



RECIION

Commercial Real Estate

131 TEXAS ROAD
NORTHAMPTON, MA 01060

SALE PACKAGE

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PROPERTY OVERVIEW

Region Commercial is pleased to offer on an exclusive basis, 131 Texas Road, Northampton, MA, available for sale. The offering consists of five parcels of commercial property totaling approximately 4.08 acres, located at or near 131 Texas Road. The property is currently fully leased.

The portfolio includes two improved parcels featuring office, industrial, and shed buildings and three additional land parcels, providing a mix of existing improvements and potential future use. The first parcel (Parcel ID: 38B-012-001) consists of approximately 0.41 acres and is improved with one office/warehouse building and an open storage shed. The second parcel (Parcel ID: 38B-322-001) includes approximately 0.70 acres with one industrial building. The remaining parcels—38B-321-001 (± 0.19 acres), 38B-010-001 (± 0.48 acres), and 38A-068-001 (± 2.30 acres)—offer additional land area that is subject to zoning and easements.

The Property is located within an established commercial and industrial area of Northampton, offering convenient access to major roadways and downtown. The combination of existing structures and additional land provides flexibility for a range of operational or longer-term planning considerations.

BUILDING & SITE DETAILS: OFFICE/WAREHOUSE

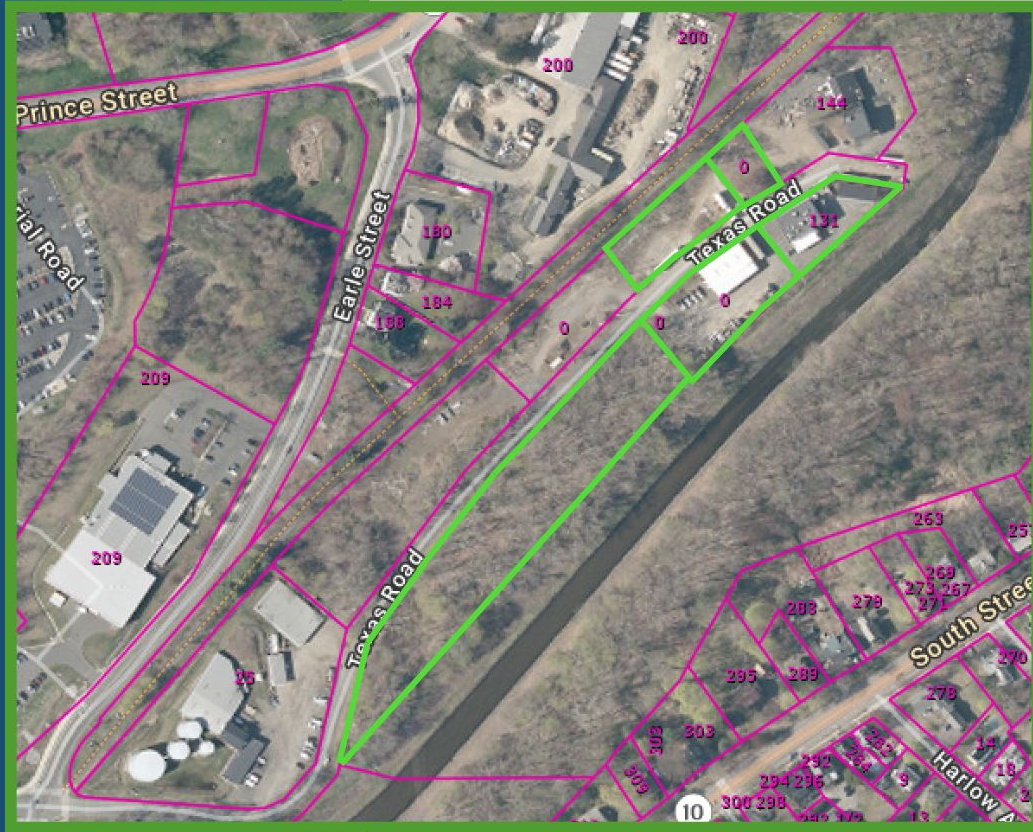
Square Footage	6,636 SF
Taxes	\$15,046.48
Stories	2
Foundation	Concrete
Roof	Rubber
Roof Age	Approximately 15 years old
Year Built	1957, addition 1993
Land Area	0.41 Acres
On-site Parking	Ample
Kitchen	Kitchenette on first floor
Ceilings	Office: 8' Warehouse: 12'

Sprinkler	No
Basement	No
Bathrooms	4
Water & Sewer	Municipal
Electric Provider	National Grid
Gas Provider	Eversource
Heat	Gas fired RTU's and furnace
AC	In Office
Zoning	GI-General Industry Zoning District with an FP overlay
Internet/Phone Provider	Xfinity

BUILDING & SITE DETAILS: WAREHOUSE

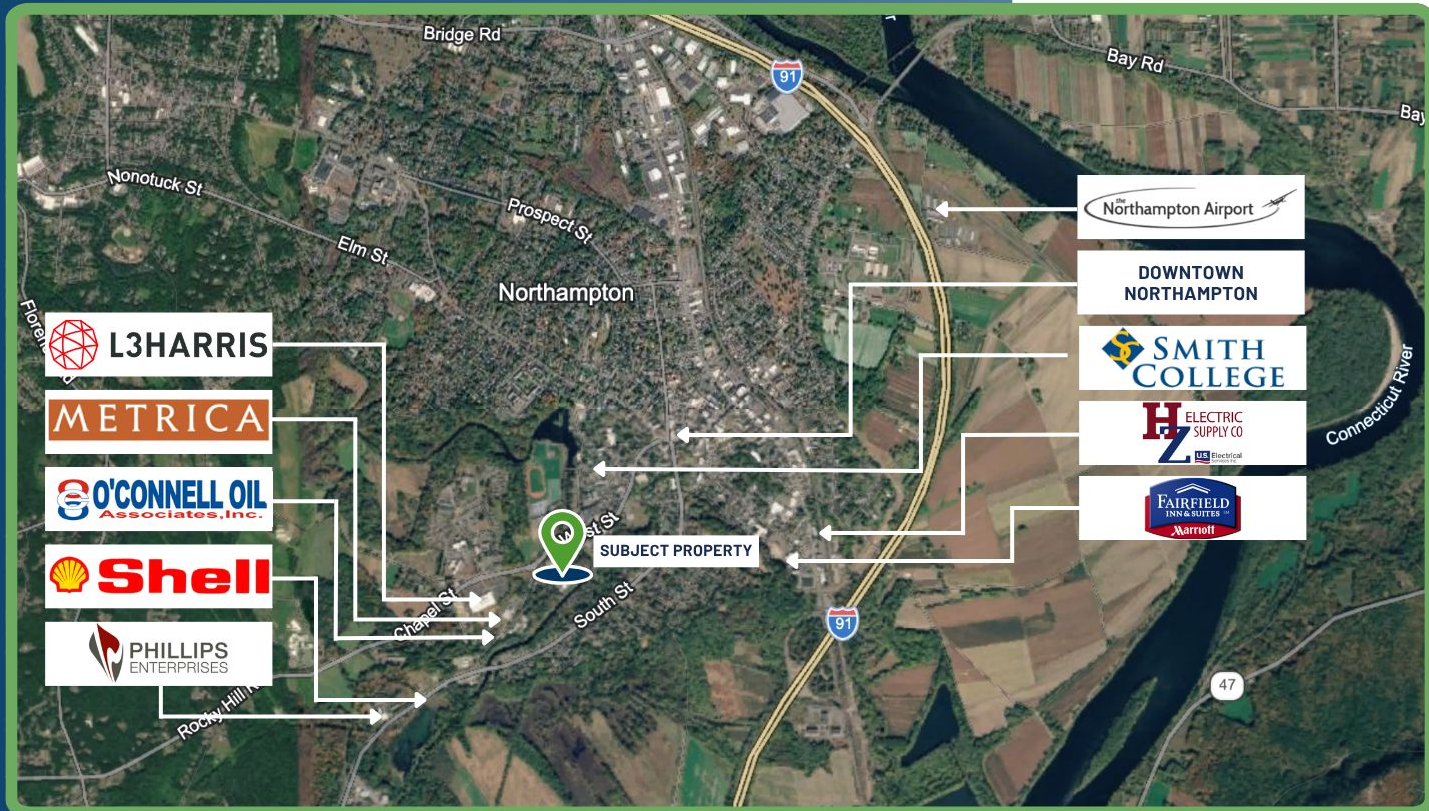
Square Footage	3,200 SF
Stories	1
Foundation	Concrete
Roof	Rubber
Roof Age	5 Years
Land Area	0.70 Acres
On-site Parking	Ample
Kitchen	N/A
Ceilings	11'

Sprinkler	No
Basement	No
Bathrooms	0
Water & Sewer	N/A
Electric Provider	National Grid
Gas Provider	Eversource
Heat	No
AC	No
Zoning	GI-General Industry Zoning District with an FP overlay
Internet/Phone Provider	Xfinity



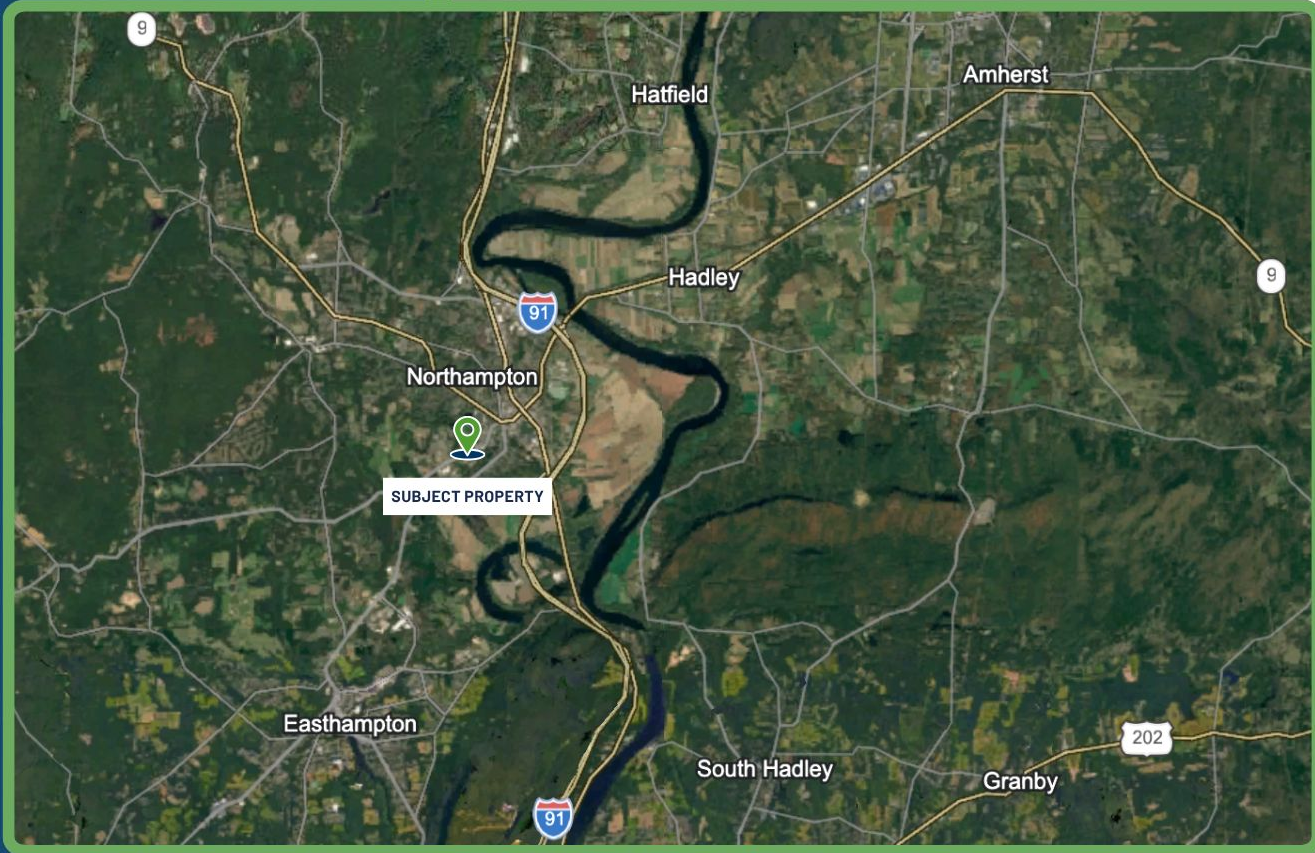
SITE MAP

REGION



AREA MAP

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REGIONAL MAP

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