



REGION

Commercial Real Estate

901 SOUTHAMPTON RD
WESTFIELD, MA 01085

SALE PACKAGE

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PROPERTY OVERVIEW

Region Commercial is pleased to offer on an exclusive basis, 901 Southampton Road, Westfield, MA, available for sale. The property consists of an approximately 4,179 square foot commercial building on 0.78 acres.

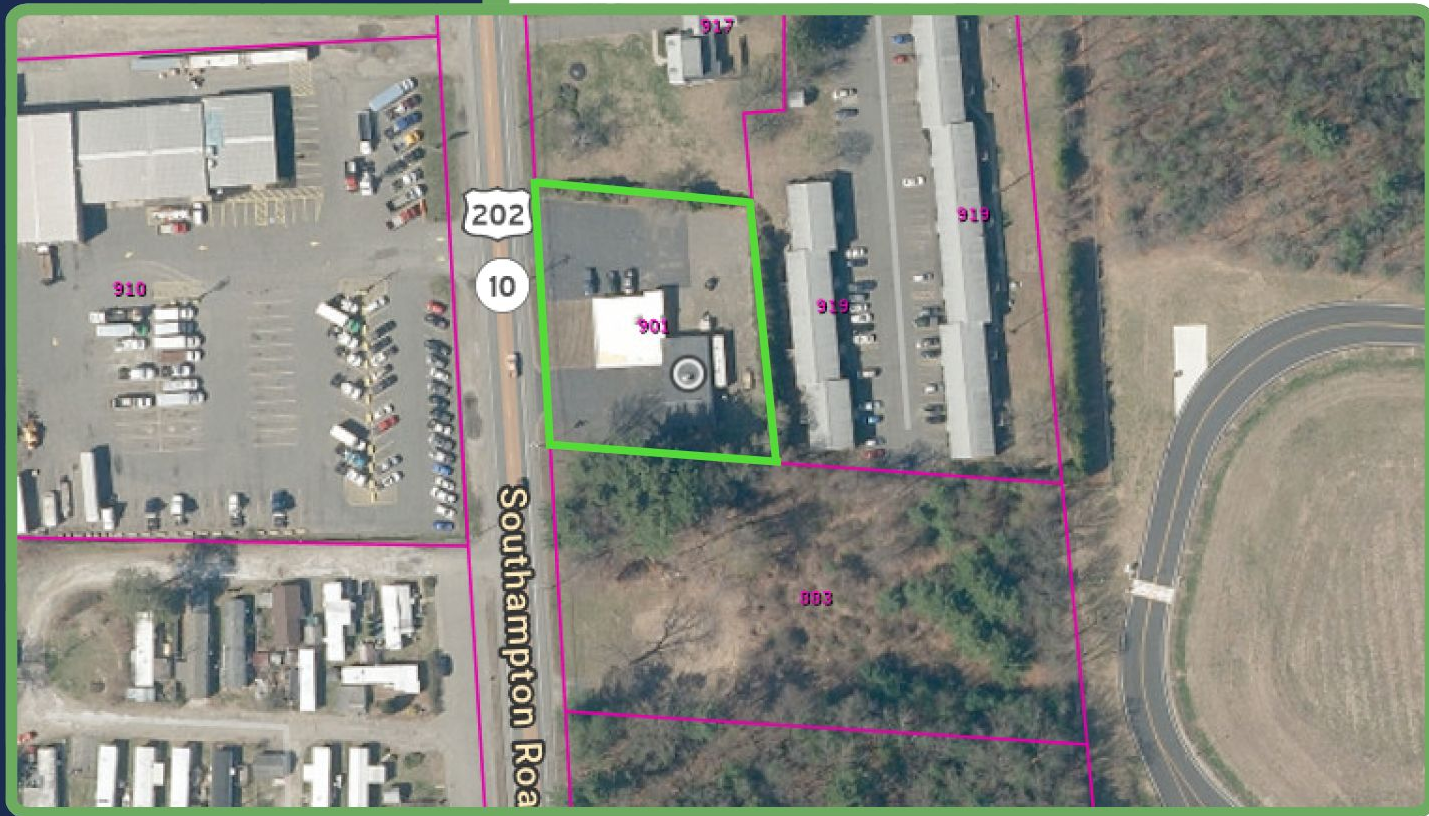
The building includes both shop and office space, providing a combination of areas for business operations, light manufacturing and administrative functions. The property offers potential for future subdivision or separate use of the office and shop areas, with each space benefiting from its own dedicated electric service and independent heating and A/C systems. The building is situated along Southampton Road, with convenient access to surrounding commercial areas and regional roadways.

The location provides connectivity to the Mass Pike and other major roadways serving Westfield and the surrounding Pioneer Valley. The Property is also located near a range of local businesses and services, providing accessibility throughout the greater Westfield market.

BUILDING & SITE DETAILS

Square Footage	4,179 SF
Taxes	\$8,500
Stories	1
Foundation	Concrete slab
Roof	Rubber
Roof Age	Office - 26 years (sealed in 2025) Shop - 1 year (new in 2025)
Year Built	1947
Land Area	0.78 Acres
Flooring	Carpet in office, concrete in shop
On-site Parking	60 parking spaces
Ceilings	Office - 7' 6" drop ceiling Shop - 9'-11.5' drop ceiling
Recent Improvement Projects	Shop New Roof/Gutters New Lighting New Drop Ceiling Parking Lot sealed (3 years ago) HVAC units replaced 2019

Frontage	204'
Bathrooms	2
Sprinkler	No
Kitchen	Lunch room
Basement	Under office area
Water & Sewer	Municipal Estimated Quarterly Cost: \$596.65
Electric & Gas	Municipal
Electrical Power Provided	120V & 230V 3ph 200 Amp
Heat	City Gas Rooftop Units
AC	City Gas Rooftop Units
Zoning	Business B (BB)
Internet/Phone Provider	Comcast



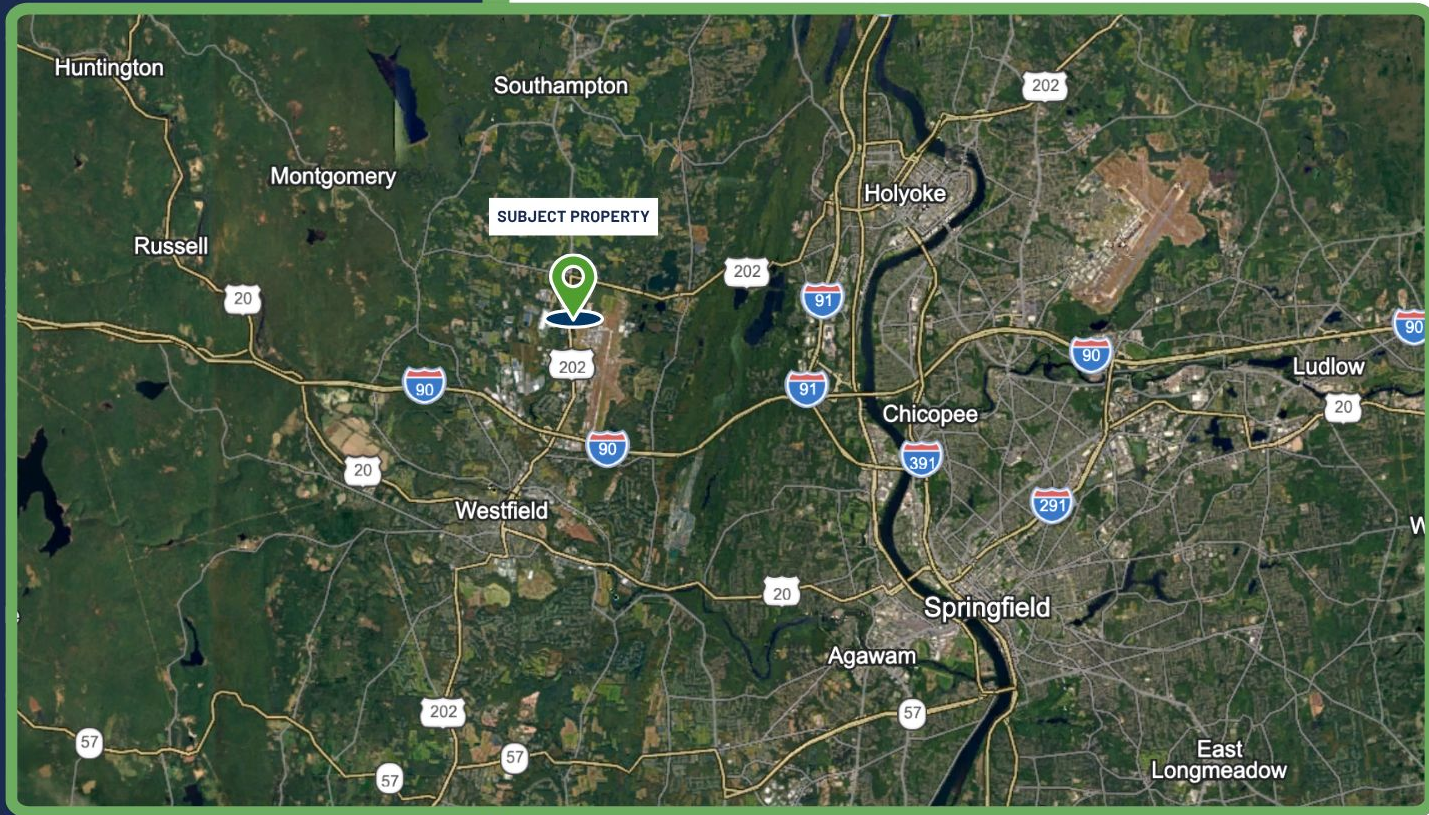
SITE MAP

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AREA MAP

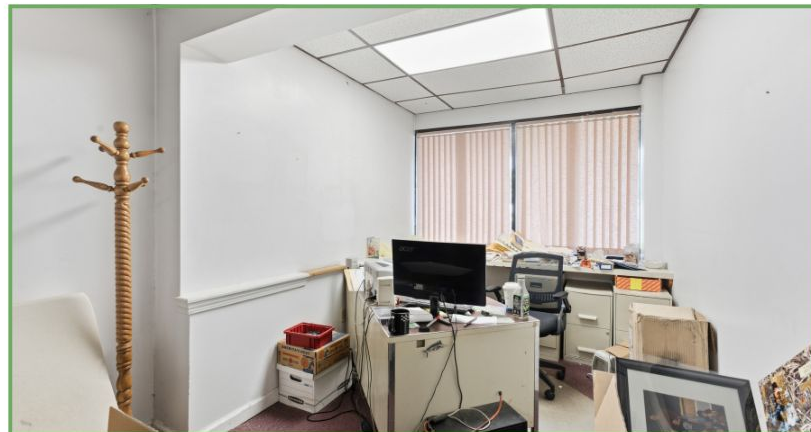
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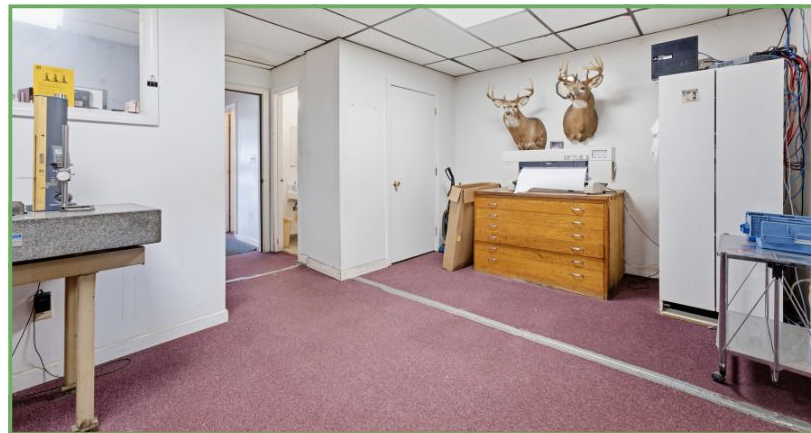
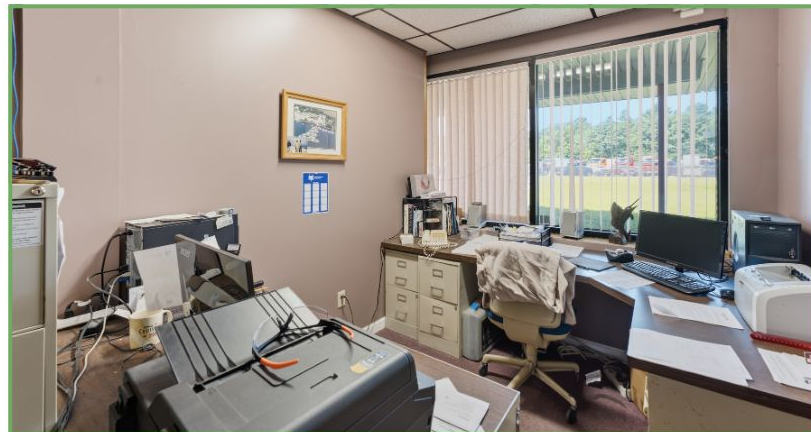


REGIONAL MAP

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