52 R W MOORE DRIVE

ORANGE, MA

OFFERED FOR SALE
$2,930,000

VACANT | NEW CONSTRUCTION | 23,471 SF INDUSTRIAL BUILDING

CONFIDENTIAL OFFERING MEMORANDUM

Atlantic CAPITAL PARTNERS™

52 R W MOORE DRIVE
ORANGE, MA

EXECUTIVE SUMMARY

Atlantic Capital Partners is pleased to present 52 R W Moore Drive, a new 23,471 SF pre-engineered industrial building offered in shell condition in Orange, Massachusetts. This value-add opportunity features a brand-new construction facility with no interior slab poured, allowing an investor or user the flexibility to install underground utilities and custom build-out the space to exact specifications.

The property is located in the Randall Pond Industrial Park within the northern Springfield, MA metropolitan area, benefiting from a strategic location with excellent regional connectivity. It sits approximately 30 minutes from the I-91 corridor in Greenfield and offers direct access to Massachusetts Route 2, a major east-west highway linking to Greater Boston's outer belt. 52 R W Moore Drive also includes additional on-site land for future expansion or development, providing significant upside to increase the rentable square footage over time.

Industrial demand in the greater Springfield/Western Massachusetts region remains robust, driven by a combination of manufacturing growth, logistics expansion, and emerging sectors requiring high-power infrastructure. Modern industrial facilities are scarce in this market due to limited new development, keeping vacancy rates low and rental rates on the rise. The subject property's modern specifications – such as an 18' clear height, at-grade loading (10' overhead door), and 1,600-amp three-phase power – position it to attract quality tenants in a supply-constrained environment.

Moreover, Orange is a pro-business community with an available skilled labor pool drawn from the broader North Quabbin and Pioneer Valley region. Notably, the site lies within a designated Federal Opportunity Zone, offering investors potential tax advantages for deploying capital into this project. Overall, 52 R W Moore Drive represents an institutional-grade industrial investment prospect: a flexible, expandable warehouse asset in a strategic location poised to capitalize on pent-up regional demand and long-term economic growth drivers.

PROPERTY SPECIFICATIONS

Address	52 R W Moore Dr, Orange, MA
Building Size (GLA)	23,471 SF
Land Size	4.13 Acres
Year Built/Renovated	2022
Clear Height	18'
Doors	10' At-Grade
Power	1600 Amp 3-Phase
Emergency Generators	Exterior Pad for Transformer & Backup Generators
Natural Gas	None
Sewer	6" Sewer Line
Water Supply	4" Water Supply Line
Fire Protection	8" Fire Protection Line
Slab	Designed for 5" slab, thicker slab can be poured

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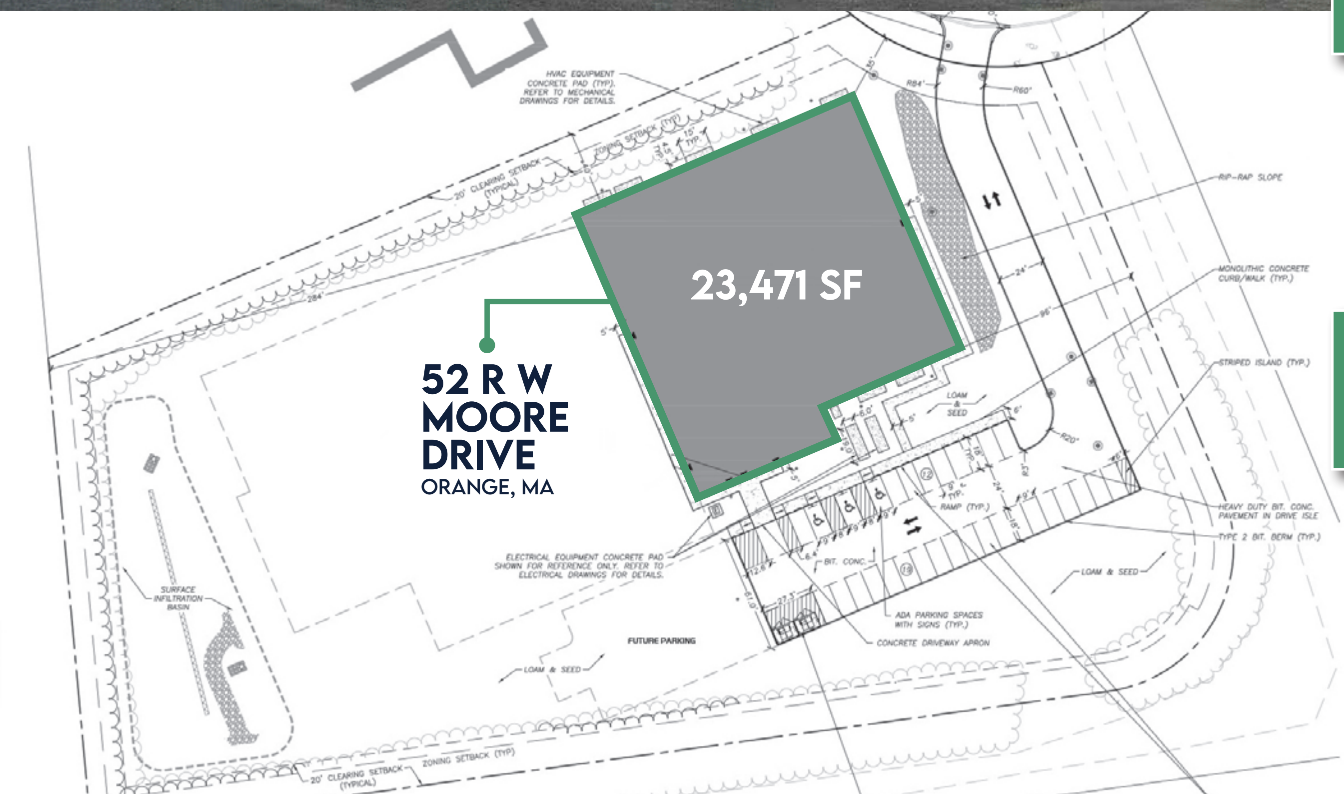

BRAND NEW CONSTRUCTION (SHELL CONDITION)

Newly built 23,471 SF pre-engineered metal building delivered as a shell (no slab), providing a blank canvas for tenant improvements and layout customization. Investors can complete the build-out to suit a single user or multiple tenants, capturing significant value-add upside through the lease-up process.

EXPANSION POTENTIAL

Situated on a generous land parcel with space for additional buildings, the site offers the ability to develop further industrial square footage. This expansion opportunity allows an owner to grow the asset beyond the initial footprint, leveraging the 'tremendous upside' of the extra acreage.

MODERN INDUSTRIAL SPECIFICATIONS

High-clearance design (18' clear height) and at-grade loading capability (10' overhead door) ensure functionality for warehouse or manufacturing uses. The building comes equipped with robust utilities, including 1,600-amp three-phase electric service and dedicated pads for a transformer and backup generators.

52 R W MOORE DRIVE
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STRATEGIC LOCATION & ACCESS

Located in Orange, MA at the northern end of the Springfield MSA, the property benefits from easy access to transportation networks. It is a quick 30-minute drive to Interstate 91 and lies along Route 2, facilitating efficient east-west connectivity throughout New England.

STRONG REGIONAL INDUSTRIAL DEMAND

The Springfield/Western Massachusetts industrial market has seen tight vacancy and rising rents amid increased demand and limited new supply. The combination of sustained manufacturing activity and spillover warehousing needs from the Boston area underpins a stable demand base for industrial space in this region.

OPPORTUNITY ZONE TAX BENEFITS

The property is located in a Qualified Federal Opportunity Zone, which can provide significant tax incentives to investors. Capital placed into developing and improving this asset may qualify for deferred and reduced capital gains taxes, enhancing the overall return profile of the investment.

52 R W MOORE DRIVE
ORANGE, MA

Orange, Massachusetts, a small town in Franklin County, has a population of 7,569. Part of the Springfield Metropolitan Statistical Area, the town's economy is anchored by manufacturing, healthcare, and educational services. Manufacturing remains the largest sector, producing goods like industrial machinery and metal products, while healthcare and social assistance and educational services have grown due to regional demand and an aging population. Major employers in Orange reflect its industrial and service-oriented economy. The Rodney Hunt Company, a long-standing manufacturer of water control products like gates and valves, is a notable employer, continuing the town's manufacturing legacy from its mill town days. Local schools, including the Orange Elementary School District and Mahar Regional School, are significant employers in the educational sector, providing jobs for teachers and staff. Healthcare facilities, such as small clinics and social assistance programs, contribute to employment, though major hospitals are located in nearby cities like Greenfield. Retail and small businesses, including local grocery stores and diners, also support the economy, with many residents commuting to nearby towns for work. Orange's economy, while modest, leverages its historical industrial base and proximity to larger economic hubs to sustain its workforce.

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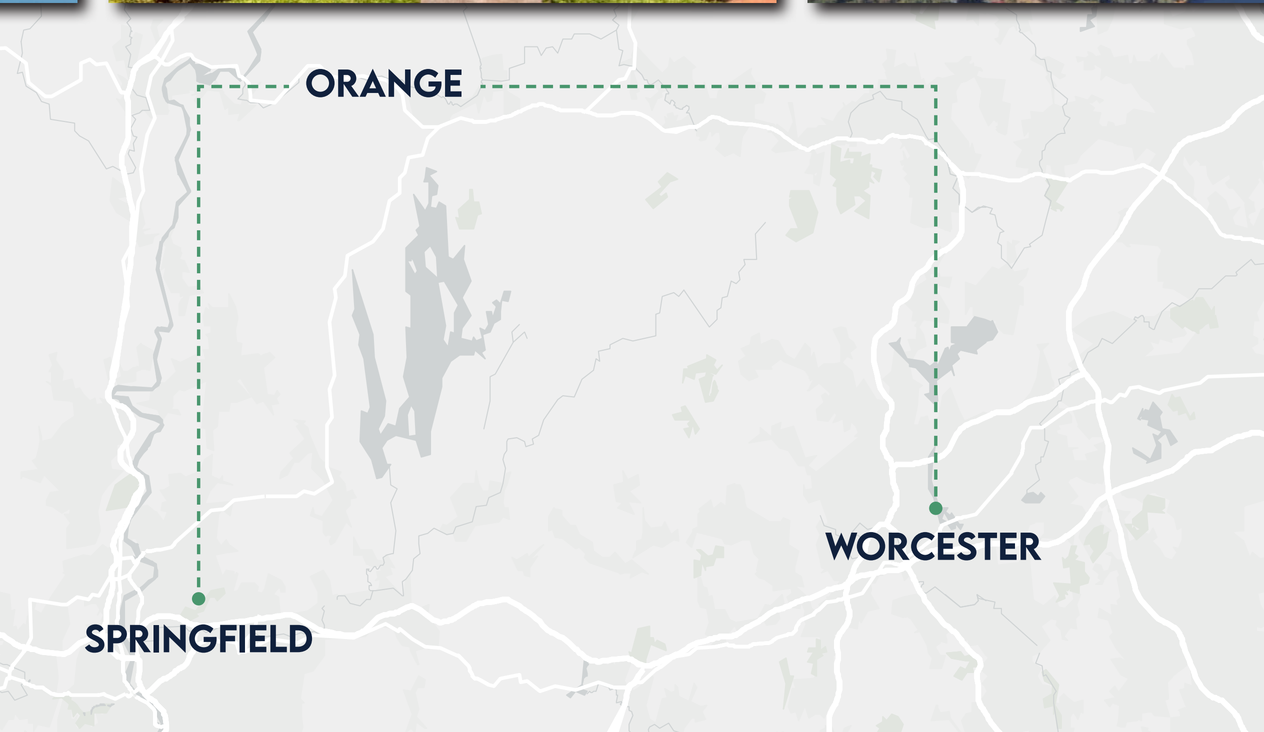

Radius	People	AHHI
3 MILES	12,998	$55,581
5 MILES	19,383	$60,839
7 MILES	22,359	$62,758

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Exclusively Offered By

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