

FULLY LEASED | INVESTMENT OPPORTUNITY

REGION

Commercial Real Estate

2024 WESTOVER ROAD
CHICOPEE, MA 01075

SALE PACKAGE

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FULLY LEASED



PROPERTY OVERVIEW

Region Commercial is pleased to offer on an exclusive basis, 2024 Westover Road available for Sale. This fully leased, investment property is occupied by May Institute- a national education provider for children with autism.

The 22,557 SF building was recently fully renovated in 2022. Sitting on approximately 3.21 acres the building features classrooms, gym, large parking area and outdoor playground. Situated in the sought after Westover industrial park area, the property features excellent access and is less than 2 miles from the I-90 turnpike.

May Institute Lease Terms

- Lease Expiration: 9/12/2037
- Average annual NOI over remaining term: \$422,944



MayInstitute
SHAPING FUTURES. CHANGING LIVES.

CELEBRATING **70** YEARS

TENANT OVERVIEW

May Institute is a nonprofit organization and national leader in applied behavior analysis, serving autistic individuals and those with developmental disabilities, brain injuries, neurobehavioral disorders, and other special needs.

Founded over 70 years ago, the organization provides high-quality educational and rehabilitative services across the lifespan.

Headquartered in Randolph, Massachusetts, May Institute operates more than 130 service locations nationwide, including several special education schools.

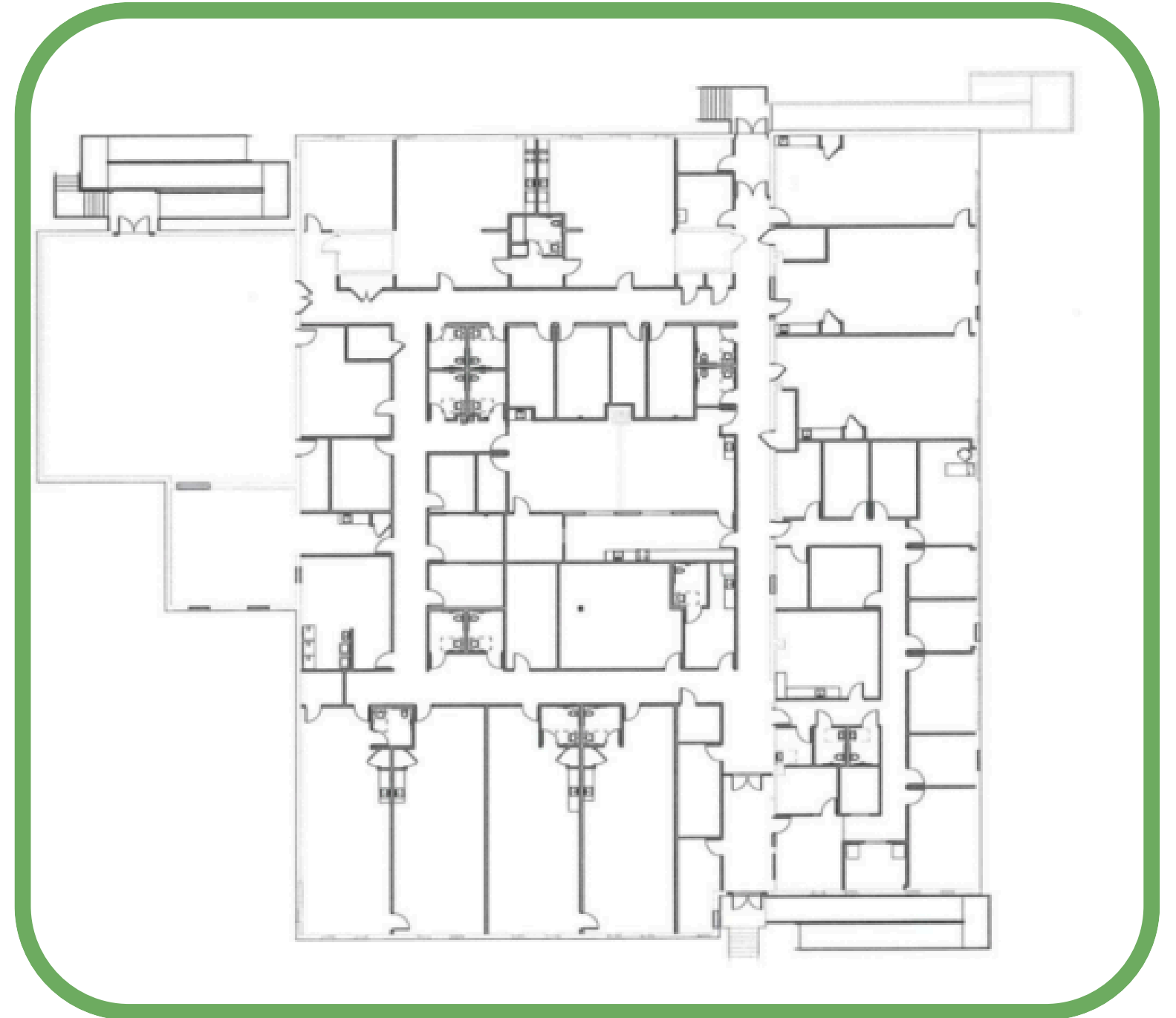
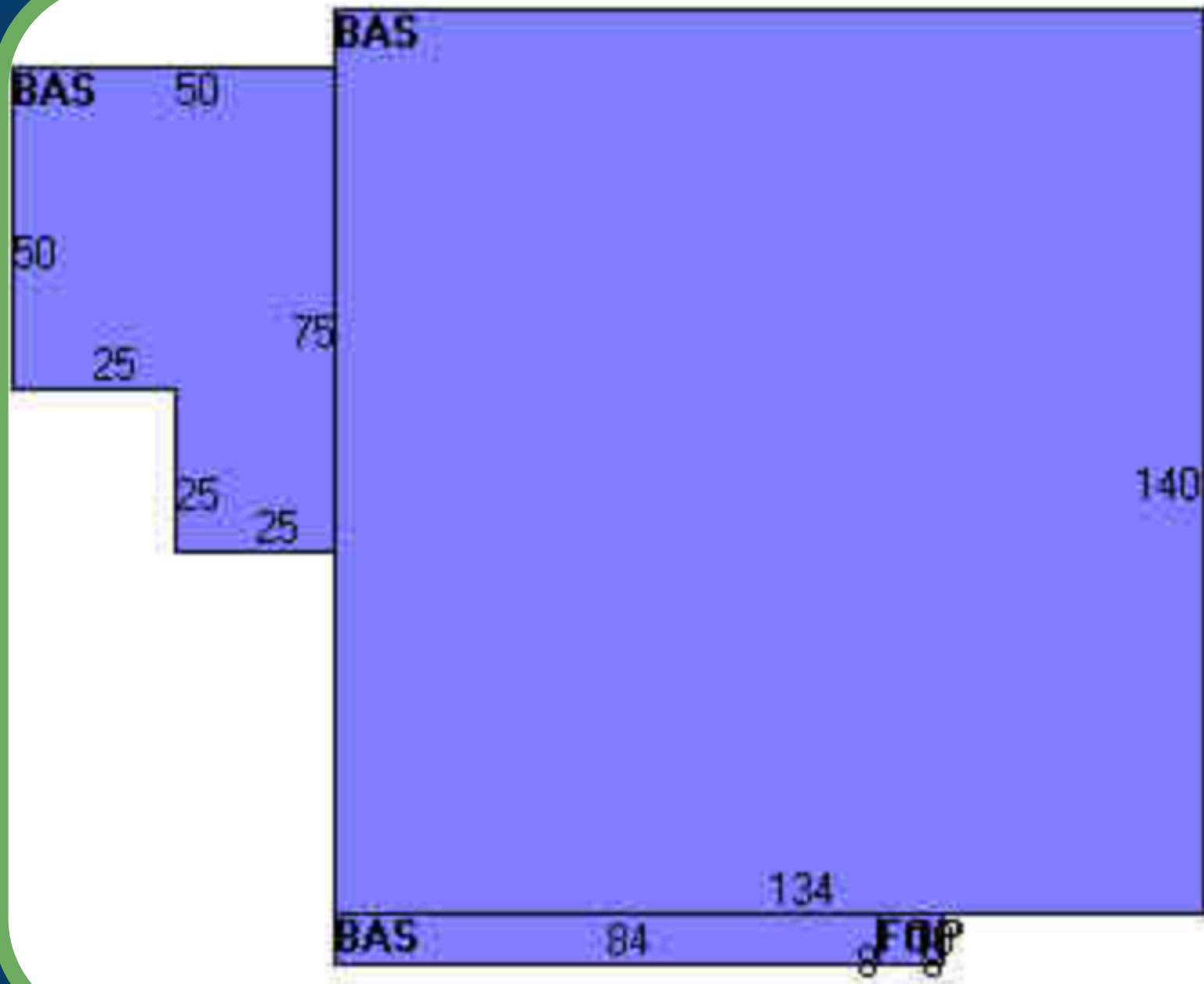
Each year, the organization supports thousands of individuals and families, delivering evidence-based care that promotes independence and improves quality of life.

*Source: Mayinstitute.org

BUILDING & SITE DETAILS

Square Footage	22,557 SF
Taxes FY 2025	\$26,079.69
Stories	1 (With Basement)
Foundation	Concrete
Construction	Metal Sandw
Roof	Metal/Tin
Year Built	1942, 2022 Renovation
Electricity	600 AMP
Floors	Concr-Finished/VCT
Parking	Ample on-site
Restroom	14, Mother's Room

Land Area	3.21 Acres
Frontage	380'
Ceiling Height	9.5' - 18'
Sprinkler	Yes
Water & Sewer	Municipal
Gas	Eversource
Electric Provider	Chicopee Electric Light
HVAC	RTV's, Fully Cooled & Heated
Zoning	Industrial Garden Planned Unit, Dev Type 1
Drive-Ins	None



FLOOR PLAN

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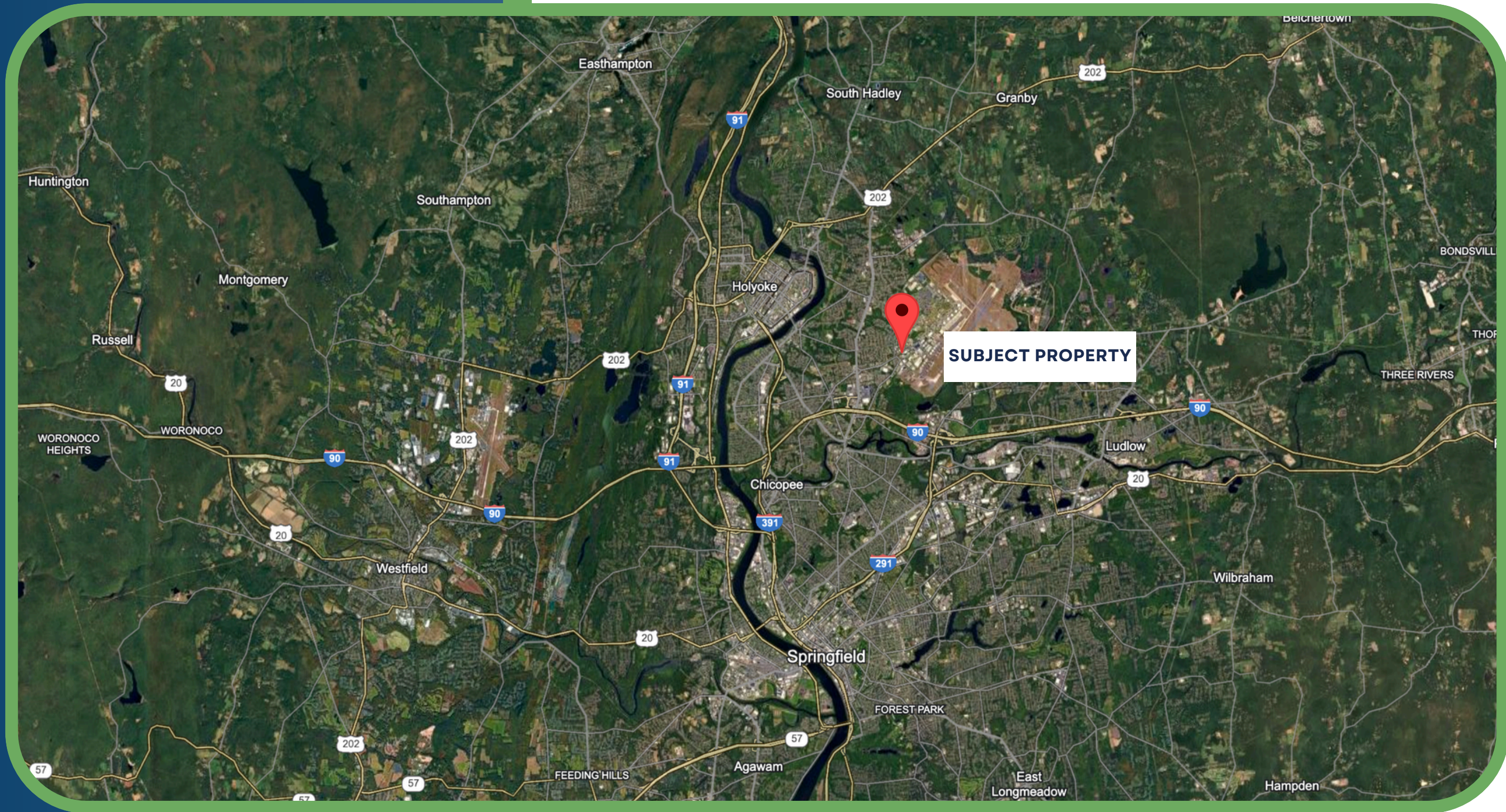
SITE MAP

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CITY MAP

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REGIONAL MAP

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