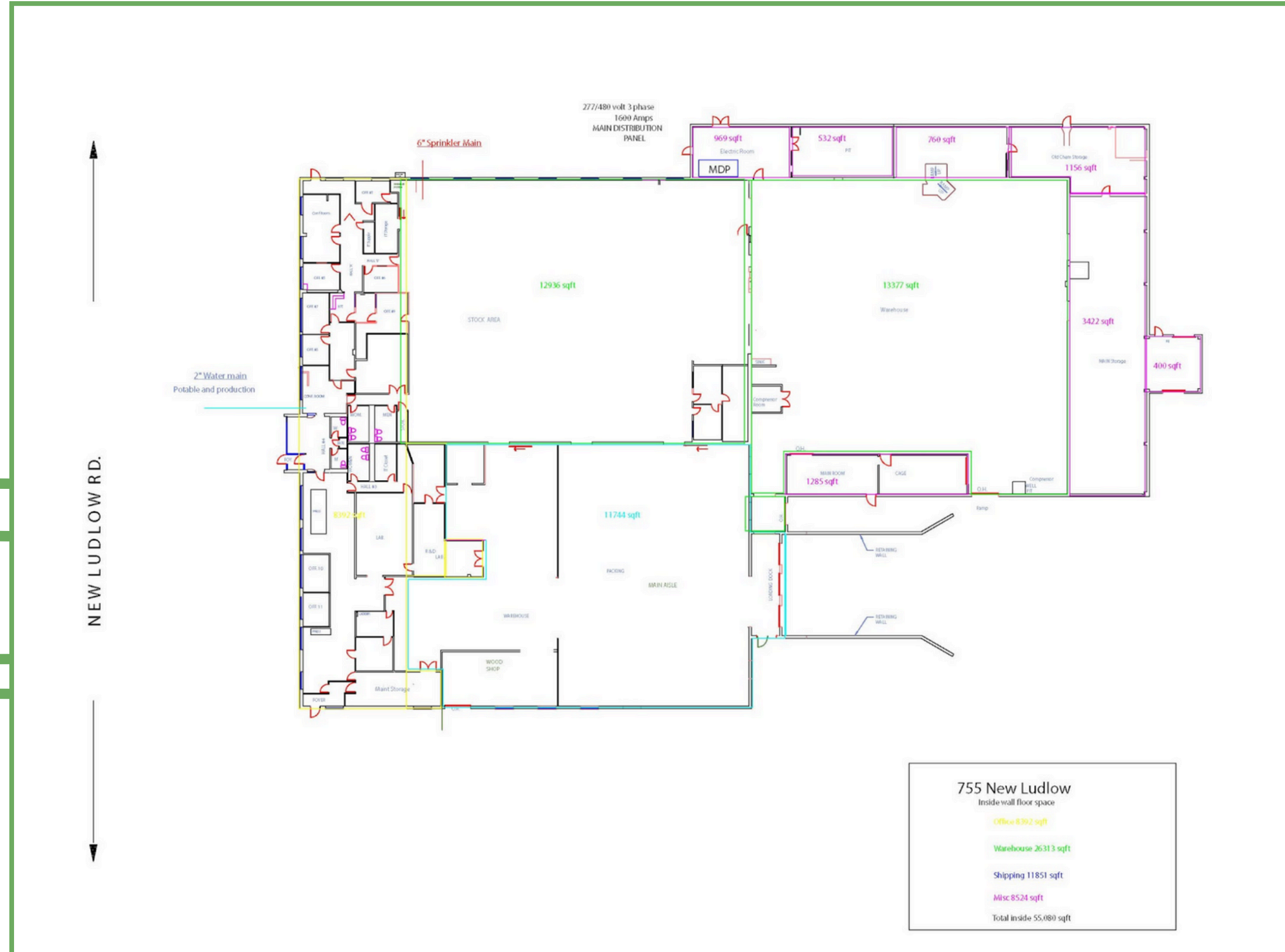


BUILDING & SITE DETAILS

Square Footage	55,080 SF
Taxes	South Hadley: \$22,471.00/yr Chicopee: \$812.00/yr
Stories	1
Foundation	Concrete
Construction	Masonry, pre-engineered steel
Roof	Membrane, built up, standing seam metal
Year Built	1960
Electricity	2,000A/480V/3 phase
Floors	Concrete
Column Spacing	Varies (20'x50')
Lighting	All LED. Recently replaced over 300 lights.

Land Area	4.70 Acres
Frontage	300 FT
Ceiling Height	12-13' clear
Sprinkler	Wet system
Water & Sewer	Town of South Hadley
Gas	Eversource
Electric Provider	South Hadley Electric Light
Heat	Gas FHA-Office and warehouse
AC	Office
Loading Docks	Four (8'x8')
Drive-In Doors	Three (8'x10') One (7'x7')
Zoning	Industrial A

SITE MAP



SITE MAP

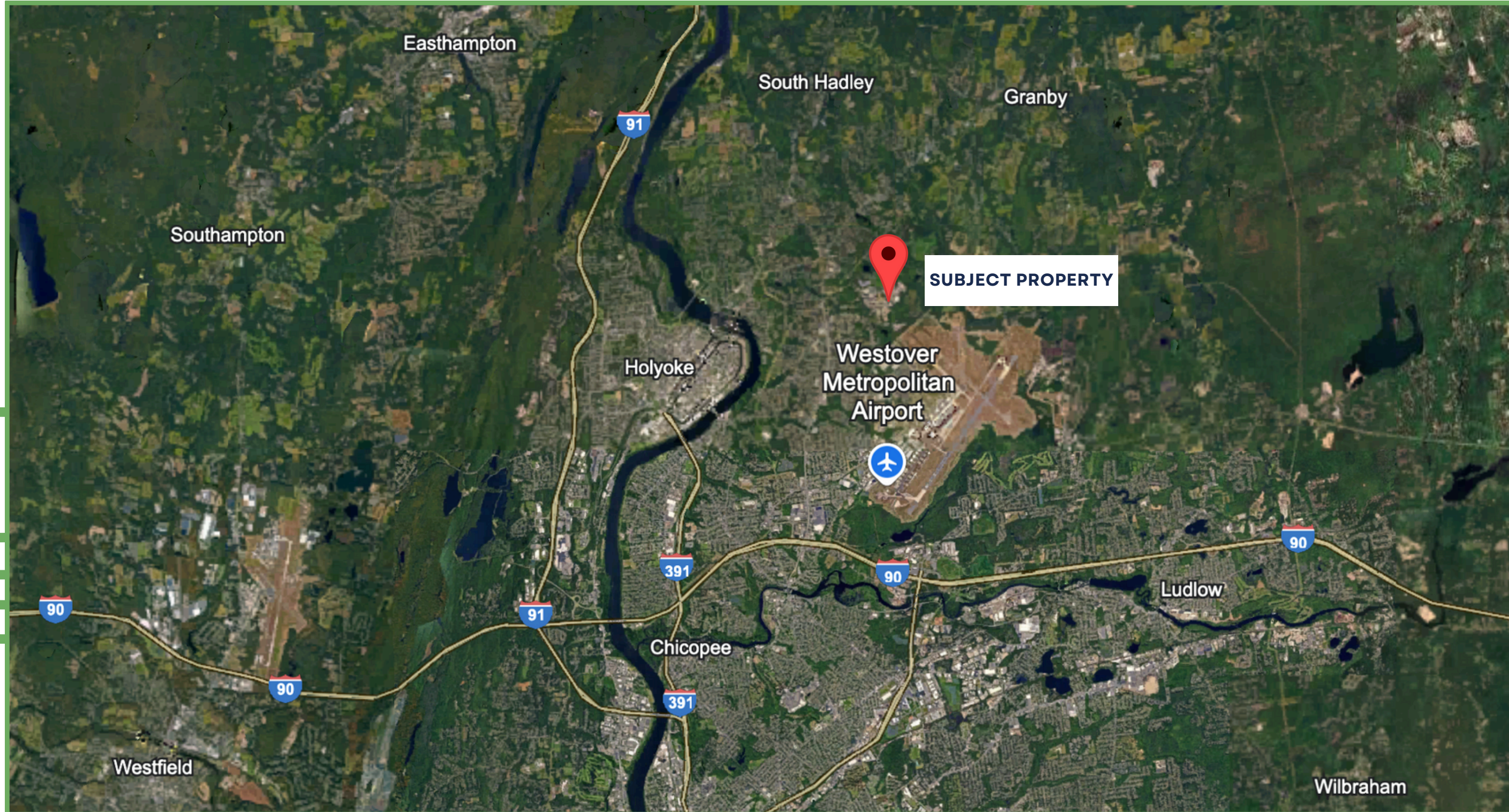


AREA MAP



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