

REGION

23 OREGON ROAD
LUDLOW, MA 01056

SALE PACKAGE

AVAILABLE
413-415-1200
REGION

PLUMBING & HEATING
23 OREGON RD.

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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.

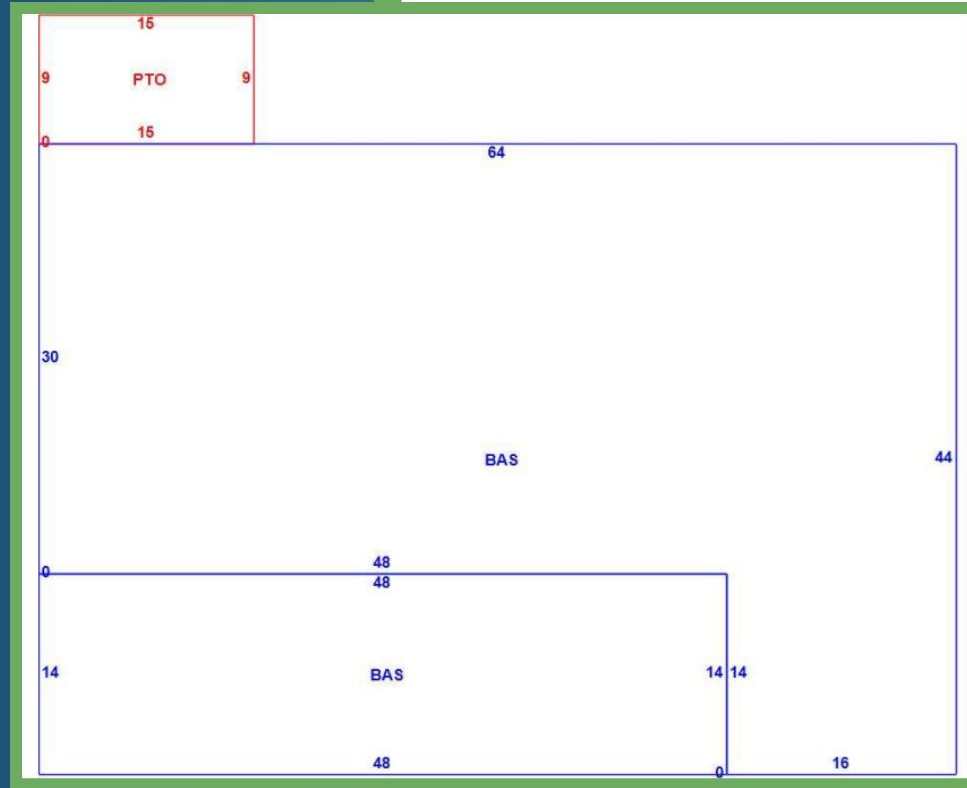
Set in a well-established industrial corridor, the property benefits from a mix of nearby manufacturers, service providers, and distribution facilities. On-site paved parking and a straightforward lot configuration add to its functionality, while the location supports both local business operations and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



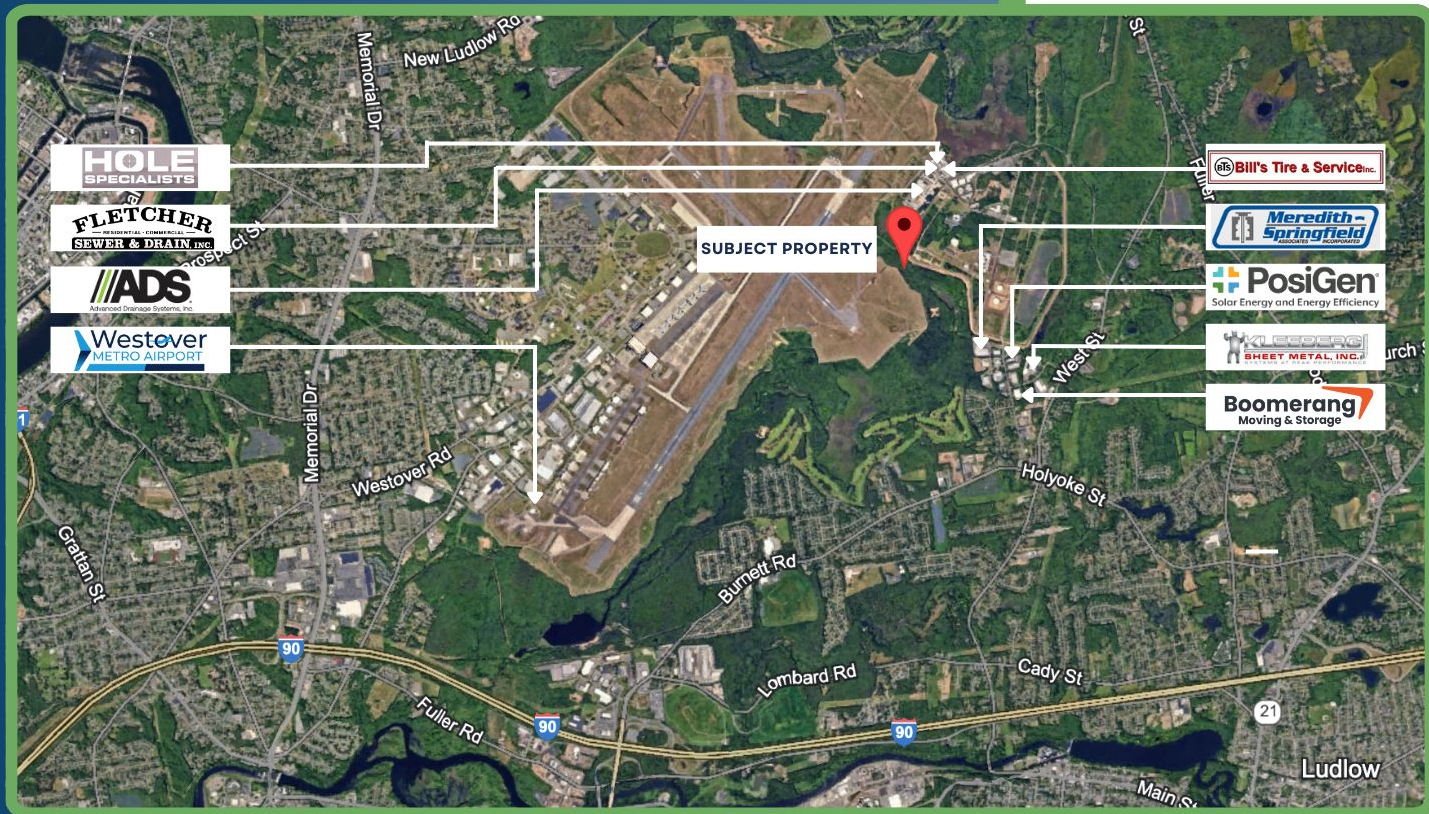
FLOOR PLAN

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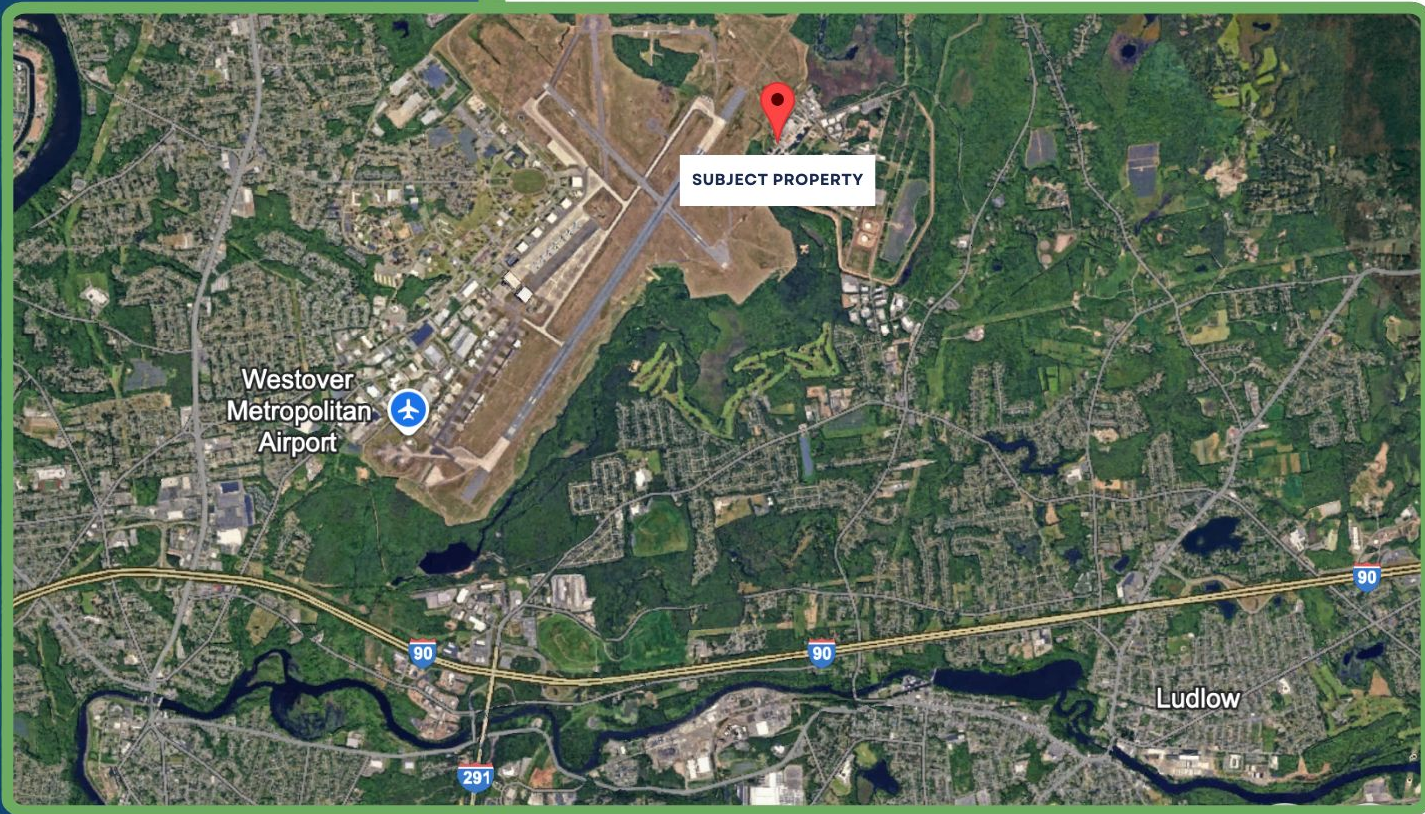
SITE MAP

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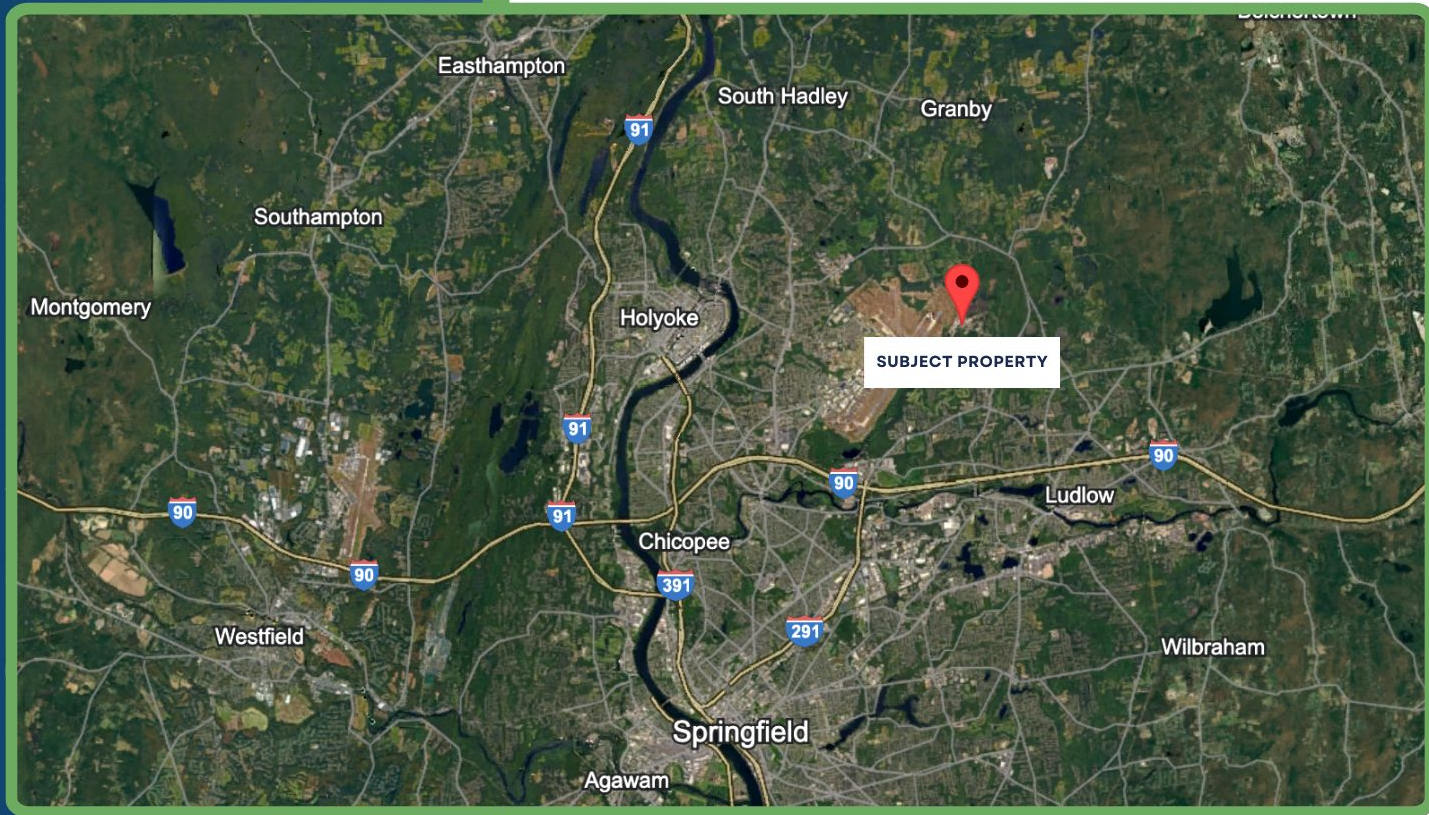
AREA MAP

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CITY MAP

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REGIONAL MAP

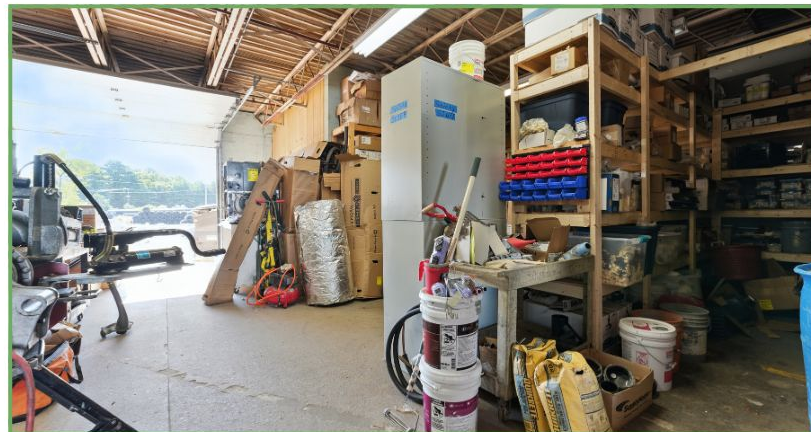
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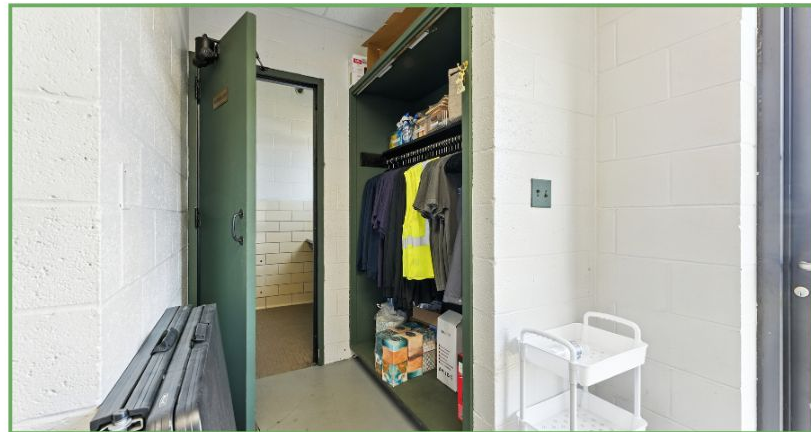


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