

RECI ON

Commercial Real Estate

53 BATAVIA STREET
SPRINGFIELD, MA 01109

SALE PACKAGE

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PROPERTY OVERVIEW

Region Commercial is pleased to offer on an exclusive basis, 53 Batavia Street, Springfield, MA, available for sale, in "as-is" condition. The property consists of an approximately 27,174 square foot industrial building situated on 1.84 acres.

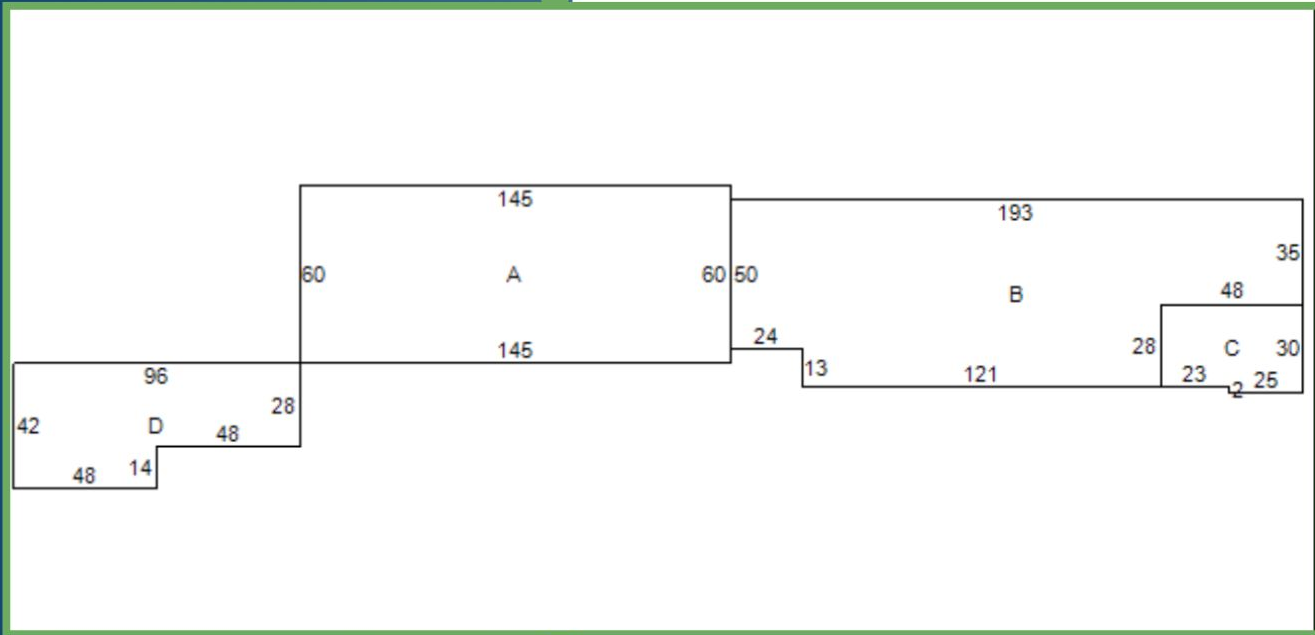
The building is located within an established industrial area with convenient access to downtown Springfield and I-291. The property falls in the Industrial (I-A) zoning district, supporting a range of manufacturing, warehouse, and commercial uses. The property's long linear layout provides flexibility for a variety of industrial or warehousing applications, with yard space located at either end of the property and ample delivery options.

Asking price for the property is \$1,870,000 or \$68.82 per square foot.

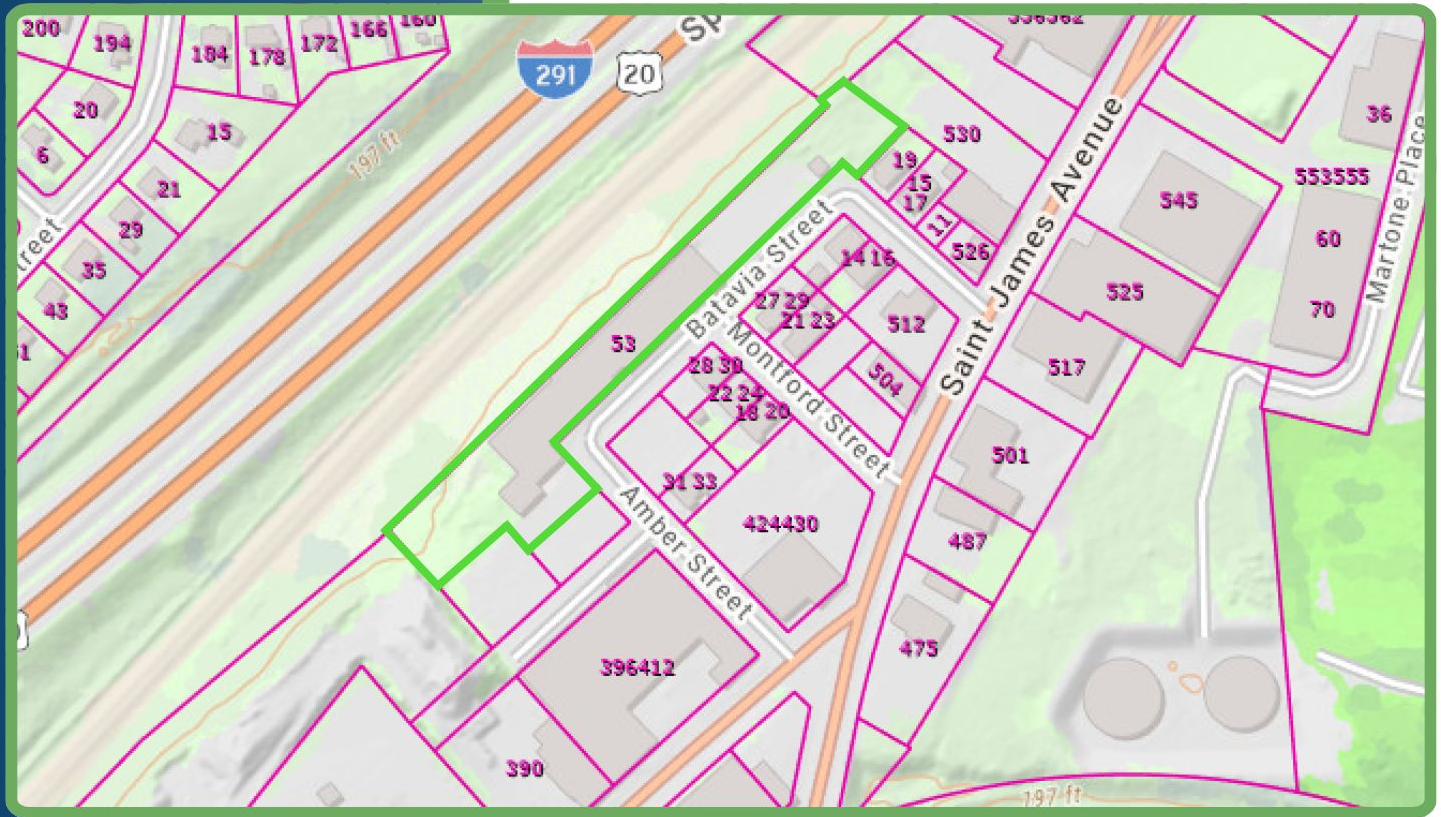
BUILDING & SITE DETAILS

Square Footage	27,174 SF
Taxes	\$11,582/year
Stories	1
Foundation	Concrete
Roof	Rubber
Year Built	1958
Land Area	1.84 Acres
On-site Parking	Ample On-site Parking
Ceilings	Approx. 16'-20'
Recent Improvement Projects	Upgraded 110, electrical panel

Frontage	660'
Sprinkler	Wet paint area only
Basement	No
Water & Sewer	Municipal
Electric Provider	Eversource Energy
Electrical Power	Multiple with 3 phase power: 110, 240, 440
Heat	Gas, Forced Hot Air
AC	Roof Top AC (office)
Zonings	Industrial A
Internet/Phone Provider	Comcast

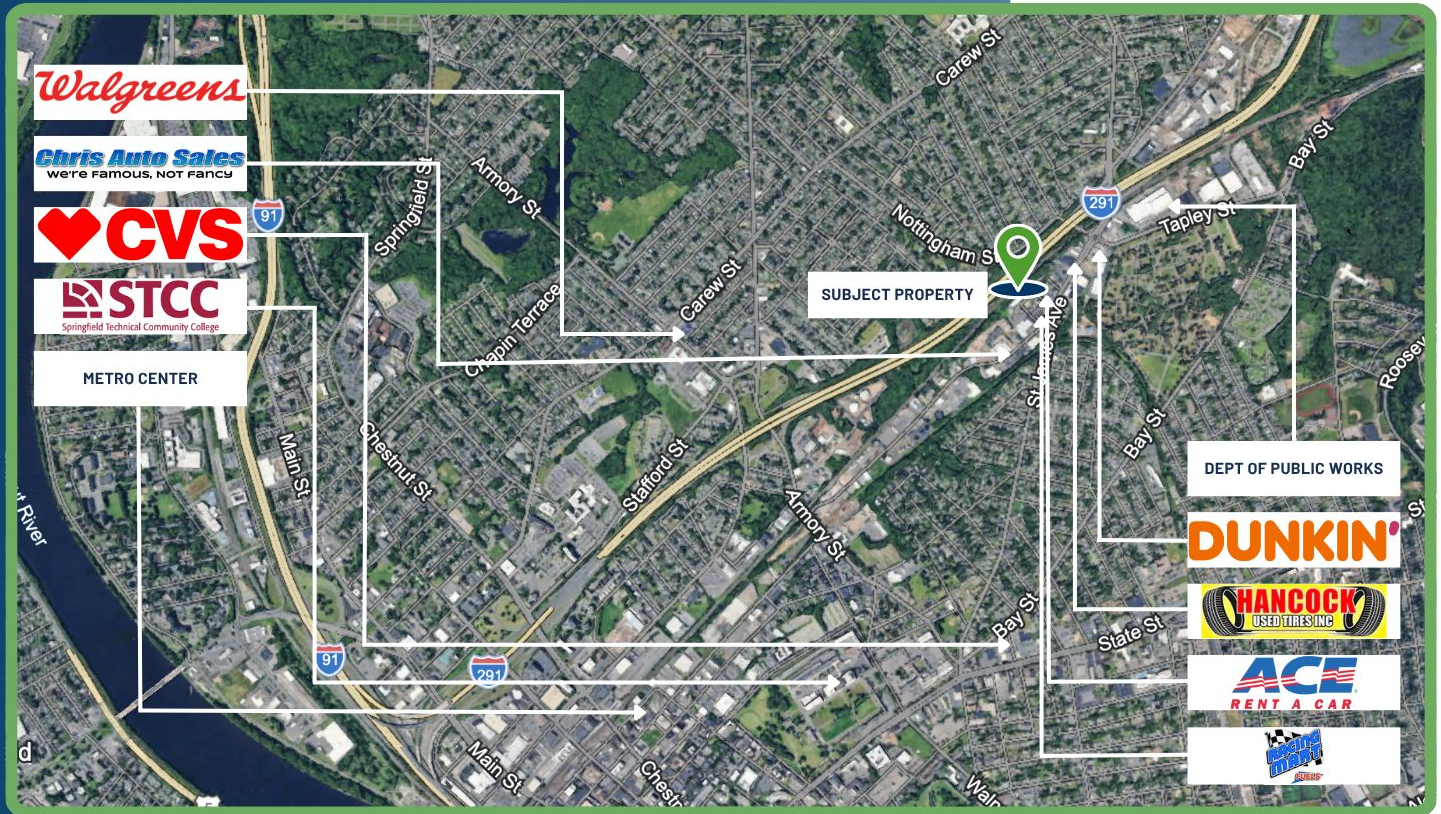


FLOOR PLAN



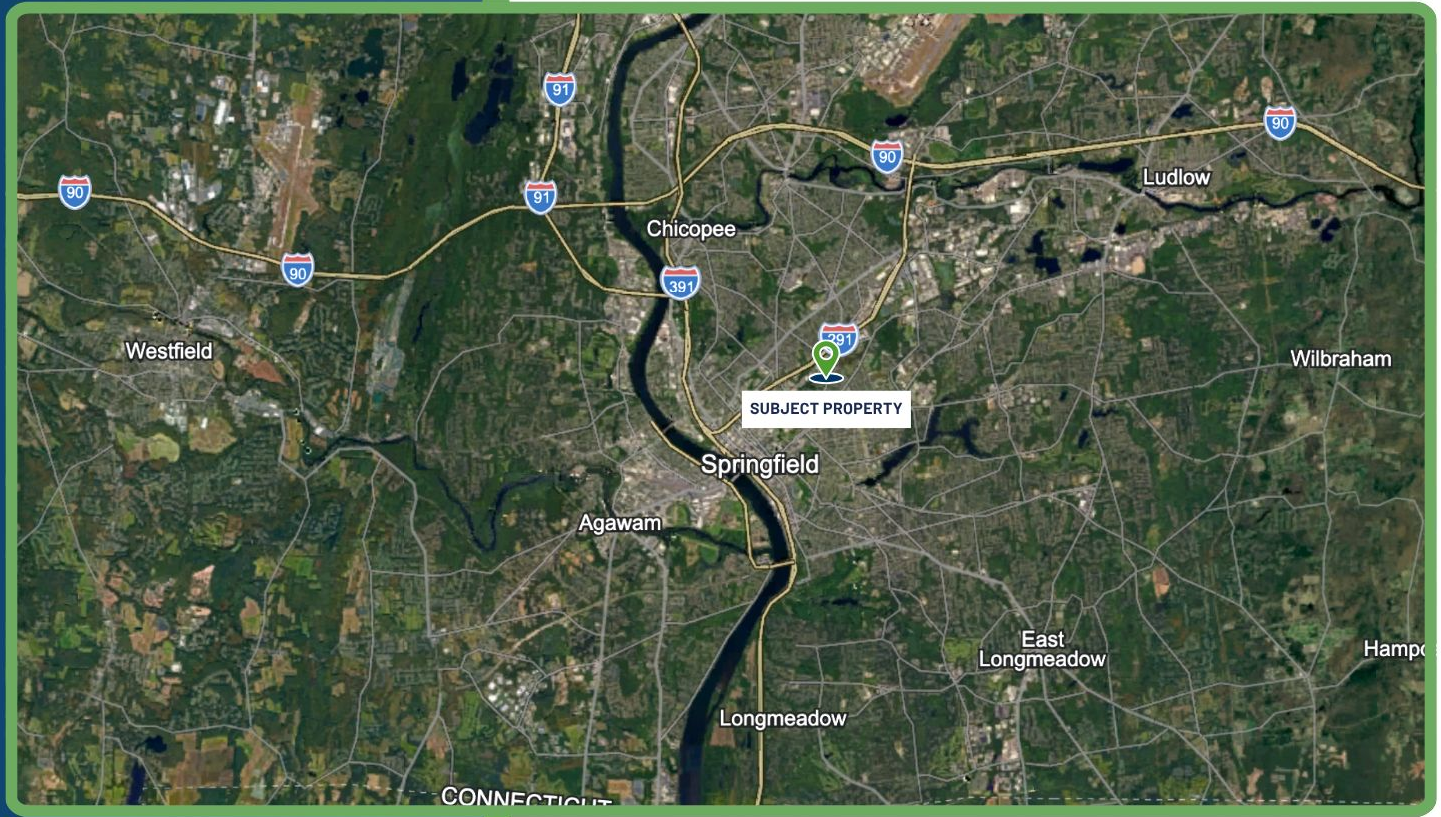
SITE MAP

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AREA MAP

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REGIONAL MAP

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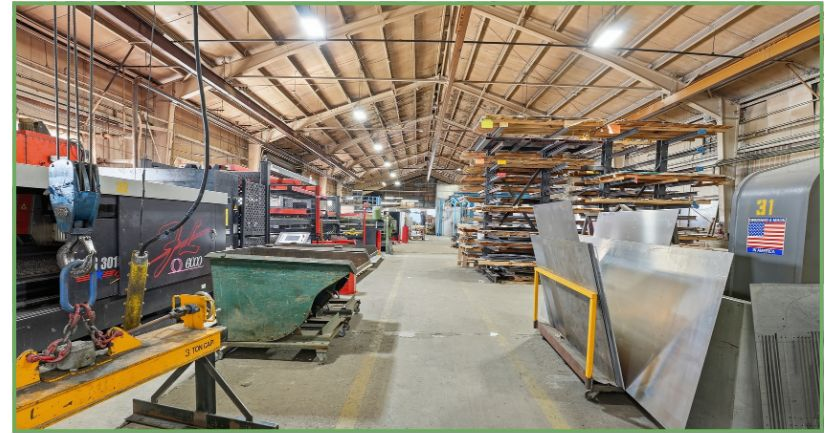
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