

# REGION

151 SPRINGFIELD ST  
AGAWAM, MA 01001

SALE PACKAGE



## 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.

**REGION**





**REGION**



# PROPERTY OVERVIEW

Region Commercial is pleased to offer on an exclusive basis, 151 Springfield Street in Agawam, MA, available for sale. The property, is situated on roughly 4.38 acres and is approximately 69,140 square feet.

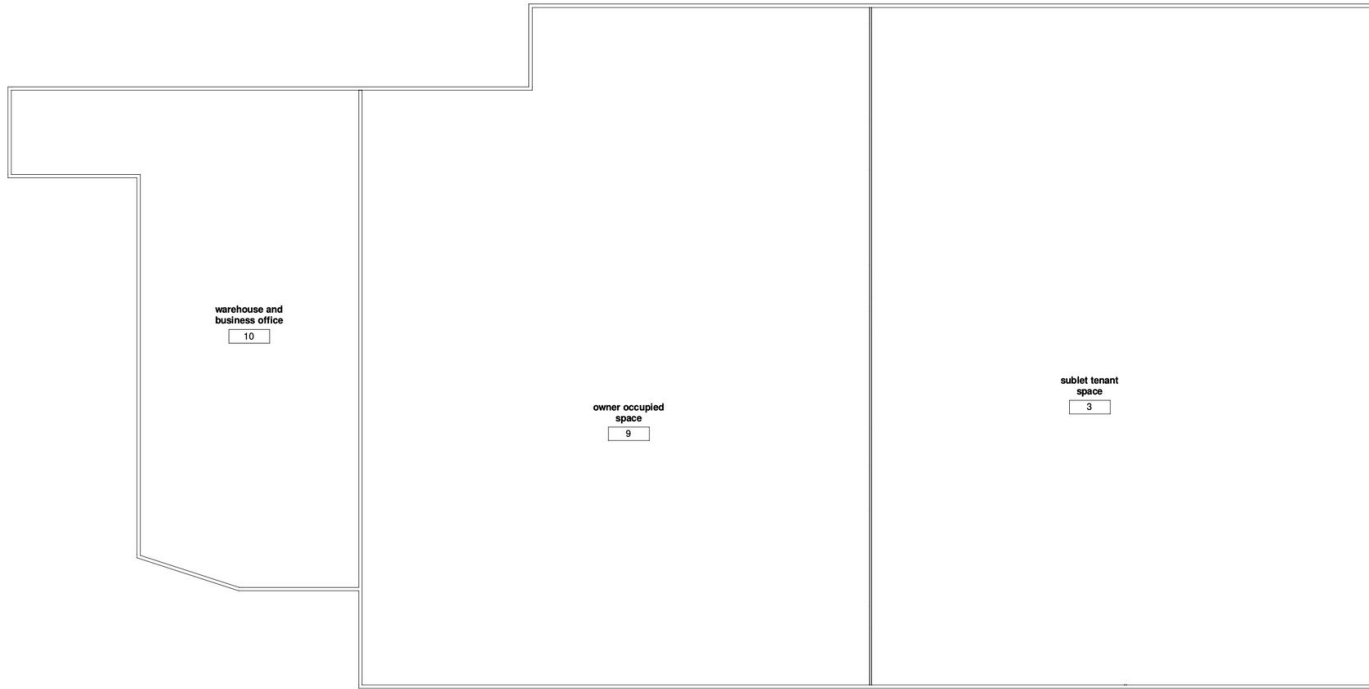
The property is located along Springfield Street (Route 147), a key commercial corridor that connects Agawam to West Springfield and the greater Springfield area. It offers excellent visibility and ease of access to Route 57, Route 75, and Interstate 91, facilitating regional connectivity.

Located in a mixed commercial area, the property offers proximity to retail, services, and neighborhoods. It sits just 1 mile from The Big E and under two miles from the Memorial Avenue bridge to downtown Springfield.

# BUILDING & SITE DETAILS

Square Footage	69,140 SF
Taxes	\$62,000
Stories	1
Foundation	Concrete Slab
Construction	Steel
Roof	Rubber Membrane
Roof Age	2025
Year Built	1966
Floors	Concrete-Finished
Land Area	4.38 Acres
Solar	Owned, finished 2025

Frontage	475'
HVAC/HEAT	3 Rooftop units: 2/3 2025, 1/3 2010
Sprinkler	Yes
Water & Sewer	Municipal
Gas	Eversource Energy
Electric Provider	Eversource Energy
Heat	Forced Air-Duc
AC	Central AC
Zoning	BA



# FLOOR PLAN

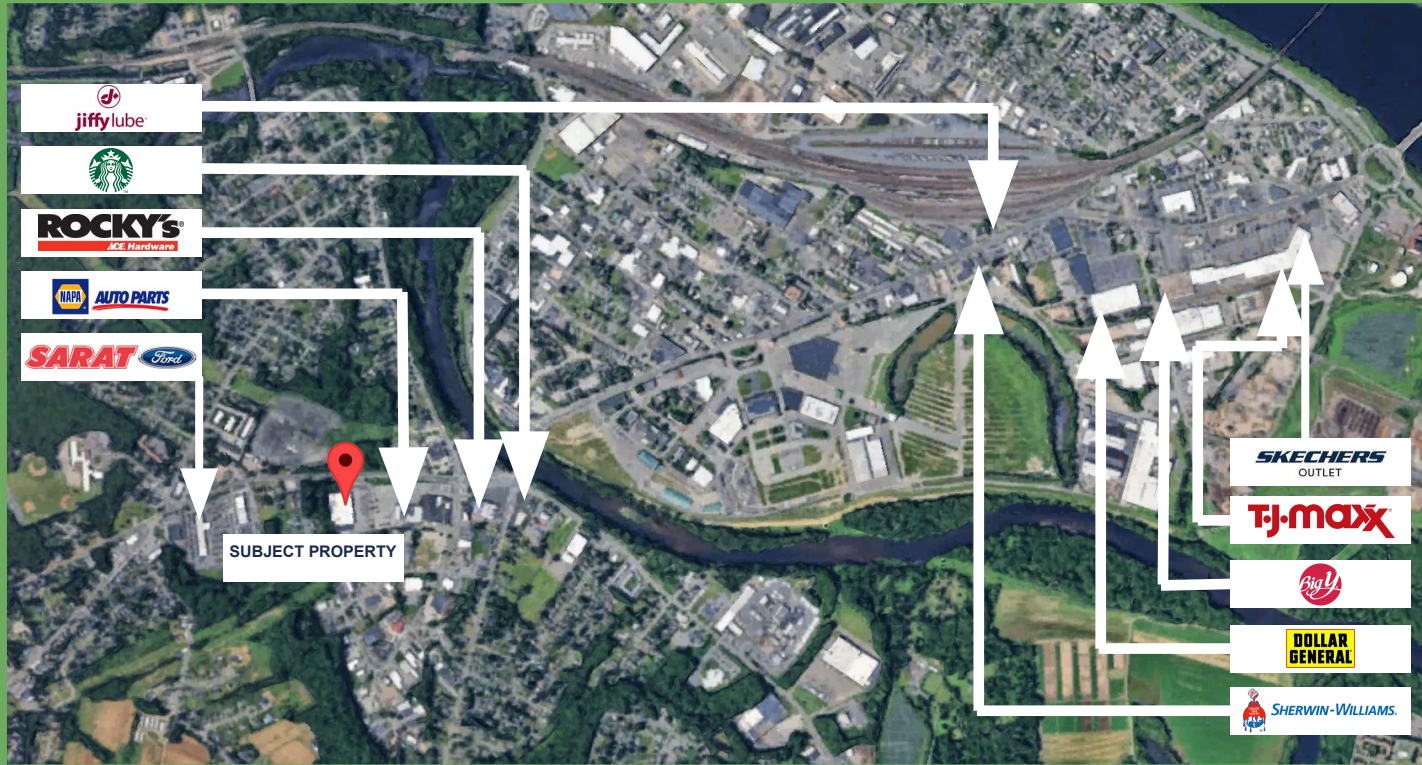
REGION



# SITE MAP



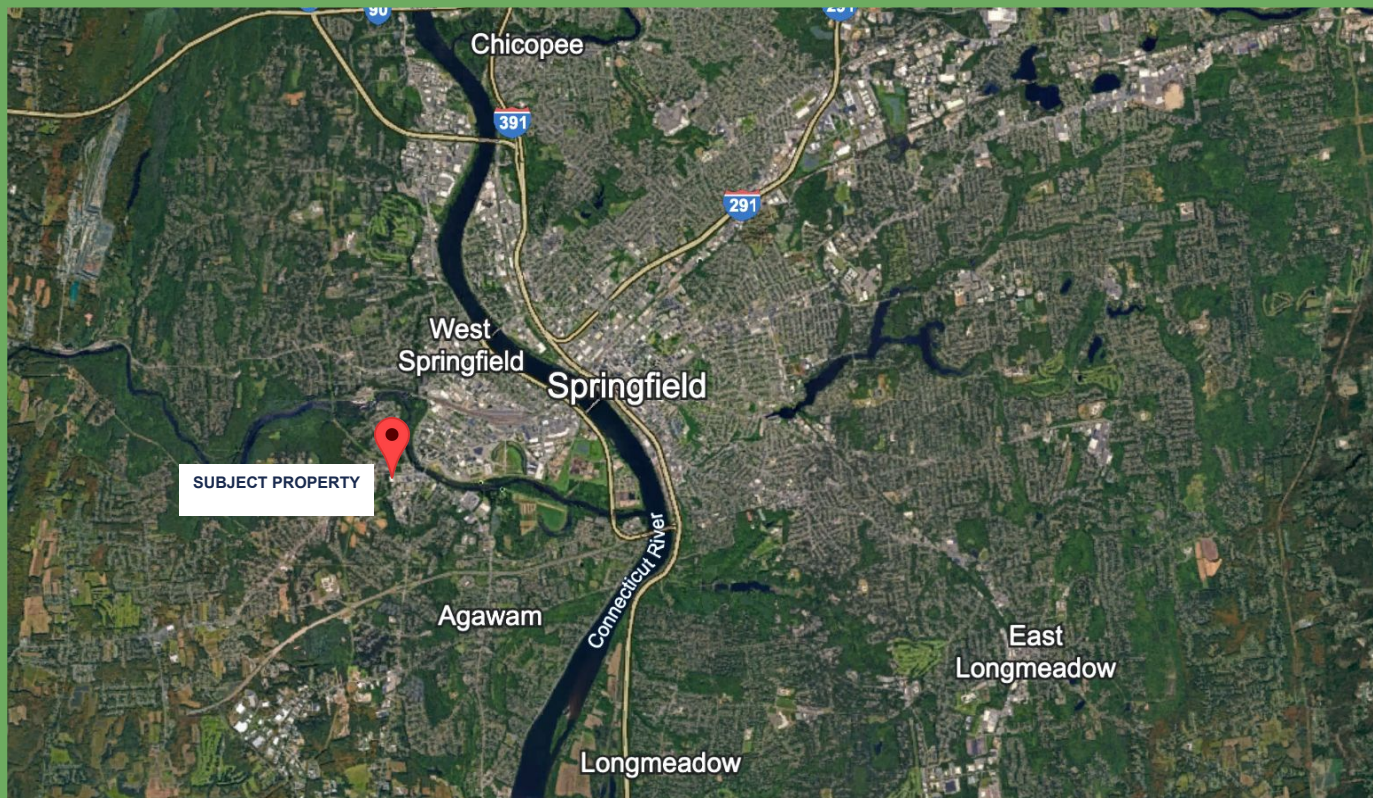
REGION



# AREA MAP

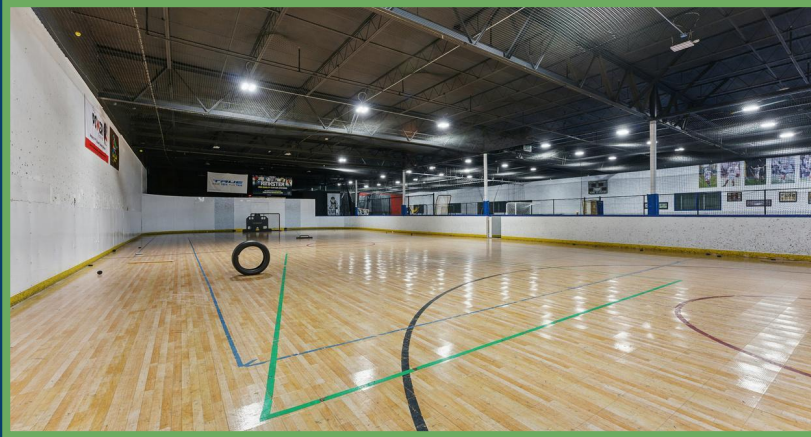
## REGION





**REGIONAL MAP**

**REGION**



**REGION**





**REGION**

# REGION

## CONTACT US

**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**