



**FOR LEASE**

# REGION

**43-65 SOUTHWICK RD**  
WESTFIELD, MA

Region Commercial is pleased to offer, on an exclusive basis, 43-65 Southwick Road in Westfield, MA, available for lease within the Yankee Village Plaza.

Positioned along the well-traveled Routes 10 & 202 corridor, just minutes from downtown Westfield, Westfield State University, and Baystate Noble Hospital. This location benefits from steady commuter traffic and strong neighborhood visibility, drawing from a mix of residential communities and established businesses.

The plaza features ample parking, prominent signage, and a diverse tenant mix, including dining, retail, and service-oriented businesses—making it a highly trafficked and accessible destination.

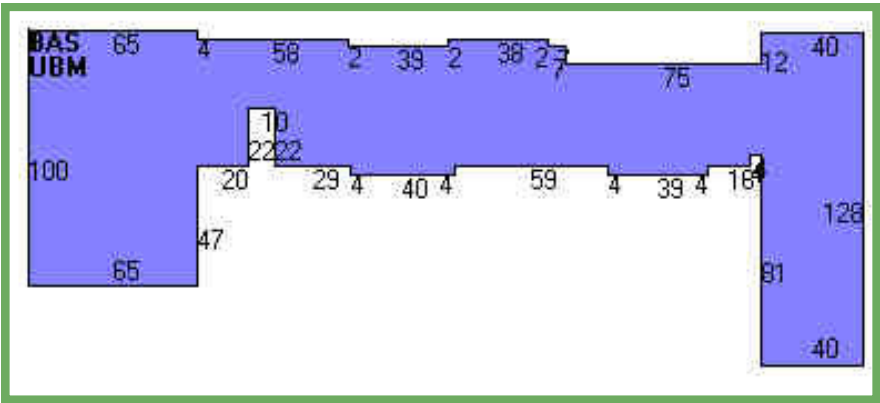
**PRICE \$13.50/SF NNN**

<b>ZONING</b>	<b>BB</b>
<b>YEAR BUILT</b>	<b>1971</b>
<b>HEAT AND A/C</b>	<b>FORCED AIR &amp; CENTRAL</b>
<b>ELECTRIC</b>	<b>MUNICIPAL</b>
<b>WATER</b>	<b>MUNICIPAL</b>
<b>SEWER</b>	<b>MUNICIPAL</b>

## AVAILABILITY

<b>SUITE 45</b>	<b>1,000 SF</b>
<b>SUITE 49</b>	<b>2,000 SF</b>
<b>SUITE 51</b>	<b>880 SF</b>
<b>SUITE 53</b>	<b>1,760 SF</b>
<b>SUITE 55</b>	<b>2,640 SF</b>
<b>SUITE 61</b>	<b>1,200 SF</b>





# REGION

THE INFORMATION CONTAINED HEREIN HAS NOT BEEN VERIFIED AND IS FROM THIRD PARTY SOURCES. ALL INDIVIDUALS CONSIDERING THE SUBJECT PARTY MUST CONDUCT THEIR OWN ANALYSIS AND DETERMINE THE ACCURACY OF THE INFORMATION PROVIDED.

## 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