

REGION

54B WHATELY ROAD
SOUTH DEERFIELD, MA 01373

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.



PROPERTY OVERVIEW

Region Commercial is pleased to offer, on an exclusive basis, 54B Whately Road in South Deerfield, MA - an industrial condo.

This unit totals approximately 4,452 square feet and includes a mix of open floor area, office space, and a mezzanine. The property offers flexible functionality for office, warehouse, or light industrial use, with highlights including 16-foot ceiling heights, drive-in access, propane heat, and ample on-site parking.

Built in 1989 and situated on 3 acres, the property is in a convenient location near Routes 5 & 10, Route 116, and I-91, providing excellent regional accessibility.

An ideal opportunity for owner-users or investors seeking a well-located, functional space in the Pioneer Valley.

BUILDING & SITE DETAILS

Square Footage	4,452 SF
Taxes	\$2,495
Condo Fees	\$367/MO
Stories	1
Foundation	Concrete
Construction	Steel
Roof	Metal
Year Built	1989
Land Area	3 acres
On-site Parking	Ample

Ceilings	16'+
Sprinkler	No
Basement	None
Bathrooms	1
Water & Sewer	City water, septic
Electric Provider	Eversource Energy
Electric Power	200 amp
Heat/AC	Propane
Zoning	RA



SITE MAP

REGION



SUBJECT PROPERTY



YANKEE
CANDLE

RedRoof



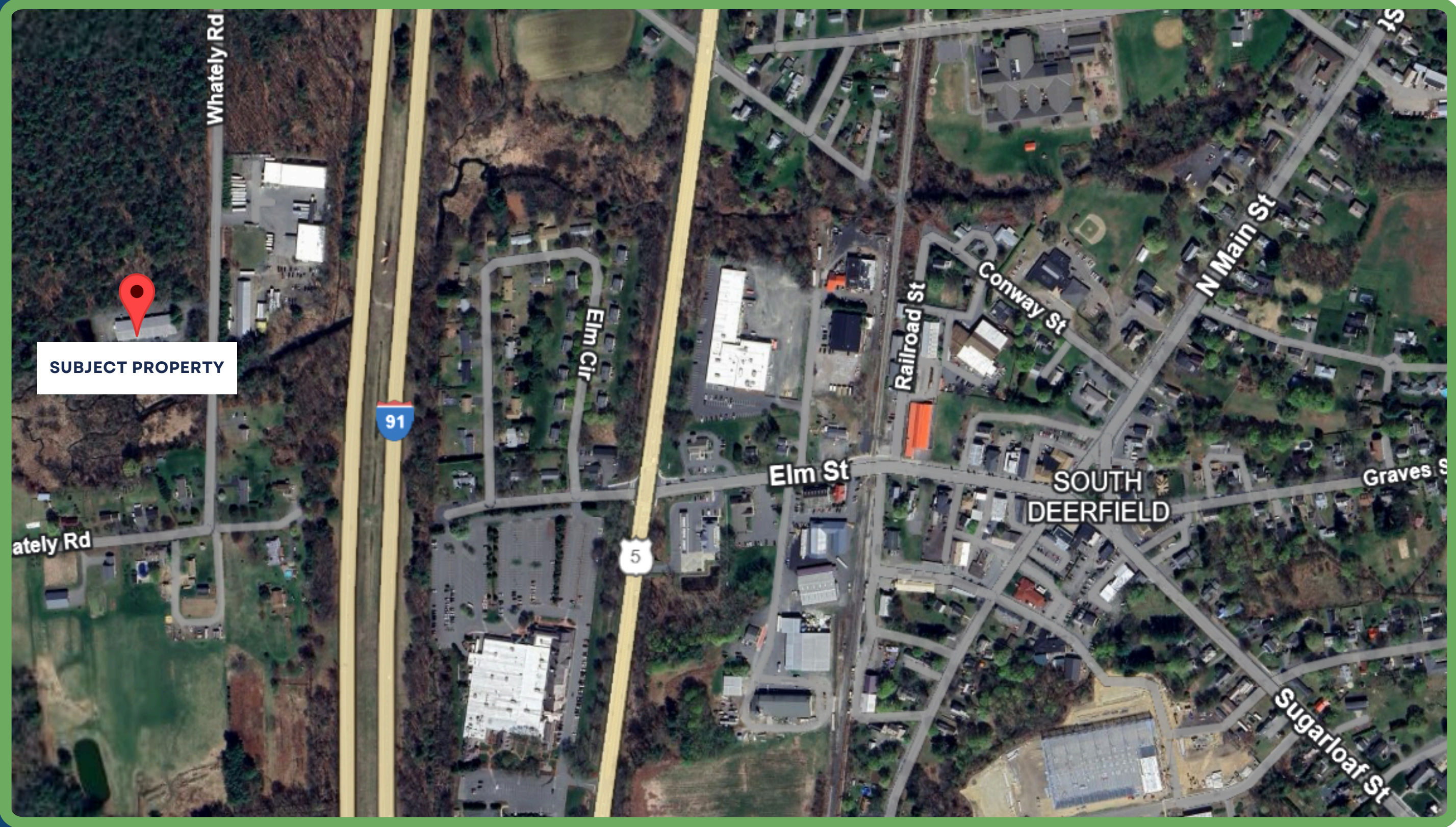
47 Furnishings

GOULET
TRUCKING
INC.
50



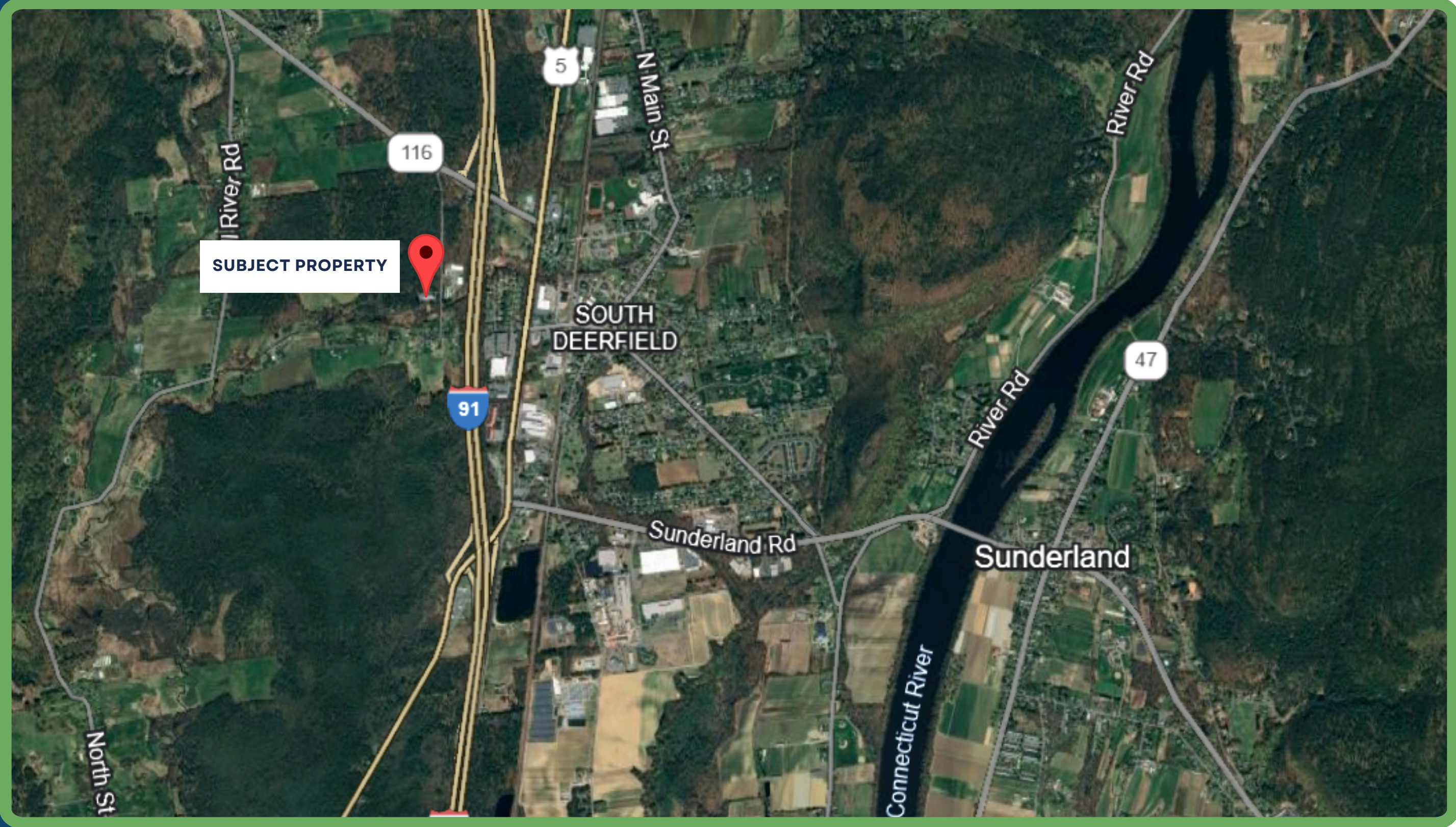
AREA MAP

REGION



CITY MAP

REGION



REGIONAL MAP

REGION





REGION

CONTACT US

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