



REGION

97 NORTH HATFIELD ROAD
HATFIELD, MA 01038

SALE PACKAGE

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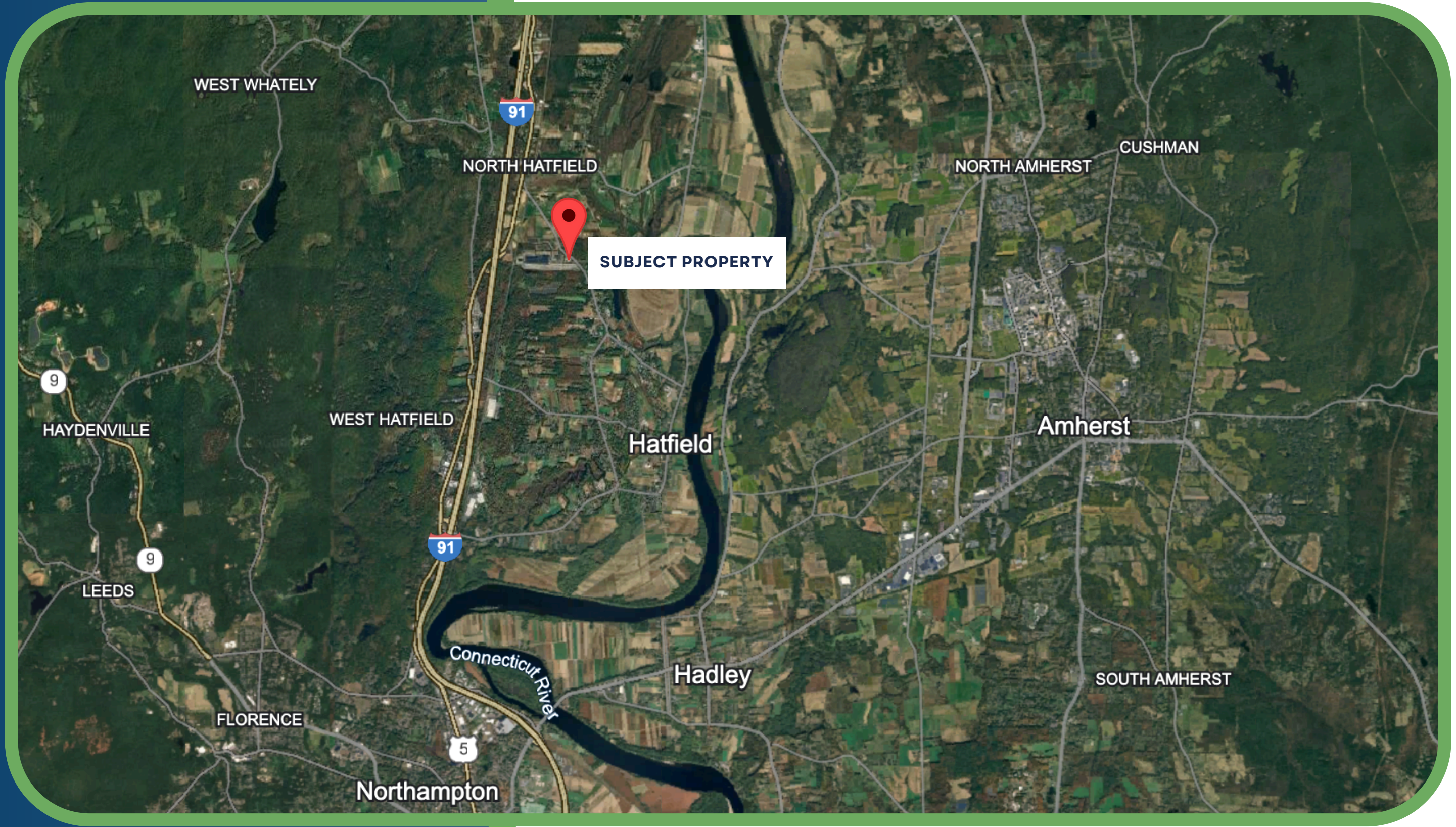
PROPERTY OVERVIEW

Region Commercial is pleased to offer on an exclusive basis, 97 North Hatfield Road, Hatfield, MA, available for sale. The property, is situated on roughly 2.00 acres and is approximately 29,335 square feet.

Located just off Route 5, the property offers convenient access to Interstate 91, providing direct connectivity to Northampton, Deerfield, and the greater Pioneer Valley. The site is positioned in an established industrial and commercial area with proximity to distribution facilities, light manufacturing, and agricultural operations. Its location supports regional logistics with easy access north toward Vermont and south to Springfield and Connecticut.

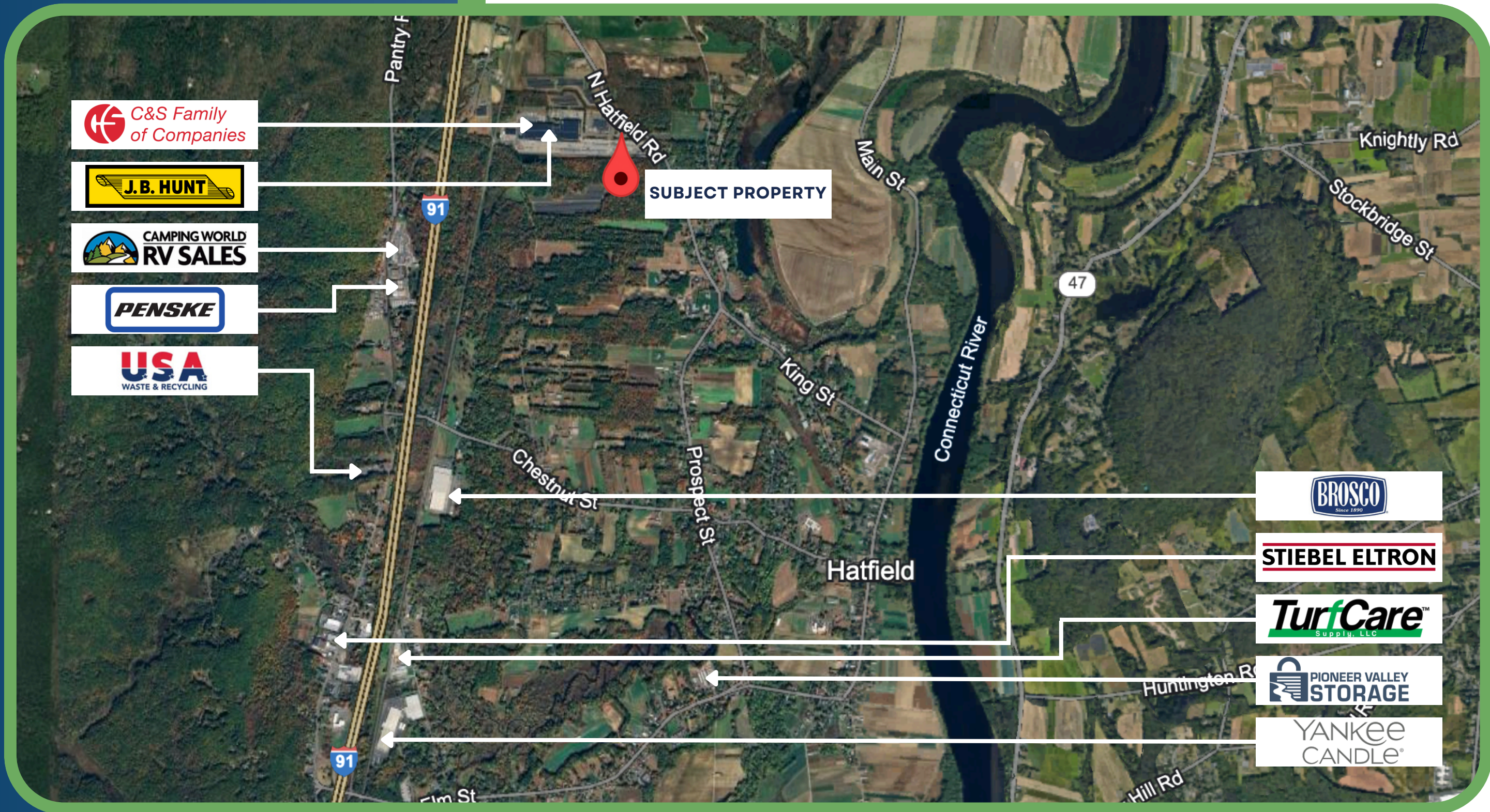
Ample on-site parking and loading areas add to the property's functionality. The surrounding area includes a mix of commercial businesses and farmland, offering both strong transportation links and a spacious setting.

The property is being sold by the current owner, Myers Produce, who intends to lease back a portion of the building. This will provide the new owner with in-place rental income, and available warehouse space for their own use.



REGIONAL MAP

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AREA MAP

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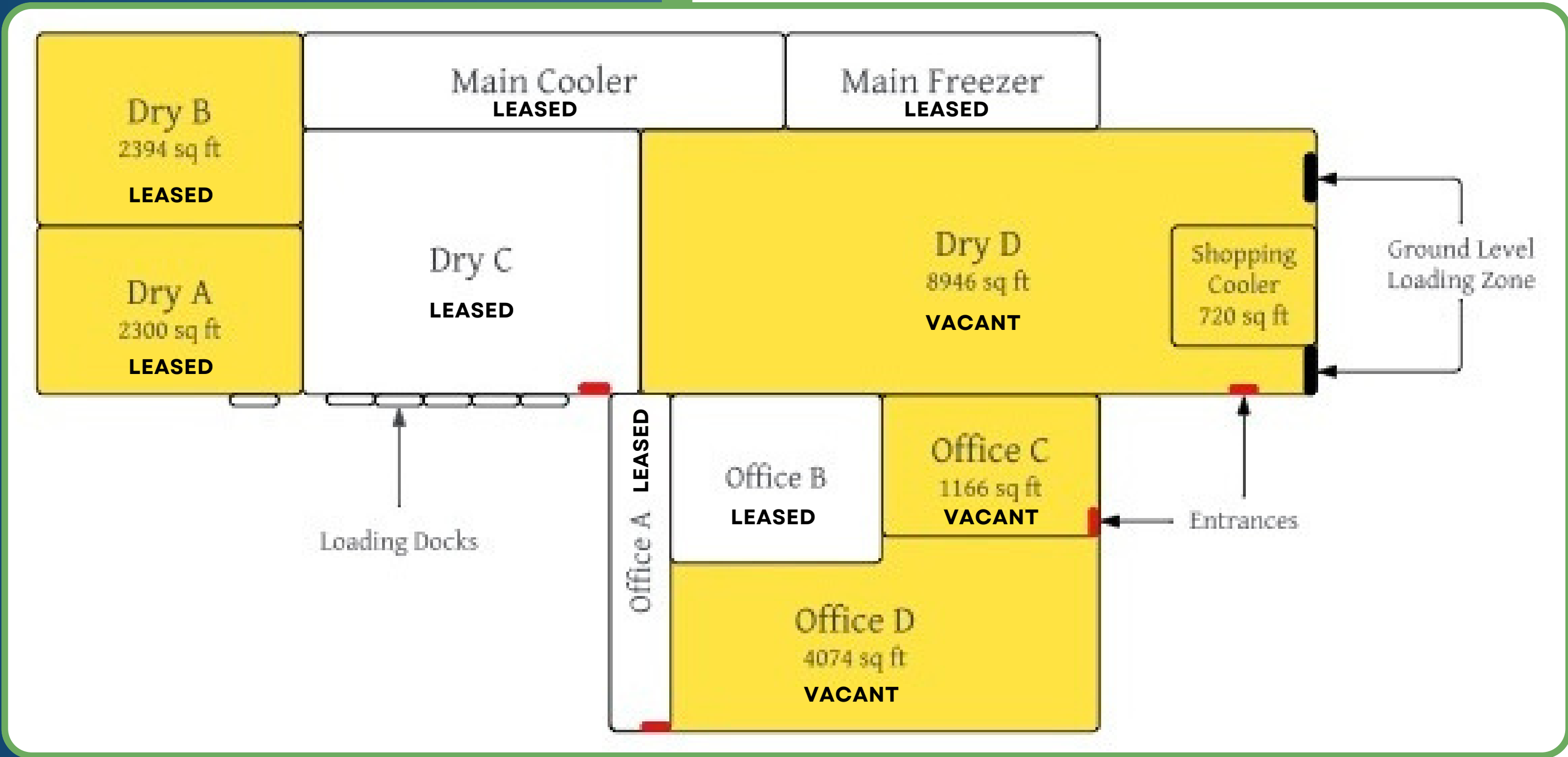
SITE MAP

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BUILDING & SITE DETAILS

Square Footage	29,335
Taxes	\$1.02/SF (2023)
Stories	1
Foundation	Concrete
Roof	Metal
Roof Age	2004
Year Built	1989
Parking	Approximately 47 cars
Land Area	2.00 Acres
Bathrooms	6
Frontage	224'

Ceiling Height	Varies
Sprinklers	Yes, wet system
Internet/Phone Provider	Comcast
Water & Sewer	Municipal
Gas Provider	Sprague, Berkshire Gas
Electric Provider	Eversource Energy
Electrical Power	Power: 800 amps at 480V with in-building transformers to 208V
Heat	Gas/Forced Air Warehouse radiant heat
AC	Central in the office
Zoning	Industrial



FLOOR PLAN



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