



REGION

23 OREGON ROAD
LUDLOW, MA 01056

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.

REGION



PROPERTY OVERVIEW

Region Commercial is pleased to offer on an exclusive basis, 23 Oregon Road, Ludlow, MA, available for sale. The property is situated on roughly 0.81 acres and is approximately 2,816 square feet.

The site is located within Ludlow's Industrial zoning district, offering excellent access to regional transportation routes. Positioned just off Route 21 and less than two miles from I-90 (Mass Pike) Exit 54, the property provides efficient connectivity to Springfield, Chicopee, and the greater Pioneer Valley.

Set in a well-established industrial corridor, the property benefits from a mix of nearby manufacturers, service providers, and distribution facilities. On-site paved parking and a straightforward lot configuration add to its functionality, while the location supports both local business operations and broader regional access.

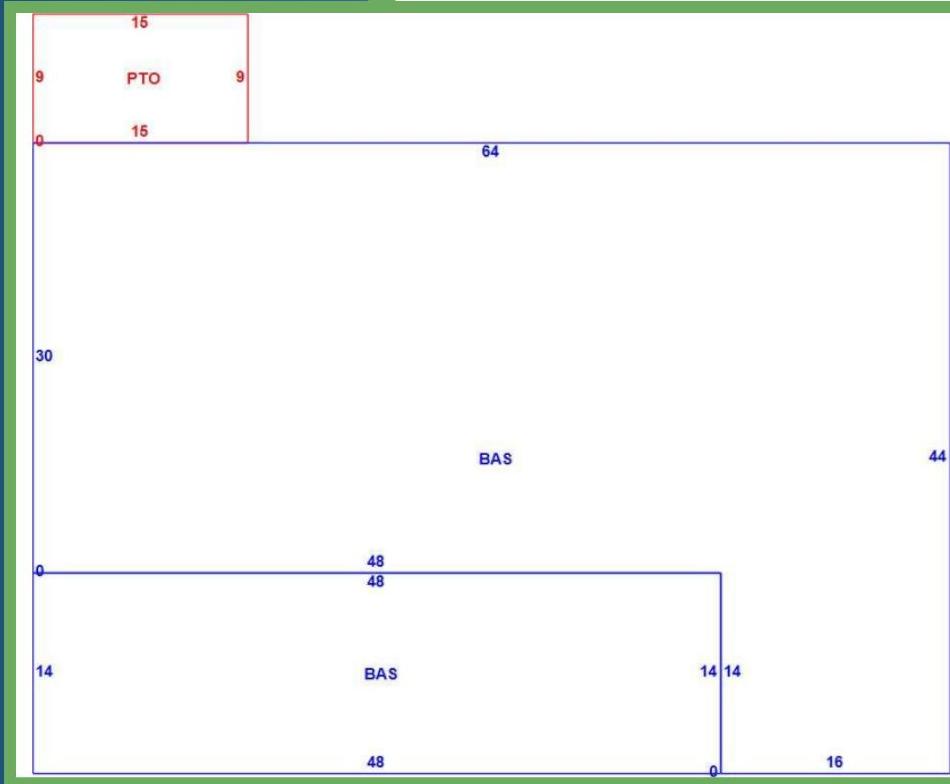
*There is potential expansion possibility subject to permitting.

BUILDING & SITE DETAILS

Square Footage	2,816 SF
Taxes	\$3,820.47
Stories	1
Foundation	Concrete
Construction	CMU
Roof	Rubber
Roof Age	10-15 years old
Floor	Concrete
Year Built	1954
Land Area	0.81 acres
On-site Parking	Ample
Frontage	164'

Ceilings	12'
Sprinkler	Existing but currently disconnected
Basement	No
Bathrooms	1
Water & Sewer	Municipal
Electric Provider	Eversource Energy
Electric Power	200 AMP Service
Heat	Oil fired hot water boiler
AC	Roof top unit
Internet/Phone	Verizon
Zoning	Industrial

REGION



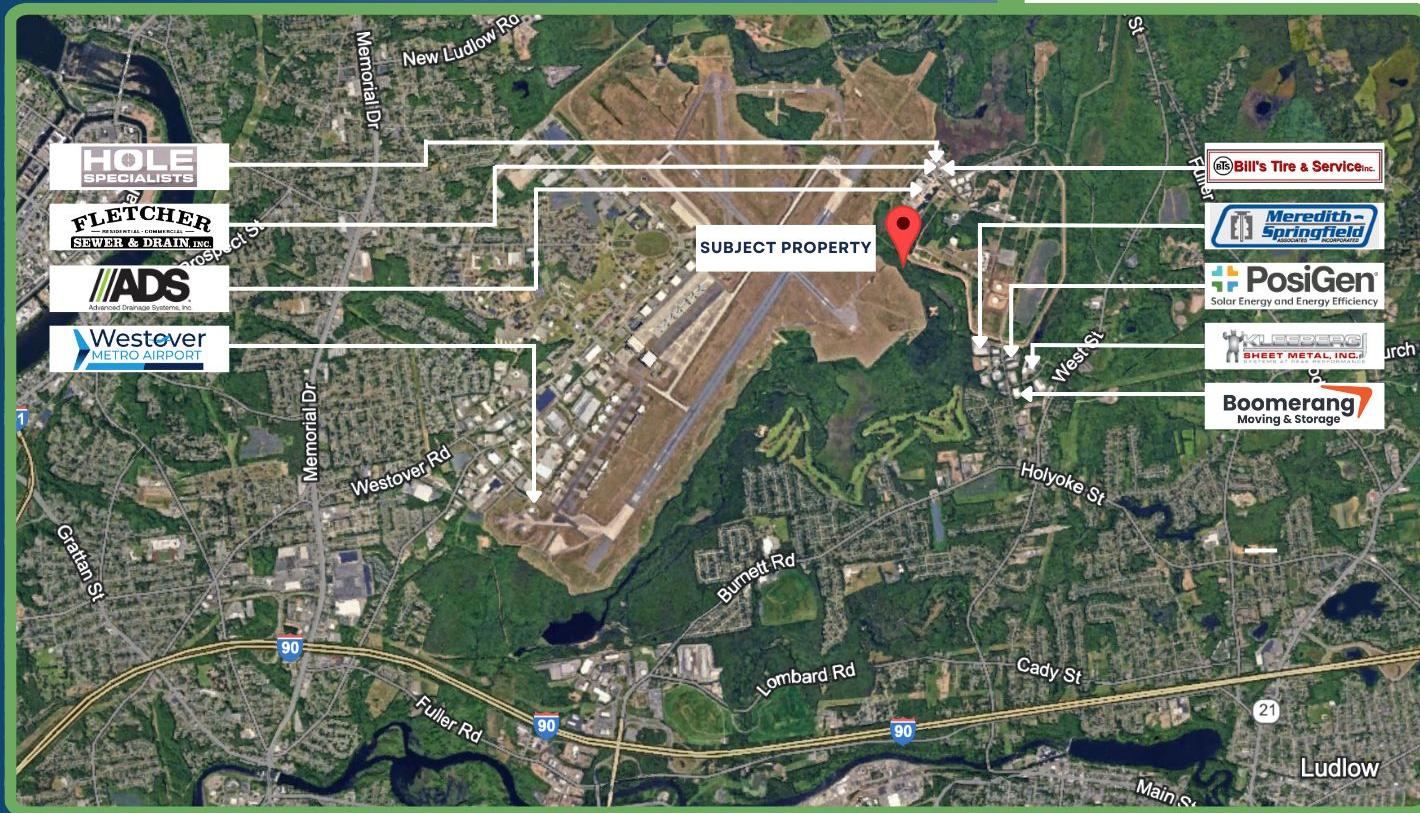
FLOOR PLAN

REGION



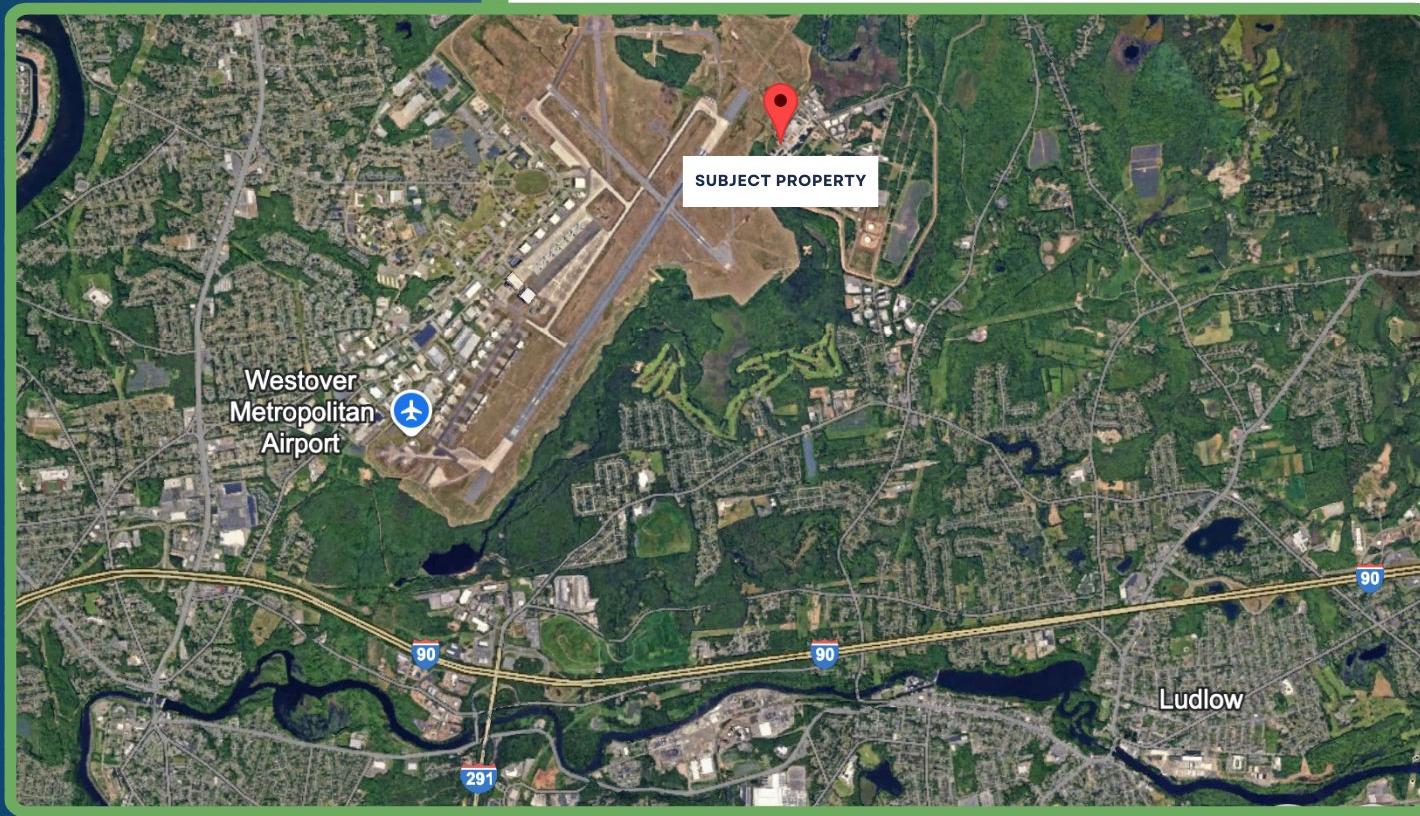
SITE MAP

REGION



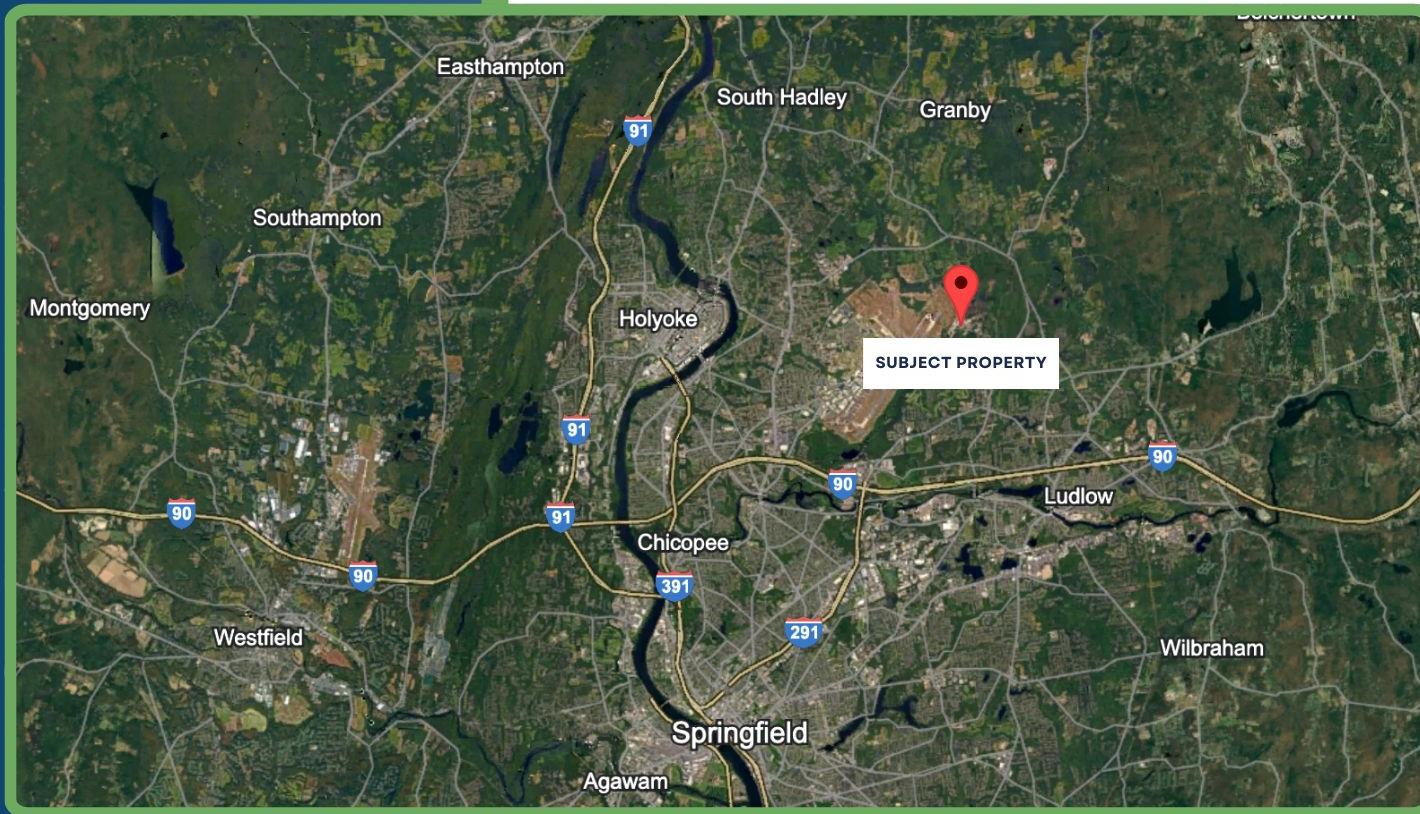
AREA MAP

REGION



CITY MAP

REGION



REGIONAL MAP

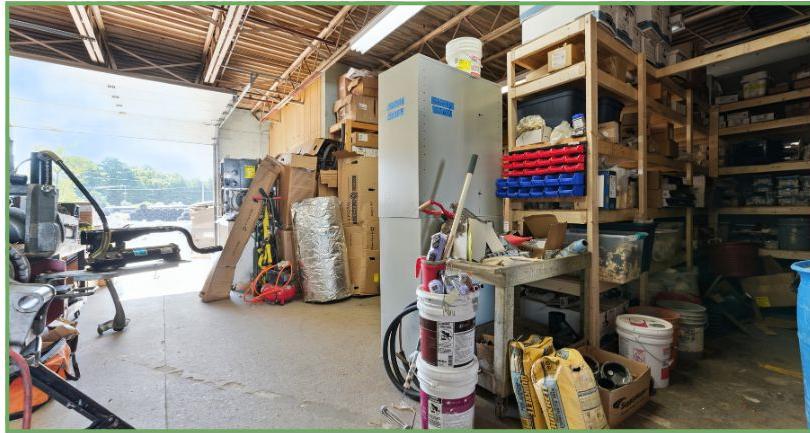
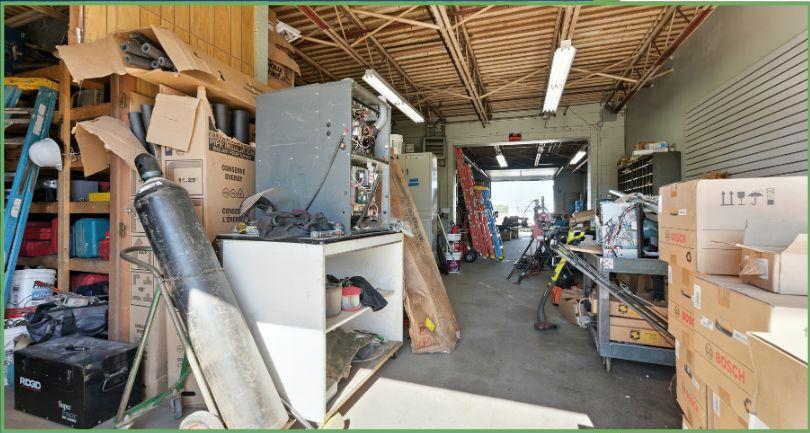
REGION



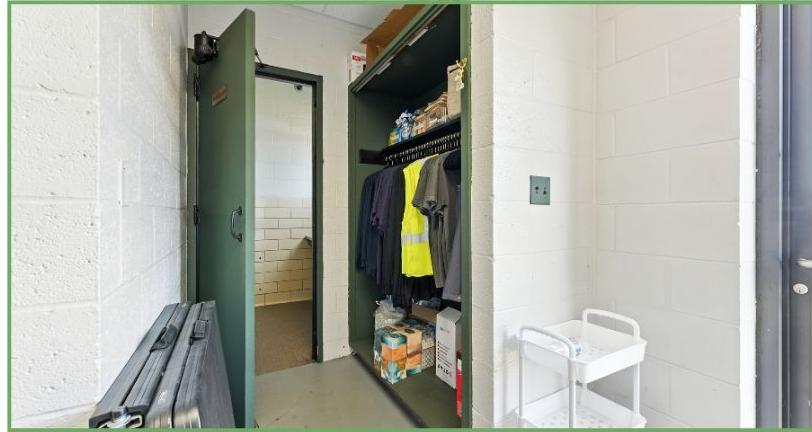
REGION



REGION



REGION



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