

# COMMERCIAL REAL ESTATE FOR SALE AND LEASE

CITY	ADDRESS	SIZE	PRICE	AGENCY / AGENT / PHONE / EMAIL	DESCRIPTION
AGAWAM	279 Silver St.	22,000 s.f.	\$3.50/s.f.	Macmillan and Son / Doug Macmillan (413) 736-8338 / dmacmillan@macmillanandsoninc.com	Modern, light industrial space; two truck docks
	540 Meadow St.	1,560 s.f.	\$2,080/month	R. J. Greeley Company / Brendan Greeley (413) 734-7923 / erin@rjgco.com	1,560 s.f. of conveniently located office space; available for immediate occupancy
CHICOPEE	711 East Main St.	8,000 s.f.	\$15/s.f.	Macmillan and Son / Doug Macmillan (413) 736-8338 / dmacmillan@macmillanandsoninc.com	For lease: Up to 15,700 +/- s.f. Class-A office space; industrial park location; excellent access to I-90 and I-91
	41 and 43 Sheridan St.	10,000 s.f.	\$8/s.f. net util. or \$650,000	Macmillan and Son / Doug Macmillan (413) 736-8338 / dmacmillan@macmillanandsoninc.com	Two prime commercial buildings; 6,000 +/- s.f. and 5,611 +/- s.f.; office/shop space; visible location; excellent access to Rte. 33, I-90, and I-291
	628 Center St.	20,000 s.f.	\$1,250,000	Macmillan and Son / Doug Macmillan (413) 736-8338 / dmacmillan@macmillanandsoninc.com	The property consists of a parcel of land located in the city of Chicopee with excellent access to I-91. The property has been improved with a one- and a four-story masonry building with modern office space and drive in doors.
	229 Center St.	1 acre	\$995,000	R. J. Greeley Company / Brendan Greeley (413) 734-7923 / erin@rjgco.com	Available for retail development; frontage on three streets
EAST LONGMEADOW	45 Industrial Dr.	83,000 s.f.	\$2,100,000	Macmillan and Son / Doug Macmillan (413) 736-8338 / dmacmillan@macmillanandsoninc.com	Property has 8 +/- acres with 83,000 +/- s.f. industrial building; 9 loading docks, 1 drive-in door, 20'-24' clear height; building is expandable
	265 Benton Dr.	2,710 s.f. to 3,094 s.f.	\$12/s.f.	R. J. Greeley Company / Brendan Greeley (413) 734-7923 / erin@rjgco.com	Class-A office/medical space located in East Longmeadow's Industrial Park; close to center of town and easy access to highway; call for more information
	East Side of Brookdale Drive	1 acre	\$125,000	R. J. Greeley Company / Brendan Greeley (413) 734-7923 / erin@rjgco.com	Located right in East Longmeadow's Industrial Park; call for additional information
	200 Shaker Road	11,246 s.f.	\$495,000	R. J. Greeley Company / Brendan Greeley (413) 734-7923 / erin@rjgco.com	Located on Rte. 220, busy commercial street; drive-in doors; easy access to I-91
	296 North Main St.	1,600 s.f.	\$16/s.f.	R. J. Greeley Company / Brendan Greeley (413) 734-7923 / erin@rjgco.com	On Rte. 83; heavily traveled; on bus line
	East Side of Brookdale Drive	1.5 acres	Call	R. J. Greeley Company / Brendan Greeley (413) 734-7923 / erin@rjgco.com	Located right in East Longmeadow's Industrial Park; call for additional information
EASTHAMPTON	142 Pleasant St.	137,000 s.f.	\$4-\$6/s.f.	Kheper, LLC / James Witmer (413) 203-5400 / j.witmer@bigbrickbuilding.com	Mill industrial mixed-use building; multiple units available from 6,300 s.f. to 25,000 s.f.; starting at \$2,100/month plus CAMs and utilities; may be used for light manufacturing, office, packaging or artisan studios (work only); 600 volt, 3 phase; access to loading docks; parking; heated; metered electricity; less than 5 miles to I-91, Routes 5, 141 and 10
ENFIELD, CT	144-146 South Road	5,481 s.f.	\$399,000	R. J. Greeley Company / Brendan Greeley (413) 734-7923 / erin@rjgco.com	Zoned business local; can be subdivided
GRANBY	54-56 West State St.	3,000 s.f.	\$350,000	Jones Group Realtors / Pat Patenaude (413) 549-3700 / cbarnes@jonesrealtors.com	3,000 s.f. strip plaza in high visibility area near the 5 Corners, in heart of new development; current tenants include a pizza shop and fitness studio; could be good for an owner occupant
HOLYOKE	620 Beaulieu St.	1,500 s.f.	\$5/s.f.	R. J. Greeley Company / Brendan Greeley (413) 734-7923 / erin@rjgco.com	Manufacturing/shop space right off I-391; well-maintained; ready for immediate occupancy
LONGMEADOW	167-175 Dwight Road	500 s.f. to 10,000 s.f.	\$18/s.f.	Aspen Square Management / Debbie Birtwell (413) 781-0712 / debbie_birtwell@aspensquare.com	Longmeadow Professional Park; well-designed office park provides a prestigious and convenient location for your business; situated in a picturesque, park-like setting; minutes from major highways and easily accessible from Springfield and its suburbs; suites range from 500-10,000 s.f. with flexible lease terms and free on-site parking
NORTHAMPTON	30 Industrial Dr.	33,000 s.f.	\$4.50/s.f. NNN or \$2,500,000	Coldwell Banker Upton-Massamont Realtors / David Ryan (413) 977-9184 / dave@cbumr.com	Northampton Industrial Building for lease or sale; 33,000 s.f. building located in Northampton Industrial Park; 30,000 mfg. area with 15.5-21' ceilings; 480V-800amp power; 2 loading docks, 2 drive-in doors, sprinklers; open flat land for expansion
	30 Industrial Dr.	33,000 s.f.	\$75.75/s.f. or \$2,500,000	Coldwell Banker Upton-Massamont Realtors / David Ryan (413) 977-9184 / dave@cbumr.com	Modern industrial building - Northampton Industrial Park; for sale or lease; easy access to Rte. 91, exits 19 & 20; 33,000 s.f. with loading docks and drive-in doors; 480V-800amp; open land for large expansion
	150 Main St.	1,282 s.f.	\$25/s.f.	Hampshire Property Management Group / Rich Madowitz (413) 650-6025 / rmm@hpmgnoho.com	New retail storefront; 18' high ceilings; 16 windows; ideal for small-scale restaurant concept; only space left in upscale specialty retail center offering independent, experienced entrepreneurs strong sales volume and high traffic counts
	109 Main St.	5,898 s.f.	\$12/s.f.	Hampshire Property Management Group / Rich Madowitz (413) 650-6025 / rmm@hpmgnoho.com	Entire 2nd floor office; 5,898 s.f. in historic building adjacent to court house; 12' ceilings; 500 s.f. large conference room with fireplace and crown molding; new HVAC system; ideal for large scale lawyer's offices; attractively priced
	139 King St.	12,700 s.f.	\$5/s.f.	Hampshire Property Management Group / Rich Madowitz (413) 650-6025 / rmm@hpmgnoho.com	12,700 s.f. retail/showroom with AC and loading docks; possible medical marijuana, automotive, home furnishings, or dollar store use
	80 Main St.	2,438 s.f.	\$12/s.f.	Hampshire Property Management Group / Rich Madowitz (413) 650-6025 / rmm@hpmgnoho.com	Basement level with 8' x 9' ceilings. Well suited for growing software company. Private way onto Kirkland Avenue possible. Great value for downtown location.
	61 Locust St.	13,341 s.f.	\$1,695,000	R. J. Greeley Company / Brendan Greeley (413) 734-7923 / erin@rjgco.com	Medical office space located on Rte. 9 across from Cooley-Dickinson Hospital. Both floors occupied by tenants.
	PALMER	8 Third St.	9,132 s.f.	\$5.50/s.f. or \$499,000	R. J. Greeley Company / Brendan Greeley (413) 734-7923 / erin@rjgco.com
SOMERS, CT	124 Main St.	2,400 s.f.	\$399,000 or \$4,000/month	R. J. Greeley Company / Brendan Greeley (413) 734-7923 / erin@rjgco.com	Property and business available for sale or lease; Mickey Finn's Cafe; please call for more information
SPRINGFIELD	1145 Main St.	300 s.f. to 2,500 s.f.	\$9-\$11.50/s.f.	Macmillan and Son / Doug Macmillan (413) 736-8338 / dmacmillan@macmillanandsoninc.com	Office space for lease; 300-2,500 s.f.; central, convenient downtown location; modern building with well-finished office suites; competitive asking rents
	99 Guion St.	146,000 s.f.	\$3.90/s.f.	Macmillan and Son / Doug Macmillan (413) 736-8338 / dmacmillan@macmillanandsoninc.com	146,000 s.f. industrial space; subdividable to 18,000 s.f.; truck docks, drive-in door, rail, 20'-22' ceilings
	1380 Main St.	11,508 s.f.	\$10/s.f.	Macmillan and Son / Doug Macmillan (413) 736-8338 / dmacmillan@macmillanandsoninc.com	Up to 11,508 s.f. suites; first-class interior finish; central downtown location; significantly renovated in 1980s and 1990s

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<b>SPRINGFIELD CONT'D</b>	1350 Main St.	20,000 s.f.	\$13.50/s.f.	Macmillan and Son / Doug Macmillan (413) 736-8338 / dmacmillan@macmillanandsoninc.com	Prime Class A office space; first-class finishes
	115 State St.	10,000 s.f.	\$11/s.f.	Macmillan and Son / Doug Macmillan (413) 736-8338 / dmacmillan@macmillanandsoninc.com	Prominent State and Main Street location; 1,000-1,500 s.f. modern, efficient office space; finished to tenant specifications
	1550 Main St.	4,500 s.f.	\$15.50/s.f.	Macmillan and Son / Doug Macmillan (413) 736-8338 / dmacmillan@macmillanandsoninc.com	New Class A office space at Springfield's newest office building; for lease; prime location; attached parking garage
	465 Taylor St.	3,420 s.f.	\$149,000	Macmillan and Son / Doug Macmillan (413) 736-8338 / dmacmillan@macmillanandsoninc.com	Commercial/light industrial building. Truck dock. Office space. Central location. Excellent access to I-291, I-90, and I-91
	484 Boston Road	13,800 s.f.	\$995,000	Macmillan and Son / Doug Macmillan (413) 736-8338 / dmacmillan@macmillanandsoninc.com	Prime commercial building 13,800 +/- s.f.; truck docks, drive-in door, rail, 20'-22' ceilings
	299 Carew St.	1,063 s.f.	\$16.50/s.f. or \$135,000	Macmillan and Son / Doug Macmillan (413) 736-8338 / dmacmillan@macmillanandsoninc.com	Prime 1,063 +/- s.f. first-floor condominium located at the entrance to Mercy Medical Center; good access to I-291, I-90, and I-91
	377 Cottage St.	30,000 s.f.	\$3.95/s.f.	R. J. Greeley Company / Brendan Greeley (413) 734-7923 / erin@rjgco.com	Clear span industrial space; 30' ceiling heights; heavy electric; 1/2 mile to I-291
	155 Brookdale Dr.	25,908 s.f.	\$14/s.f. or \$1,495,000	R. J. Greeley Company / Brendan Greeley (413) 734-7923 / erin@rjgco.com	Class A office space; elevator; great parking; good highway access
	180 Progress Ave.	121,675 s.f.	\$3.25/s.f.	R. J. Greeley Company / Brendan Greeley (413) 734-7923 / erin@rjgco.com	Industrial warehouse space with 27'-28' ceilings, 23 dock doors, rail doors; easy access to major highways
	STCC Technology Park, 1 Federal St.	varies	Call	R. J. Greeley Company / Brendan Greeley (413) 734-7923 / erin@rjgco.com	Extensive fiber feeds; heavy redundant power; 24/7 gated security; on-site management; easy highway access
	53 Turnbull St.	11,900 s.f.	\$5.50/s.f.	R. J. Greeley Company / Brendan Greeley (413) 734-7923 / erin@rjgco.com	industrial building w/ loading dock equipped w/ RiteHite Dok-Lock & vehicle restraint and leveler system. Easy highway access
	1528 Allen St.	5.9 acres	\$350,000	R. J. Greeley Company / Brendan Greeley (413) 734-7923 / erin@rjgco.com	Site offers space for approximately 10,000 s.f. building with ample parking; zone change required
	555 Worthington St.	8,064 s.f.	\$399,000	R. J. Greeley Company / Brendan Greeley (413) 734-7923 / erin@rjgco.com	Formerly Lido's restaurant; great opportunity in known downtown locations; includes 2-bedroom apartments
	12 Cass St.	12,098 s.f.	\$175,000	R. J. Greeley Company / Brendan Greeley (413) 734-7923 / erin@rjgco.com	Easy highway access; less than 1 mile to I-91 and I-291; less than 5 miles to I-90
	605-609 State St.	11,576 s.f.	\$10-\$12/s.f. or \$650,000	R. J. Greeley Company / Brendan Greeley (413) 734-7923 / erin@rjgco.com	7,240 s.f. of commercial space; located on highly-traveled State Street in Springfield
	60 Avocado St.	9,320 s.f.	\$3,900/month	R. J. Greeley Company / Brendan Greeley (413) 734-7923 / erin@rjgco.com	Flex space in great location just off I-91, easy access to all major highways; 21' ceilings; call for additional information
	447 Sumner Ave.	4,397 s.f.	\$12/s.f.	R. J. Greeley Company / Brendan Greeley (413) 734-7923 / erin@rjgco.com	Located at the "X" on Sumner Ave. in Springfield; heavily traveled; great frontage
	East Side of Brookdale Drive	12.42 acres	\$625,000	R. J. Greeley Company / Brendan Greeley (413) 734-7923 / erin@rjgco.com	Zoned industrial with approximately 320' of frontage on Brookdale Drive; about 5 developable acres; easy access to I-291; call for additional information
	99 Guion St.	41,255 s.f.	\$2.95/s.f.	R. J. Greeley Company / Brendan Greeley (413) 734-7923 / erin@rjgco.com	Easy access to I-291 and all major highways; 16' ceilings, 2 drive-in doors, 3 loading docks and office space; call for more information
<b>SUNDERLAND</b>	267 Amherst Road	2,750 s.f. & 2,500 s.f.	\$12/s.f.	Jones Group Realtors / Pat Patenaude (413) 549-3700 / cbarnes@jonesrealtors.com	2 suites; 2,750 s.f. first-floor, 7 private offices, conference room, waiting/reception area, kitchenette, 2 rest rooms, handicap access, good for medical; 2,500 s.f. office/studio space, 2 restrooms with showers; spaces may be combined and altered to suit; close to UMass and I-91
<b>WEST SPRINGFIELD</b>	25-53 Capital Dr.	33,600 s.f.	\$10/s.f.	Macmillan and Son / Doug Macmillan (413) 736-8338 / dmacmillan@macmillanandsoninc.com	Office/flex space; offering first-class amenities; free on-site parking; excellent visibility; good access to local transportation and Routes I-90, I-91 and I-291
	117 Park Ave.	7,000 s.f.	\$20/s.f.	Macmillan and Son / Doug Macmillan (413) 736-8338 / dmacmillan@macmillanandsoninc.com	First-class office space; 400-7,000 +/- s.f.; central location; on-site and covered parking; competitive rates and terms
	62 Westfield St.	2,059 s.f.	\$197,300	Macmillan and Son / Doug Macmillan (413) 736-8338 / dmacmillan@macmillanandsoninc.com	Prime 2,059 +/- s.f. commercial/office building; 6,098.4 +/- s.f. site; masonry construction; convenient location with excellent access to I-90, I-91, Routes 5 and 20
	442 Westfield St.	6,636 s.f.	\$575,000	Macmillan and Son / Doug Macmillan (413) 736-8338 / dmacmillan@macmillanandsoninc.com	Prime office building; ample on-site parking
	1321 Riverdale Road	2,343 s.f.	\$14/s.f. NNN	Macmillan and Son / Doug Macmillan (413) 736-8338 / dmacmillan@macmillanandsoninc.com	2,343 +/- s.f. available; highly visible Route 5 location; excellent access to I-90 and I-91; ample on-site parking
	48 Capital Dr.	17,685 s.f.	\$595,000	R. J. Greeley Company / Brendan Greeley (413) 734-7923 / erin@rjgco.com	Large industrial building with loading docks and drive-in doors; great location; close to all major highways
	89 Baldwin St.	8,515 s.f.	\$429,000	R. J. Greeley Company / Brendan Greeley (413) 734-7923 / erin@rjgco.com	Cold storage building; updated energy-efficient equipment and lighting; well-located off Memorial Ave.
	85 Elm St.	11,750 s.f.	\$15/s.f. or \$875,000	R. J. Greeley Company / Brendan Greeley (413) 734-7923 / erin@rjgco.com	Conveniently located in downtown West Springfield; additional parking lot on Central Street

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<b>WEST SPRINGFIELD</b> <i>CONT'D</i>	10 Chestnut St.	1,134 s.f.	\$1,500/month	R. J. Greeley Company / Brendan Greeley (413) 734-7923 / erin@rjgco.com	Great location, just off heavily traveled Rte. 20; signage on Rte. 20; please call for more information
	52-54 Wayside Ave.	3,500 +/- s.f.	\$12/s.f.	Salamon Realty / Mitch Salamon (413) 736-5958 / kshouse@salamonrealty.com	Multi-tenanted building located just off Rt.5 in very desirable location; for more information, e-mail msalamon@salamonrealty.com
	63 Myron St.	13,300 s.f.	\$999,999	Salamon Realty / Mitch Salamon (413) 736-5958 / kshouse@salamonrealty.com	13,300 s.f. of building; subdivided into smaller unit rentals; starting from approximately 1,300 s.f.; enjoy operating your own business and collect rental income from unused balance; prime location just off Rte. 5 by I-90, I-91, and I-291
	68 Wayside Ave.	4,800 s.f.	\$12/s.f.	Salamon Realty / Mitch Salamon (413) 736-5958 / kshouse@salamonrealty.com	Located just off Route 5 in very desirable location; subdividable to 2 spaces of 2,400 s.f. each
	63 Myron St.	1,400 s.f.	\$16.75/s.f.	Salamon Realty / Mitch Salamon (413) 736-5958 / kshouse@salamonrealty.com	HVAC and electric included
	103 Myron St.	1,630 s.f. to 6,400 s.f.	\$12/s.f.	Salamon Realty / Mitch Salamon (413) 736-5958 / kshouse@salamonrealty.com	For lease in multi-tenanted flex building; just off Rt. 5; for more information, email: msalamon@salamonrealty.com
<b>WESTFIELD</b>	4 Acres Root and Summit Lock Road	4 acres	\$239,900	Galanek Associates / Jack Galanek (413) 569-0263 / jack@galanek.com	4 acres industrial zoned at the corner of Root and Summit Lock Roads; excellent location; close to Mass Pike (Rte. 90) and 202 and 10; open field and woods; ready to build to meet your needs
	Root Road	2 acres	\$125,000	Galanek Associates / Jack Galanek (413) 569-0263 / jack@galanek.com	Industrial zoned; 2-acre wooded lot; ready to clear and build; close to Mass Pike (Rte. 90) and 202 and 10
<b>WILBRAHAM</b>	2002 Boston Road	6,584 s.f.	\$14/s.f.	Macmillan and Son / Doug Macmillan (413) 736-8338 / dmacmillan@macmillanandsoninc.com	6,584 +/- s.f. Class A modern suburban office space. Central highly visible location across from Home Depot. Good access to I-90 and Route 20
	2380 Boston Road	19 acres	Call	R. J. Greeley Company / Brendan Greeley (413) 734-7923 / erin@rjgco.com	Build-to-suit opportunities, potential rail access; less than 3 miles to Mass Pike; can subdivide and lease smaller lots
<b>WILLIAMSBURG</b>	15 Main St.	3,488 s.f.	\$259,000 or \$2,900/month	R. J. Greeley Company / Brendan Greeley (413) 734-7923 / erin@rjgco.com	Formerly Big Mamou restaurant; located right on Route 9; great visibility; second floor apartment; call for additional information