



**FOR LEASE**

# REGION

## 460 NEWTON STREET

SOUTH HADLEY, MA

Region Commercial is pleased to offer, on an exclusive basis, 460 Newton Street in South Hadley, MA, available for sale or lease. The property, formerly a bank branch, is situated on approximately 0.81 acres and consists of roughly 5,608 square feet of space.

This well-located property offers easy access to Routes 33, 202, and I-91, and is in close proximity to national brands and neighborhood amenities. Positioned at a lighted intersection along Newton Street(Route 116), a primary commercial corridor in South Hadley, the site benefits from steady daily traffic volume and strong local visibility. The property includes three existing drive-up lanes, offering added functionality for financial, retail, or service-based users.

The property is located less than one mile from the South Hadley Village Commons and Mount Holyoke College, and within a short drive to Holyoke, Chicopee, and the greater Springfield area, providing convenient access to a broad regional customer base.

### PRICE **\$20-\$22/SF NNN**

CAM	\$3.23/SF/YR
TAXES	\$3.23/SF/YR
ZONING	BA
SIZE	5,608 SF
YEAR BUILT	2006
HEAT AND A/C	FORCED HOT AIR & AC
WATER	MUNICIPAL
SEWER	MUNICIPAL

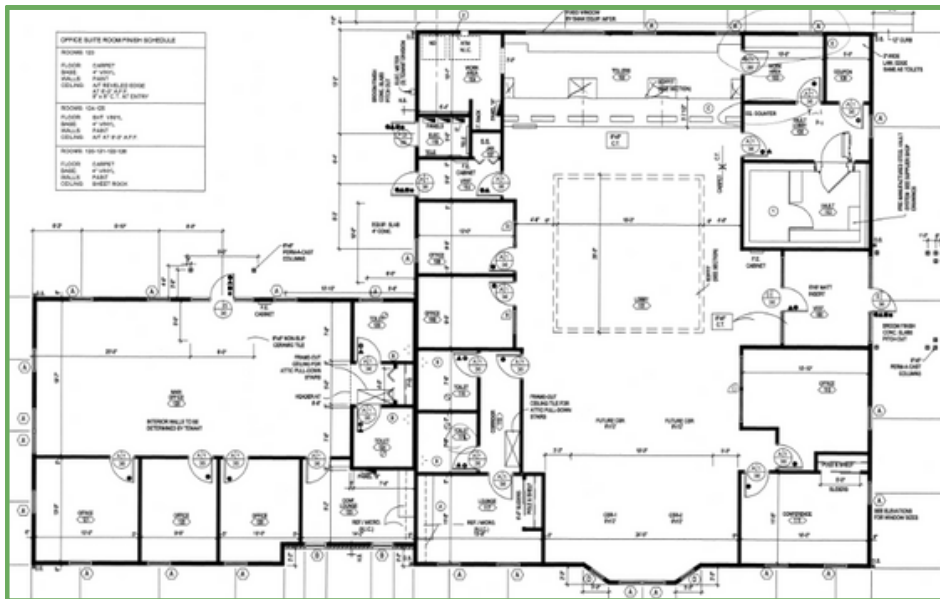
### LEASE OPTIONS

SUITE 1A	2,019 SF
SUITE 1B	2,019 SF
SUITE 1A +1B	4,038 SF
TOTAL BUILDING	5,608 SF









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## CONTACT

**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