

Commercial Real Estate For Sale and Lease

TOWN	ADDRESS	SIZE	SALE / LEASE (S.F.) PRICE	FIRM / PHONE NUMBER / CONTACT / WEBSITE	DESCRIPTION
Agawam	Agawam Corporate Center, 67 Hunt St.	4,800 s.f.	\$16.50/s.f.	Aspen Square Management / (413) 439-6331 Debbie Birtwell / www.aspensquare.com	Situated along the Westfield River; boasts 100,000 s.f. of Class A office space; featuring easy highway access, on-site cafeteria and conference center, free parking, suites from 500-8,000 s.f.; includes utilities
	Agawam Crossing	4,500 s.f.	\$1/s.f.	Development Associates / (413) 789-3720 Ken Vincunas / www.devassociates.com	Ready for your interior; brand new office/medical building located at a major intersection on Rt. 75; high visibility and traffic; interiors finished-to-suit any requirement; several excellent suites left
	68 Gold St.	8,000 s.f.	\$8/s.f.	Development Associates / (413) 789-3720 Ken Vincunas / www.devassociates.com	New flex space with unfinished interior, ready to be completed with your custom floorplan and delivered in 90 days or less; only 8,000 s.f. remaining
	630 Silver St.	4,600 s.f.	\$8/s.f.	Development Associates / (413) 789-3720 Ken Vincunas / www.devassociates.com	High-tech manufacturing/lab space in Agawam Industrial Park; existing clean rooms may be retained; perfect for small tech company featuring functional space with good image; available now
	630 Silver St.	3,150 s.f.	\$7.50/s.f.	Development Associates / (413) 789-3720 Ken Vincunas / www.devassociates.com	Flexible industrial unit with mix of office and high workspace accessible by loading dock; quality multi-tenant building located in the Agawam Industrial Park
	279 Silver St.	22,000 s.f.	\$4/s.f.	Macmillan and Son Inc. / (413) 736-8338 Douglas Macmillan / www.macmillanandsoninc.com	Modern, light industrial space; two truck docks
	369 Main St.	20 acres	\$495,000	NAI Plotkin / (413) 781-8000 Bill Low / www.sdplotkin.com	For sale: Mushey's Driving Range, 20 acres of land; positive net income, 1/4 mile from Route 57
	1070 Suffield St.	5,500 s.f.	Call	NAI Plotkin / (413) 781-8000 Bill Low / www.sdplotkin.com	Join one of the regions largest insurance agencies; brand new Class A office space, build-to-suit, 500-5,500 s.f. available
	351 Walnut St. Ext.	4,400 s.f.	\$8/s.f.	NAI Plotkin / (413) 781-8000 Liam Reynolds / www.sdplotkin.com	For lease: 4,400 s.f. warehouse with docks, A/C, near Walgreen's, Ace Hardware, and other retail
	151 Springfield St.	30,000 s.f.	\$12/s.f.	NAI Plotkin / (413) 781-8000 Liam Reynolds / www.sdplotkin.com	For lease: Large open retail space located next to Dave's Pet Food City in busy shopping plaza (former Ames); competitive lease rate
Amherst	9 Research Dr.	7,400 s.f.	\$950,000	Jones, Town & Country Realty / (413) 549-3700 Jones Group Realtors / www.jonesrealtors.com	7,400 s.f. Class A building in Professional Research Park; office, R&D, light industrial uses allowed; close to UMass Amherst; room for expansion
	160 Old Farm Road	5,900 s.f.	\$11/s.f.	NAI Plotkin / (413) 781-8000 Mark Healy / www.sdplotkin.com	For lease: Professional office space located off Route 9; waiting area, reception, private offices in well-maintained office building; 4,800 s.f. and 1,100 s.f. available
	85 North Whitney St.	7,100 s.f.	\$10/s.f.	NAI Plotkin / (413) 781-8000 Mark Healy / www.sdplotkin.com	For lease: Well-equipped office/lab space; instruction room, clean room, support and storage; fully air conditioned; on-site parking; close to UMass campus
	101 University Dr.	3,000 s.f.	\$23/s.f.	Slobody Development Corp. / (413) 575-5852 Richard Slobody / www.slobodydevelopment.com	Amherst Technology Park; Class-A office building bordering UMass campus (south gate entrance to UMass from Rt. 9); custom designed offices 2,000-3,000 s.f. (built-to-suit - 2 left), (finished - 2 left); gross office leases
65 University Dr.	4,000 s.f.	\$10/s.f.	Slobody Development Corp. / (413) 575-5852 Richard Slobody / www.slobodydevelopment.com	Renovated warehouse near UMass campus, technology zone; suited for biotechnology; high ceilings, loading dock, new roof, HVAC, energy efficient lighting, high capacity electrical; subdivided 1,000-4,000 s.f.; utilities included	
Belchertown	211 State St.	4,000 s.f.	\$15/s.f.	McDonough Realty Services Inc. / (413) 537-9109 Matt McDonough / N/A	New single-story office building on busy Rt. 202 next to new district court; ideal for legal, medical, or other professional uses; can be subdivided
Chicopee	318 Griffith Road	141,000 s.f.	\$3.75/s.f.	Development Associates / (413) 789-3720 Ken Vincunas / www.devassociates.com	141,000 s.f. for lease in Westover Industrial Park; ideal for manufacturing or distribution; 28' clear height, heavy power, 12 docks; divisible to 60,000 s.f.
	Padgette Street	13,000 s.f.	\$7.50/s.f.	Development Associates / (413) 789-3720 Ken Vincunas / www.devassociates.com	New industrial multi-tenant units for lease in Westover Industrial Park; excellent central location, interiors finished-to-suit from 4,000-13,000 s.f.
	Meadow Street	4,000 s.f.	\$6.75/s.f.	Development Associates / (413) 789-3720 Ken Vincunas / www.devassociates.com	4,000 s.f. flex unit in modern, multi-tenant industrial building; 18' clear, dock and drive-in doors; conveniently located off I-391 near Callaway
	321 Meadow St.	27,400 s.f.	\$2.75/s.f.	Development Associates / (413) 789-3720 Ken Vincunas / www.devassociates.com	Heavy Industrial space with several overhead cranes, large power service, 5,400 s.f. area 25' high with crane plus 22,000 s.f. mfg.; central location, will subdivide, outside storage permitted; 30,000 s.f. of covered storage optional
	77 Champion Dr.	156,000 s.f.	\$3.50/s.f.	Jennings Real Estate Services Inc. / (413) 731-7770 Kevin Jennings / www.jennings-re.com	40,000-100,000 s.f.; industrial warehouse/manufacturing building on 17.28 acres; corporate office, loading docks, high ceilings, heavy power, excellent condition; minutes to MA Pike, exit 5; 7.5% co-broke fee for full tenant
	300 Burnett Road	105,420 s.f.	\$6,500,000	NAI Plotkin / (413) 781-8000 Bill Low / www.sdplotkin.com	For sale: Modern, high-tech manufacturing building; 105,420 s.f., 14'-24' ceilings, 3 docks, 3 ground-level doors, 4,000-amp, clean rooms; expandable
	78 & 84 Main St.	7,476 s.f.	\$9/s.f.	NAI Plotkin / (413) 781-8000 Bill Low / www.sdplotkin.com	For lease: Courthouse Plaza, 5,300 s.f. and 2,176 s.f. of retail/office space; located next to the courthouse and police station; high visibility and signage
	657 Meadow St.	4,480 s.f.	\$5/s.f.	NAI Plotkin / (413) 781-8000 Bill Low / www.sdplotkin.com	For lease: Clear span industrial building; 16'-20' ceilings, 7 overhead doors, fenced yard; ideal garage or distribution
	657 Meadow St.	7,649 s.f.	\$5/s.f.	NAI Plotkin / (413) 781-8000 Bill Low / www.sdplotkin.com	For lease: Clear span, 1,200 s.f. office, 2,880 s.f. manufacturing, 3,569 s.f. garage, 12'-20' ceilings, 7 loading docks, 3 overhead
	30 Buckley Blvd.	80,000 s.f.	\$470,000	NAI Plotkin / (413) 781-8000 Liam Reynolds / www.sdplotkin.com	For sale: 4-story industrial building, 80,000 s.f., freight elevators with dock access on each level; owner will consider secondary financing
60 Haynes Circle	33,480 s.f.	\$1,195,000	R.J. Greeley Co., LLC / (413) 734-7923 Brendan Greeley / www.rjgco.com	Warehouse property with drive-in access and loading dock; minutes from I-291 between I-91 and MA Pike; right off of Fuller Road	
East Longmeadow	Reminder Office Bldg., 280 North Main St.	3,000 s.f.	\$20/s.f.	CDB Realty, LLC / (413) 525-3247, ext. 101 Chris Buendo / N/A	Perfect for medical, legal, sales, or any office needs; on bus route; handicap bathrooms and entrances; free parking; 4 units from 150-3,000 s.f. with shared conference room; rent includes all taxes, maintenance and utilities
	North Main Street	0.75 acres	\$300,000	Jennings Real Estate Services Inc. / (413) 731-7770 Kevin Jennings / www.jennings-re.com	3/4-acre commercial building site; well-located across from Heritage Park; high visibility in rapidly expanding area

Continued on page 55

Commercial Real Estate For Sale and Lease

Continued from page 54

TOWN	ADDRESS	SIZE	SALE / LEASE (S.F.) PRICE	FIRM / PHONE NUMBER / CONTACT / WEBSITE	DESCRIPTION
<i>East Longmeadow cont.</i>	North Main Street	3,500 s.f.	\$12.50/s.f.	Jennings Real Estate Services Inc. / (413) 731-7770 Kevin Jennings / www.jennings-re.com	New office/service retail space located on busy North Main Street; join Premier Source Credit Union near busy four corners intersection in rapidly expanding town
	200 North Main St., Unit 1	3,000 s.f.	\$345,000	Jennings Real Estate Services Inc. / (413) 731-7770 Kevin Jennings / www.jennings-re.com	Professional office condominium for sale; unit #1; premier location and visibility within Meadow Place complex; ground-floor unit, flexible layout with private offices, open space, on-site parking, professionally managed
	Benton Drive	15,000 s.f.	Call	MPT Development / (413) 536-0021 Peter A. Wood / www.abuilders.com	Build-to-suit opportunity
	265 Benton Dr.	4,373 s.f.	\$568,490	NAI Plotkin / (413) 781-8000 Mark Healy / www.sdplotkin.com	For sale: Four Class-A office/medical condominiums located in the East Longmeadow Professional Park; 1,959-4,373 s.f.; priced to sell
	Benton Drive	1.65 acres	\$125,000	NAI Plotkin / (413) 781-8000 Mark Healy / www.sdplotkin.com	For sale: Opportunity for exclusive right to build a 5,000 s.f. building in East Longmeadow Industrial Park
	165 Shaker Road	4,700 s.f.	\$395,000	R.J. Greeley Co., LLC / (413) 734-7923 Brendan Greeley / www.rjgco.com	For sale or lease: Owner is downsizing; they can remain in the building and occupy the rear 2,000 s.f. of the building; 2,700-4,700 s.f. available; plenty of on-site parking; located on busy Shaker Road
Easthampton	6 Industrial Parkway	25,000 s.f.	Call	American Realty Trust Inc. / (413) 348-9768 Jim Patenaude / N/A	Modern manufacturing/distribution building for sale or lease; 25,000 s.f. expandable to 65,000 s.f.; 3,000 s.f. new office space; 480 power; 7 loading bays; ideal building for many uses; easy access to I-91 and I-90
	19 Wemelco Way	16,100 s.f.	\$4/s.f.	Development Associates / (413) 789-3720 Ken Vincunas / www.devassociates.com	Functional clear-span building with high-bay warehouse; only 5 miles from downtown Easthampton
	1 Ferry St.	320,639 s.f.	\$1,500,000	Macmillan and Son Inc. / (413) 736-8338 Douglas Macmillan / www.macmillanandsoninc.com	18.28 +/- acre parcel improved with 7 buildings comprising 320,639 s.f.; property can be adapted to uses such as residential condominiums, apartments, or senior housing, along with light industrial uses
	180 Pleasant St.	90,000 s.f.	\$2/s.f.	Macmillan and Son Inc. / (413) 736-8338 Douglas Macmillan / www.macmillanandsoninc.com	Prime industrial, office, or artist space 300-90,000 s.f.
Enfield	72 Shaker Road	9,150 s.f.	\$6.50/s.f.	Jennings Real Estate Services Inc. / (413) 731-7770 Kevin Jennings / www.jennings-re.com	Up to 9,150 s.f.; flex space located on Rt. 220, off I-91 in rapidly expanding Enfield; high ceilings, truck docks, flexible layouts; aggressive lease terms
Florence	296 Nonotuck St.	150,000 s.f.	Call	McDonough Realty Services Inc. / (413) 537-9109 Matt McDonough / N/A	Former Pro Brush facility; space available for office, warehouse, R&D, and manufacturing; hi-bay warehouse and office areas in excellent condition; loading docks and ample truck access; more than 75,000 s.f. leased already
	122 Federal St.	79,500 s.f.	\$1,300,000	NAI Plotkin / (413) 781-8000 Mark Healy / www.sdplotkin.com	For sale: Warehouse, manufacturing facility, 79,500 s.f., 12'-14' ceilings, 2 loading docks, ground-level doors, high power, on 26 acres
	Milton & Federal Street	0.71 acres	\$250,000	NAI Plotkin / (413) 781-8000 Mark Healy / www.sdplotkin.com	For sale: 210' frontage on Milton St., zoned urban Residential-B; currently used as a parking lot; located across from Wireworks
Greenfield	101 Munson St.	50,000 s.f.	\$14/s.f.	Development Associates / (413) 789-3720 Ken Vincunas / www.devassociates.com	Class-A suburban office in the Greenfield Corporate Center on a 25-acre high-quality campus; 800-50,000 s.f. available; generator, cafeteria, fiber-optic telecom, security, data center; ideal call center location
	143 Munson St.	5,900 s.f.	\$9/s.f.	Development Associates / (413) 789-3720 Ken Vincunas / www.devassociates.com	Part of the Greenfield Corporate Center; suitable for medical/office; located on an attractive campus-like setting; quality suburban location; 1,800-5,900 s.f.
Hadley	226 Russell St.	3,000 s.f.	\$15/s.f.	Jones, Town & Country Realty / (413) 549-3700 Jones Group Realtors / www.jonesrealtors.com	3,000 s.f. of professional office space in high visibility location, handicap access, can divide; \$15N
	4 Whalley St.	10,500 s.f.	\$12/s.f.	McDonough Realty Services Inc. / (413) 746-5600 Matt McDonough / N/A	Single-story office on busy Rt. 9 in historic district; adjacent to Hadley Court and bike/rail trail; free on-site parking
	173 Russell St.	5,000 s.f.	\$1,200,000	NAI Plotkin / (413) 781-8000 Bill Low / www.sdplotkin.com	For sale: Wright Builders newly renovated building on Route 9; high-traffic location, large paved parking, on 2 acres
	4 Mill Valley Road	4.28 acres	\$650,000	Slobody Development Corp. / (413) 575-5852 Richard Slobody / www.slobodydevelopment.com	4.28 acres of industrial land on Rt. 9 and Mill Valley Road with water and sewer connections; house sits on property; Con-Com determination in place, technology development possibilities, can support up to 15,000 s.f. building
	North Maple Street	46 acres	\$1,200,000	Slobody Development Corp. / (413) 575-5852 Richard Slobody / www.slobodydevelopment.com	46 +/- acres zoned residential/agricultural; borders North Maple Street and Rocky Hill Road; conservation commission determination in place; development possibilities
Hatfield	Hatfield Center, 62 Main St.	3,000 s.f.	\$12/s.f.	Hampshire Property Management (413) 582-9970, ext. 101 / Richard Madowitz www.hpmgnoho.com	540-3,000 s.f. subdividable office space with private entrances; ideal for professional/medical offices; hardwood floors, A/C, private bathroom; quiet country setting next to Connecticut River
Holyoke	Canal Place, 72-100 Front St.	13,694 s.f.	\$12/s.f.	Hampshire Property Management (413) 582-9970, ext. 101 / Richard Madowitz www.hpmgnoho.com	Two full-floor offices, 7,694 s.f. ground floor with private entry, built-out as classroom; 6,000 s.f. 5th floor with 11 private offices; renovated mill building, on-site mgmt, modern amenities, parking; join DTA and Holyoke Works
	579 Dwight St.	4,902 s.f.	\$179,000	Infinity Real Estate / (413) 532-8907, ext. 104 Randall Bernstein / www.infinitycommercial.com	Property consists of a single-story, free-standing masonry building on a 4,902 s.f. lot; first-floor has 1,352 s.f. of usable space and a 1,352 s.f. basement; off-street parking for 5 vehicles; building is in the CBD of Holyoke
	75 Appleton St.	30,000 s.f.	Call	Jennings Real Estate Services Inc. / (413) 731-7770 Kevin Jennings / www.jennings-re.com	New ownership; 30,000 s.f. industrial warehouse/manufacturing; flexible layouts, truck docks, very aggressive lease rates; available immediately
	200 High St.	3,800 s.f.	\$10/s.f.	McDonough Realty Services Inc. / (413) 537-9109 Matt McDonough / N/A	First-floor office or retail space located in Century Building on corner of High and Dwight Streets, Holyoke; join Social Security Office and H & R Block at this busy location
	200-218 Race St.	68,000 s.f.	\$425,000	NAI Plotkin / (413) 781-8000 Dan Moore / www.sdplotkin.com	For sale: Industrial building, 12'-14' ceilings, 17,000 s.f. of storage and manufacturing per floor, freight elevators, heavy electrical; 17,000 s.f. for lease
	250 Westfield Road	9,650 s.f.	\$12/s.f.	NAI Plotkin / (413) 781-8000 Dan Moore / www.sdplotkin.com	For lease: West Holyoke shopping plaza, 9,650 s.f. of office/retail with ample parking; easy highway access
	12 Crescent St.	76,880 s.f.	\$390,000	NAI Plotkin / (413) 781-8000 Liam Reynolds / www.sdplotkin.com	For sale: Industrial manufacturing with 9,000 s.f. modern one-story section, 12'-22' ceilings, 4 docks, 5 ground-level doors; + basement

Continued on page 56

Commercial Real Estate For Sale and Lease

Continued from page 55

TOWN	ADDRESS	SIZE	SALE / LEASE (S.F.) PRICE	FIRM / PHONE NUMBER / CONTACT / WEBSITE	DESCRIPTION
<i>Holyoke cont.</i>	344 Main St.	3,000 s.f.	\$12/s.f.	NAI Plotkin / (413) 781-8000 Mark Healy / www.sdplotkin.com	For lease: Office space in large retail building; 1,800 s.f. and 800 s.f. available, competitive lease rates, off-street parking
	168-187 High St.	3,000 s.f.	\$9/s.f.	NAI Plotkin / (413) 781-8000 Mark Healy / www.sdplotkin.com	For lease: Transcript & Caledonian buildings, available office space, suites from 476-2,160 s.f., ample parking, located one block from City Hall
	209 South St.	11,500 s.f.	\$9/s.f.	NAI Plotkin / (413) 781-8000 Mark Healy / www.sdplotkin.com	For lease: High visibility retail 1,800-9,100 s.f., 11,300 s.f. of office and 11,500 s.f. storage in Save-A-Lot plaza; pad site also available for restaurant or bank
	Open Square, 4 Open Square Way	300,000 s.f.	\$13/s.f.	Open Square, LLC / (413) 532-5057, ext. 202 John Aubin / www.opensquare.com	Net-zero-energy building; 12'-6" ceilings, sandblasted brick walls, views overlooking canals; multiple broadband providers, cafe, free parking; offices custom built-to-suit; will subdivide to 1,000 s.f.; 50+ tenants
	Open Square, 4 Open Square Way	50,000 s.f.	\$15/s.f.	Open Square, LLC / (413) 532-5057, ext. 202 John Aubin / www.opensquare.com	Unique retail space available adjacent to Pearl Bridal Boutique; will subdivide to 800 s.f.
	31 Jackson St.	10,000 s.f.	\$425,000	R.J. Greeley Co., LLC / (413) 734-7923 Brendan Greeley / www.rjgco.com	For sale or lease: Heavy powered 10,000 s.f. industrial building with 18' ceilings; well-located less than one mile from I-391
	1236 Main St.	18,500 s.f.	\$1,295,000	R.J. Greeley Co., LLC / (413) 734-7923 Frank Fitzgerald / www.rjgco.com	For sale or lease: Three-story building that provides a great environment for any medical or professional office; located on busy Route 5 with on-site parking
	120 Whiting Farms Road	10,000 s.f.	\$11.50/s.f.	Signature Engraving / (413) 537-5002 Chris Parent / N/A	Prime space in well-kept building; great open space with 50-foot window wall facing Whiting Farms Road; loading docks available for move in; MA Pike exit 4; Route 91 exit 15; 1 mile from Holyoke Mall north entrance
	High Street	10,063 s.f.	\$12/s.f.	Weld Management Co. Inc. / (413) 534-4370 Jean / N/A	Beautiful retail and office openings in historic downtown Holyoke; walking distance to City Hall, SS Admin, attorney offices, Mass Rehab/W.M. Training Const.; easy access to all major highways
Indian Orchard	485 Main St.	1 acre	\$539,000	Jennings Real Estate Services Inc. / (413) 731-7770 Kevin Jennings / www.jennings-re.com	Price reduction: .87-acre redevelopment site located on busy Rt. 141; excellent opportunity adjacent to large neighborhood retail center
Lee	715 Columbia St.	167,000 s.f.	\$3,100,000	Jennings Real Estate Services Inc. / (413) 731-7770 Kevin Jennings / www.jennings-re.com	167,000 s.f. former manufacturing/warehouse facility on 40+ acres; 18'-45' ceilings, truck docks, drive-in door, 1.5 miles off MA Pike
Lenox	Lenox Village Shopping Center	15,000 s.f.	\$2,100,000	Jennings Real Estate Services Inc. / (413) 731-7770 Kevin Jennings / www.jennings-re.com	Two-building multi-tenant neighborhood strip center anchored by US Post Office; one of the busiest retail properties in downtown Lenox, around the corner from Tanglewood & Canyon Ranch; excellent investment opportunity
Longmeadow	Longmeadow Professional Park, 167-175 Dwight Road	3,000 s.f.	\$18/s.f.	Aspen Square Management / (413) 439-6331 Debbie Birtwell / www.aspensquare.com	Well-designed office park, provides prestigious location for your business; situated in a picturesque, park-like setting; easily accessible to all highways; available suites from 800-4,000 s.f.; includes utilities
Ludlow	Holyoke & West Street	3 acres	\$750,000	Jennings Real Estate Services Inc. / (413) 731-7770 Kevin Jennings / www.jennings-re.com	Highly visible corner location; bank, drug store, office possibilities
	Holyoke & Moody Streets	12,000 s.f.	\$6/s.f.	Macmillan and Son Inc. / (413) 736-8338 Douglas Macmillan / www.macmillanandsoninc.com	Build-to-suit office, medical, or light industrial space; prime corner location; excellent access to I-291, I-90, and I-91
Northampton	1 Atwood Dr.	36,000 s.f.	Call	Development Associates / (413) 789-3720 Ken Vincunas / www.devassociates.com	Brand new 36,000 s.f. office project coming in 2010; located directly on Rt. 5, exit 18 off I-91; medical and professional office spaces still available for user-specified interior; rent determined by finishes
	Northampton Institution for Savings, 109 Main St.	5,898 s.f.	\$15/s.f.	Hampshire Property Management (413) 582-9970, ext. 101 / Richard Madowitz www.hpmgnoho.com	Entire second-floor office space containing 5,898 s.f. in historic building; high ceilings, large conference room with fireplace, new HVAC system, ideal for corporate, legal, or high-tech offices
	139 King St.	12,700 s.f.	\$5/s.f.	Hampshire Property Management (413) 582-9970, ext. 101 / Richard Madowitz www.hpmgnoho.com	Retail/showroom space with central air, loading dock/work shop area; ideal for automotive/home furnishing or dollar store use; inexpensive King Street; rent at \$5 NNN
	Thornes Marketplace, 150 Main St.	3,100 s.f.	\$23/s.f.	Hampshire Property Management (413) 582-9970, ext. 101 / Richard Madowitz www.hpmgnoho.com	Specialty retail center offering high traffic counts and sales volume; several spaces available from 100-3,100 s.f.; looking for independent retailers or restaurateurs; ideal for upscale gallery or high-end crafts store
	137-141 Damon Road	45,500 s.f.	\$4,700,000	NAI Plotkin / (413) 781-8000 Bill Low / www.sdplotkin.com	For sale: Investment opportunity, mixed use commercial property with 18 commercial units (retail and office) and 22 apartment units; 3 buildings on 3.2 acres of land
Palmer	1581 North Main St., Depot Plaza	3,600 s.f.	Call	Century Investment Co. / (413) 785-1981 Bob Dashevsky / www.centuryinvestment.com	Up to 3,600 s.f. of retail/office space; join Rocky's Hardware
	1 Third St.	85,000 s.f.	\$3.75/s.f.	Development Associates / (413) 789-3720 Ken Vincunas / www.devassociates.com	Secure, modern building in Palmer Industrial Park; high, open warehouse, 3,000 s.f. of office; ideal for distribution, warehouse, or manufacturing; 11 dock level doors, 2 drive-in doors; will divide to 26,000 s.f.
	MA Pike, exit 8	1,000 acres	Call	Lizak Development / (413) 283-617 John Lizak / N/A	15 of the 1,000 acres are located at MA Pike, exit 8; the only commercial acreage available at a MA Pike exit; on Rt. 32N, 5 miles from exit 8, 100 acres available with rail; inquire about water, gas, sewer, and electricity
	21 Wilbraham St.	138,000 s.f.	\$2.75/s.f.	NAI Plotkin / (413) 781-8000 Bill Low / www.sdplotkin.com	For sale or lease: Warehouse/distribution, 50,000-138,000 s.f. loading docks, 21' ceilings, close to the MA Pike; low rates
South Deerfield	14 Industrial Dr.	7,800 s.f.	\$8/s.f.	Development Associates / (413) 789-3720 Ken Vincunas / www.devassociates.com	7,800 s.f. of open office with lab/assembly space available on second floor in South Deerfield Industrial Park; good high-tech space near UMass
	14 Industrial Dr. West	137,000 s.f.	\$5,995,000	NAI Plotkin / (413) 781-8000 Liam Reynolds / www.sdplotkin.com	For sale: Modern industrial warehouse, 25' ceilings, 16 docks with levelers, 3-phase electrical, close to I-91 exits, on 9.6 acres, room for expansion
South Hadley	489 Granby Road	4,912 s.f.	\$445,000	Jennings Real Estate Services Inc. / (413) 731-7770 Kevin Jennings / www.jennings-re.com	For sale or lease: 4,912 s.f. former restaurant on 1.91 acres; high visibility on heavily traveled Rt. 202; excellent re-use or redevelopment opportunity
Southwick	521 College Highway	3,900 s.f.	\$12/s.f.	NAI Plotkin / (413) 781-8000 Mark Healy / www.sdplotkin.com	For lease: Located in the Rite Aid plaza, 3,900 s.f. of retail space; on Route 202, near 57.; reasonable rates
Springfield	3640 Main St.	55,000 s.f.	Call	Atlantic Capital Investors Inc. / (413) 746-6200 Mark E. Benoit / www.atlantic-capital-investors.net	New medical office complex; 55,000 s.f. of medical office, a 3,500 s.f. conference center and 20,000 s.f. of records storage; one-half mile from Baystate Medical; immediately available

Continued on page 58

Commercial Real Estate For Sale and Lease

Continued from page 56

TOWN	ADDRESS	SIZE	SALE / LEASE (S.F.) PRICE	FIRM / PHONE NUMBER / CONTACT / WEBSITE	DESCRIPTION
<i>Springfield cont.</i>	915 East Columbus Ave.	3,200 s.f.	Call	Atlantic Capital Investors Inc. / (413) 746-6200 Mark E. Benoit / www.atlantic-capital-investors.net	Former Wendy's fast-food restaurant; highly-visible retail property, with drive-thru, located on East Columbus Avenue with excellent visibility and signage from I-91
	1985 Main St. Northgate Professional Center	4,400 s.f.	Call	Century Investment Co. / (413) 785-1981 Bob Dashevsky / www.centuryinvestment.com	850-4,400 s.f. for lease; great medical and office location at junction of I-91 and I-291; ample free parking; great visibility
	44-54 Turnbull St. & 357 Cottage St.	44,000 s.f.	\$1,650,000	Franklin Realty Partnership / (413) 731-7361 Gene McCarthy / N/A	44,000 +/- s.f. of building on 3 +/- acres; located off Page Blvd., near I-291 and the MA Pike
	45 Lyman St.	10,074 s.f.	\$469,000	Jennings Real Estate Services Inc. / (413) 731-7770 Kevin Jennings / www.jennings-re.com	Former Conklin Office Furniture building; well-maintained, attractive downtown commercial building suitable for office, retail/showroom, or restaurant
	193 Taylor St.	4,745 s.f.	\$255,000	Jennings Real Estate Services Inc. / (413) 731-7770 Kevin Jennings / www.jennings-re.com	4,745 s.f. automotive building near I-291 and I-91; bays, overhead doors, outside storage
	200 Taylor St.	5,372 s.f.	\$295,000	Jennings Real Estate Services Inc. / (413) 731-7770 Kevin Jennings / www.jennings-re.com	Excellent opportunity; 5,372 s.f. building on 1.26 acres; fenced outside storage, overhead doors, newly renovated office space; industrial/automotive use
	531 Belmont Ave.	3,655 s.f.	\$7.50/s.f.	Jennings Real Estate Services Inc. / (413) 731-7770 Kevin Jennings / www.jennings-re.com	Well-located at the intersection of Sumner Avenue and Belmont Avenue at the 'X', this flexible retail/service property benefits from excellent visibility across from Walgreen's, CVS, and many other neighborhood retailers
	273 State St.	10,000 s.f.	\$15.50/s.f.	LivingStone, LLC / (413) 746-2121 Kathleen Pellegrino / www.livingstonellc.com	New complete renovation of 10,000 s.f. office building across from new federal building; free parking; available suite has large open area, two small offices, one large office/conference room; voice/data; 1,500 s.f. available
	155 Maple St.	13,420 s.f.	\$10/s.f.	Macmillan and Son Inc. / (413) 736-8338 Douglas Macmillan / www.macmillanandsoninc.com	Prime office condominiums for sale or lease: Extremely competitive pricing; free parking
	146 Chestnut St.	7,500 s.f.	\$12/s.f.	Macmillan and Son Inc. / (413) 736-8338 Douglas Macmillan / www.macmillanandsoninc.com	Prime office space with on-site parking; first-class finishes on SonetLoop
	The Tarbell Watters Building, 146 Chestnut St.	40,000 s.f.	\$1,400,000	Macmillan and Son Inc. / (413) 736-8338 Douglas Macmillan / www.macmillanandsoninc.com	Prime office building with on-site parking
	305 State St.	12,050 s.f.	\$795,000	Macmillan and Son Inc. / (413) 736-8338 Douglas Macmillan / www.macmillanandsoninc.com	Well-located commercial building across from the new federal courthouse; ample on-site parking; ideal for conversion to office building

Continued on page 59

Commercial Real Estate For Sale and Lease

Continued from page 58

TOWN	ADDRESS	SIZE	SALE / LEASE (S.F.) PRICE	FIRM / PHONE NUMBER / CONTACT / WEBSITE	DESCRIPTION
<i>Springfield cont.</i>	1165 Page Blvd.	103,000 s.f.	\$2,250,000	Macmillan and Son Inc. / (413) 736-8338 Douglas Macmillan / www.macmillanandsoninc.com	Prime distribution/industrial space; 10 truck docks, 4 drive-in doors; excellent access to I-291, I-90, and I-91
	1380 Main St.	11,508 s.f.	\$10/s.f.	Macmillan and Son Inc. / (413) 736-8338 Douglas Macmillan / www.macmillanandsoninc.com	543-11,508 +/- s.f. suites; first-class interior finish; central downtown location; significantly renovated in 1980s and 1990s
	99 Guion St.	146,000 s.f.	\$3.90/s.f.	Macmillan and Son Inc. / (413) 736-8338 Douglas Macmillan / www.macmillanandsoninc.com	146,000 s.f. industrial space subdividable to 18,000 s.f.; truck docks, drive-in door, rail; 20'-22' ceilings
	1165 Page Blvd.	103,000 s.f.	\$2.75/s.f.	Macmillan and Son Inc. / (413) 736-8338 Douglas Macmillan / www.macmillanandsoninc.com	Prime distribution/industrial space; 10 truck docks, 4 drive-in doors; excellent access to I-291, I-90, and I-91; subdividable to 25,000 +/- s.f.
	1350 Main St.	20,000 s.f.	\$13.50/s.f.	Macmillan and Son Inc. / (413) 736-8338 Douglas Macmillan / www.macmillanandsoninc.com	Prime Class A office space; first-class finishes; \$13.50/s.f. Gross
	20 Oakdale St.	3,165 s.f.	\$399,500	Macmillan and Son Inc. / (413) 736-8338 Douglas Macmillan / www.macmillanandsoninc.com	Well-located light industrial building; 10,411 +/- s.f. of land; excellent access to I-291, I-90, and I-91
	267 Allen St.	5,280 s.f.	\$335,000	Macmillan and Son Inc. / (413) 736-8338 Douglas Macmillan / www.macmillanandsoninc.com	Light industrial commercial building; 15,032 +/- s.f. parcel of land; central location; excellent access to I-90, I-91 and I-291; ample on-site parking; grade-level drive-in door
	115 State St.	10,000 s.f.	\$11/s.f.	Macmillan and Son Inc. / (413) 736-8338 Douglas Macmillan / www.macmillanandsoninc.com	Prominent State-and-Main Street location; 1,000-1,500 s.f. modern efficient office space finished to tenant specifications
	115 State St.	38,544 s.f.	\$900,000	Macmillan and Son Inc. / (413) 736-8338 Douglas Macmillan / www.macmillanandsoninc.com	Prime office space; prominent State-and-Main Street location
	90 Central St.	3,600 s.f.	\$250,000	Macmillan and Son Inc. / (413) 736-8338 Douglas Macmillan / www.macmillanandsoninc.com	Commercial/industrial building on 11,779 s.f. site; four drive-in overhead doors; central location with excellent access to I-91 and I-291
	784 Bay St.	6,244 s.f.	\$345,000	Macmillan and Son Inc. / (413) 736-8338 Douglas Macmillan / www.macmillanandsoninc.com	Commercial/industrial building on 18,678 +/- s.f. site; drive-in door; heavy electric; central location; excellent access to I-291, I-90, and I-91
	1400 Boston Road	5,050 s.f.	\$14/s.f.	NAI Plotkin / (413) 781-8000 Bill Low / www.sdplotkin.com	For lease: Retail space available in busy Marshall's Plaza, 5,050 s.f. (former Chinese Restaurant); high-traffic location

Continued on page 60

Commercial Real Estate For Sale and Lease

Continued from page 59

TOWN	ADDRESS	SIZE	SALE / LEASE (S.F.) PRICE	FIRM / PHONE NUMBER / CONTACT / WEBSITE	DESCRIPTION
Springfield cont.	41 Taylor St.	19,500 s.f.	\$995,000	NAI Plotkin / (413) 781-8000 Bill Low / www.sdplotkin.com	For sale or lease: Historic building, 4-story with completely updated offices, recessed lighting, exposed brick walls, adjacent to parking garage; office sharing available 250-6,000 s.f. available
	160 Tapley St.	56,000 s.f.	\$2.75/s.f.	NAI Plotkin / (413) 781-8000 Bill Low / www.sdplotkin.com	For lease: 56,000 s.f. industrial available, 2 loading docks, 1 overhead, high power, located right off I-291 exit, close to MA Pike
	1350 Main St., One Financial Plaza	100,000 s.f.	\$14.50/s.f.	NAI Plotkin / (413) 781-8000 Bill Low / www.sdplotkin.com	For lease: Class-A office space in Sovereign Bank building located in the central business district, 500-100,000 s.f. full floors of 19,195 s.f. available
	939-941 East Columbus Ave.	3,700 s.f.	\$325,000	NAI Plotkin / (413) 781-8000 Bill Low / www.sdplotkin.com	For sale: Multi-tenant office building located near I-91 ramp and downtown; ideal for law firm, insurance; income +
	3115 Main St.	8,443 s.f.	\$129,000	NAI Plotkin / (413) 781-8000 Bill Low / www.sdplotkin.com	For sale: Commercial land located off I-91 Main Street exit ramp providing access to Baystate Medical at 3300 Main Street; zoned Business A
	180 Avocado St.	125,320 s.f.	\$3,950,000	NAI Plotkin / (413) 781-8000 Bill Low / www.sdplotkin.com	For sale: Reduced, large building, 117,666 s.f. of industrial, 7,654 s.f. office, 18'-20' ceilings, 40x40 bay spacing, 7 loading docks, 1 ground-level door, 3,000 amp power
	700 State St.	24,450 s.f.	\$1,500,000	NAI Plotkin / (413) 781-8000 Bill Low / www.sdplotkin.com	For sale: Investment opportunity, The River Inn 72-room hotel, daily/weekly tenants
	1530-1534 State St.	3,275 s.f.	\$275,000	NAI Plotkin / (413) 781-8000 Bill Low / www.sdplotkin.com	For sale: Newly renovated sports bar, 2,117 s.f. and 1,158 s.f. banquet room on second floor; parking for 25+ vehicles
	Liberty Arts Medical Building	5,908 s.f.	\$20/s.f.	NAI Plotkin / (413) 781-8000 Dan Moore / www.sdplotkin.com	For lease: Medical office space, 668 s.f., 841 s.f., 1,695 s.f., and 2,704 s.f. available; prime location near all major hospitals
	780 Chestnut St. (across from Baystate)	6,150 s.f.	\$19.50/s.f.	NAI Plotkin / (413) 781-8000 Dan Moore / www.sdplotkin.com	For lease: Prime medical office located across the street from Baystate Medical Center, 336 s.f., 767 s.f., 1,800 s.f., 1,047 s.f. and 2,200 s.f. available; close to all major hospitals
	187 & 243 Cottage St.	129,797 s.f.	\$2,850,000	NAI Plotkin / (413) 781-8000 Liam Reynolds / www.sdplotkin.com	For sale: Reduced, two modern industrial complexes (Springfield Wire), 116,797 s.f. and 13,000 s.f.; 12'-16' ceilings, 8 docks, 8.82 acres of land
	157-163 Lyman St.	6,750 s.f.	\$119,000	NAI Plotkin / (413) 781-8000 Liam Reynolds / www.sdplotkin.com	For sale or lease: M&S Tomato building, 6,750 s.f. warehouse and 5,800 s.f. basement, 10'-14' ceilings, docks, freight elevator, 12,250 s.f. yard

Continued on page 61

Commercial Real Estate For Sale and Lease

Continued from page 60

TOWN	ADDRESS	SIZE	SALE / LEASE (S.F.) PRICE	FIRM / PHONE NUMBER / CONTACT / WEBSITE	DESCRIPTION
<i>Springfield cont.</i>	49 Cadwell Dr.	12,250 s.f.	\$4.95/s.f.	NAI Plotkin / (413) 781-8000 Liam Reynolds / www.sdplotkin.com	For lease: Industrial building, 500 s.f. office, 3 loading docks, 18' ceilings, low rate
	519-523 Worthington St.	6,750 s.f.	\$295,000	NAI Plotkin / (413) 781-8000 Liam Reynolds / www.sdplotkin.com	For sale: Sales/service building downtown, overhead doors, large fenced yard, easy highway access
	473 Sumner Ave.	21,000 s.f.	\$1,300,000	NAI Plotkin / (413) 781-8000 Liam Reynolds / www.sdplotkin.com	For sale: Retail shopping plaza located at the 'X', high visibility and traffic, 1.46 acres, large parking lot, fully leased
	267 Rocus St.	16,194 s.f.	\$9/s.f.	NAI Plotkin / (413) 781-8000 Liam Reynolds / www.sdplotkin.com	For lease: Cross-dock facility, two buildings, 10,595 s.f. with 18 docks, 5,600 s.f. garage; new HVAC; room for expansion
	710 Berkshire Ave.	9,315 s.f.	\$485,000	NAI Plotkin / (413) 781-8000 Liam Reynolds / www.sdplotkin.com	For sale: Manufacturing with office and retail, 12'-16' ceilings, loading dock, ground-level door, .437 acres near Springfield Industrial Park
	1131 Boston Road	3,779 s.f.	\$290,000	NAI Plotkin / (413) 781-8000 Liam Reynolds / www.sdplotkin.com	For sale: Reduced price, automotive shop on Boston Road adjacent to Wal-Mart, 83.4' frontage, 12'-14' ceilings, 3 overhead doors; large fenced-in yard
	311 Page Blvd.	7,650 s.f.	\$6/s.f.	NAI Plotkin / (413) 781-8000 Liam Reynolds / www.sdplotkin.com	For lease: Light industrial previously used as retail/sales location on Page Blvd.; 1,000 s.f. of office, 12' ceilings, large yard area, .75 miles to I-291
	39 Mulberry St.	6,800 s.f.	\$395,000	R.J. Greeley Co., LLC / (413) 734-7923 Bob Greeley / www.rjgco.com	For sale or lease: 3,400-6,800 s.f. suitable for professional office and/or medical clinic; plenty of on-site parking and close to I-91
	33 Stafford St.	1.52 acres	\$975,000	R.J. Greeley Co., LLC / (413) 734-7923 Brendan Greeley / www.rjgco.com	Development site: Busy location at I-291 exit; 6,672 s.f. commercial building with expansion capabilities; directly across from State Police barracks, in close proximity to Baystate Medical Campus, Mercy Hospital, McDonald's
	155 Brookdale Dr.	25,000 s.f.	\$2,000,000	R.J. Greeley Co., LLC / (413) 734-7923 Frank Fitzgerald / www.rjgco.com	For sale or lease: Attractive two-story suburban office property with plenty of parking and an elevator; 12,000 s.f. available for lease at \$14 per s.f.
	616 Boston Road	4,800 s.f.	\$450,000	R.J. Greeley Co., LLC / (413) 734-7923 Frank Fitzgerald / www.rjgco.com	Now available for sale or lease: 2,000-4,800 s.f. available; commercial building with 14' clear ceilings in shop area, drive-in door and parking for approximately 8 vehicles
	3640 Main St.	20,000 s.f.	\$20/s.f.	R.J. Greeley Co., LLC / (413) 734-7923 Frank Fitzgerald / www.rjgco.com	2,500-20,000 s.f. of professional, medical, clinical office space available at the Medical Arts & Conference Center in Springfield; medical record storage space is also available; great location right off the highway
	ES Brookdale Drive	12.42 acres	\$625,000	R.J. Greeley Co., LLC / (413) 734-7923 Frank Fitzgerald / www.rjgco.com	For sale or lease: Industrial land with 320' of frontage; close to I-291; five developable acres
	204 Lyman St.	7,593 s.f.	\$350,000	R.J. Greeley Co., LLC / (413) 734-7923 Frank Fitzgerald / www.rjgco.com	For sale or lease: Great for food distribution; approximately 5,000 s.f. of cold/freezer storage; located within one mile of I-91 and I-291
	219 Memorial Dr.	15,260 s.f.	\$790,000	R.J. Greeley Co., LLC / (413) 734-7923 Frank Fitzgerald / www.rjgco.com	For sale or lease: Commercial/industrial building with trailer and tailboard height docks; close to I-291
	57 Mulberry St.	3,000 s.f.	\$174,900	R.J. Greeley Co., LLC / (413) 734-7923 Frank Fitzgerald / www.rjgco.com	Medical office conversion property; perfect for small practice or satellite location for larger group; newer addition with a vaulted ceiling and fireplace makes great waiting area or large conference room; on-site, lighted parking
	180-194 Lyman St.	10,442 s.f.	\$595,000	R.J. Greeley Co., LLC / (413) 734-7923 Robert Greeley / www.rjgco.com	For sale or lease: Open floor plan, high ceilings; located within 1 mile from I-91 and I-291; 6,372 s.f. on ground-level; 4,070 s.f. basement; lease price: \$4.50-\$5.50/s.f. NNN
	60 Congress	12,000 s.f.	\$18/s.f.	R.J. Greeley Co., LLC / (413) 734-7923 Robert Greeley / www.rjgco.com	Two floors of 6,000 s.f. each; totally renovated building with great highway access
	157-163 Lyman St.	6,000 s.f.	\$119,000	Suffolk Street Realty / (413) 747-0690 Pete Kearing / N/A	Former M&S Tomato facility; good lighting, nice office, dry, well-lit basement, freight elevator, 2 docks, secure fenced-in yard, will sell or lease for \$2,500/month; can alter-to-suit tenant, negotiable
Stafford	108 Hydeville Road	55,000 s.f.	\$499,000	DiFranco Realty Inc. / (413) 531-5956 Mark C. DiFranco / N/A	Great development opportunity; quaint antique mill, 55,000 s.f. on 7 acres with pond and waterfall; will give ownership interest for lease willing to joint venture or exchange; whatever your vision is possible
Townsend	222 Main St.	4,136 s.f.	\$9.50/s.f.	NAI Plotkin / (413) 781-8000 Bill Low / www.sdplotkin.com	For lease: Retail space available in shopping plaza, 4,000 s.f., 1,655 s.f., 1,200 s.f., and 750 s.f. available for lease in Family Dolalr plaza; ample parking
West Springfield	1275 Elm St.	12,750 s.f.	\$15/s.f.	Century Investment Co. / (413) 785-1981 Andrew Cohen / www.centuryinvestment.com	For lease: free-standing professional building; subdividable; utilities included; ample free parking
	18 Union St.	3,000 s.f.	Call	Century Investment Co. / (413) 785-1981 Bob Dashevsky / www.centuryinvestment.com	IHOP building (3,000 s.f.) at intersection of Union Street and Park Ave.; prominent site on town green is ripe for redevelopment
	95 Ashley Ave.	12,000 s.f.	Call	Century Investment Co. / (413) 785-1981 Bob Dashevsky / www.centuryinvestment.com	Professional and office space at the junction of I-91 and Rt. 5; build-to-suit; contiguous spaces from 2,700 and up
	1472 Riverdale St.	14,550 s.f.	\$12/s.f.	Fred Aaron Realty Company / (413) 519-0142 Fred Aaron / N/A	Riverdale St. (Rt 5); major renovation underway; great co-tenants; 1,600-14,550 s.f. retail/office plus 4,000 s.f. basement; excellent visibility, high traffic, ample parking; loading docks, gas heat; 1/2 mile to MA Pike and I-91
	100 Doty Circle	10,300 s.f.	\$590,000	Jennings Real Estate Services Inc. / (413) 731-7770 Kevin Jennings / www.jennings-re.com	Clean manufacturing facility/machine shop just off I-91 and MA Pike; 100% A/C, heavy power, overhead door
	442 Westfield St.	6,636 s.f.	\$645,000	Macmillan and Son Inc. / (413) 736-8338 Douglas Macmillan / www.macmillanandsoninc.com	Fully-tenanted office building; attractive income stream
	20 River St.	11,192 s.f.	\$490,000	Macmillan and Son Inc. / (413) 736-8338 Douglas Macmillan / www.macmillanandsoninc.com	Prime commercial building; 20,037 +/- s.f. parcel; presently configured for multi-tenancy with two existing tenants; ideal for owner occupants
	885 Riverdale St.	12,100 s.f.	\$1,850,000	NAI Plotkin / (413) 781-8000 Liam Reynolds / www.sdplotkin.com	For sale: Former Boston Billiards, high traffic location in Super Stop & Shop plaza, across from cinemas; ideal restaurant location

Continued on page 62

Commercial Real Estate For Sale and Lease

Continued from page 61

TOWN	ADDRESS	SIZE	SALE / LEASE (S.F.) PRICE	FIRM / PHONE NUMBER / CONTACT / WEBSITE	DESCRIPTION
<i>West Springfield cont.</i>	202 Day St.	43,400 s.f.	\$995,000	R.J. Greeley Co., LLC / (413) 734-7923 Brendan Greeley / www.rjgco.com	For sale or lease: Completely rebuilt with steel frame construction; great location off of Union Street, just 5 minutes to major highways; this property abuts the West Springfield rail yards
	1050 Main St.	14,886 s.f.	\$799,000	R.J. Greeley Co., LLC / (413) 734-7923 Brendan Greeley / www.rjgco.com	For sale or lease: Commercial property with 13 drive-in doors; great location off of Route 5, seconds from I-91
	63 Myron St.	4,900 s.f.	\$12.75/s.f.	Salamon Realty, LLC / (413) 736-5958 Mitch Salamon / N/A	For lease: office suites (3,450' and 1,450') just off Rt. 5 in desirable location
	103 Myron St.	6,030 s.f.	\$13.50/s.f.	Salamon Realty, LLC / (413) 736-5958 Mitch Salamon / N/A	For lease: in multi-tenanted flex building just off Rt. 5; space sizes available 4,400 s.f., 1,630 s.f. office or retail suites
Westfield	Summit Lock & Southampton Roads	250,000 s.f.	Call	Development Associates / (413) 789-3720 Ken Vincunas / www.devassociates.com	For sale or lease: located on Rt. 202, at corner of Southampton and Summit Lock Roads, just 2.5 miles from Mass Pike, exit 3; build-to-suit opportunity; great location for industrial/commercial, manufacturing, retail, or whse/distr.
	Servicestar Industrial Way	1,400,000 s.f.	Call	Jennings Real Estate Services Inc. / (413) 731-7770 Kevin Jennings / www.jennings-re.com	Campanelli Business Park; 130-acre park with approximately 40 acres remaining; join Home Depot and Preferred Freezer; regional distribution and manufacturing; design/build sale and lease opportunities
	Lockhouse Road	1.42 acres	\$185,000	Jennings Real Estate Services Inc. / (413) 731-7770 Kevin Jennings / www.jennings-re.com	1.42-acre industrial parcel located on Lockhouse Road just minutes from MA Pike, exit 3; excellent opportunity, ready to go
	77 Servistar Industrial Way	33,340 s.f.	Call	Jennings Real Estate Services Inc. / (413) 731-7770 Kevin Jennings / www.jennings-re.com	Modern 33,340 s.f. high ceiling warehouse; currently used as an USDA approved food-production facility; keep existing use and benefit from extensive infrastructure or utilize as a conventional industrial warehouse/mfg.
	170 Lockhouse Road	105,000 s.f.	\$3.75/s.f.	Jennings Real Estate Services Inc. / (413) 731-7770 Kevin Jennings / www.jennings-re.com	Up to 105,000 s.f. of modern industrial space minutes from MA Pike exit 3; 16'-32' ceilings, multiple loading docks, drive-in doors, outside storage; active rail siding with loading platform; available immediately
	507 Southampton Road	3,500 s.f.	\$10/s.f.	L. B. Eddy / (413) 568-5992 Tim Eddy / N/A	One mile from MA Pike, exit 3; attractive ground-floor; move-in condition; can be subdivided into three offices; additional parking and storage space on site; free snowplowing, taxes, and insurance
	Falcon Drive	4 acres	Call	MPT Development / (413) 536-0021 Peter A. Wood / www.abuilders.com	Permitted land; light industrial/office
	Summit Lock Road	6 acres	Call	MPT Development / (413) 536-0021 Peter A. Wood / www.abuilders.com	Sale pending: Permitted land; all utilities in street; no wetlands; build-to-suit/lease

Continued on page 63

Commercial Real Estate For Sale and Lease

Continued from page 62

TOWN	ADDRESS	SIZE	SALE / LEASE (S.F.) PRICE	FIRM / PHONE NUMBER / CONTACT / WEBSITE	DESCRIPTION
<i>Westfield cont.</i>	57 Union St.	21,000 s.f.	\$15/s.f.	NAI Plotkin / (413) 781-8000 Liam Reynolds / www.sdplotkin.com	For lease: Medical/office space in brand new building, from 500 s.f. to full floors available, ample parking, located near downtown Westfield
	94 North Elm St.	10,000 s.f.	\$16/s.f.	NAI Plotkin / (413) 781-8000 Liam Reynolds / www.sdplotkin.com	For lease: Class-A office space available for immediate occupancy, 900-10,000 s.f., all inclusive rate
	170 Lockhouse Road	105,000 s.f.	\$4.50/s.f.	NAI Plotkin / (413) 781-8000 Liam Reynolds / www.sdplotkin.com	For lease: Clear span work space with 14 loading docks, 16' - 32' ceilings, 7 overhead doors, heavy electric, paved yard for parking/storage
	56 Franklin St.	7,600 s.f.	\$750,000	NAI Plotkin / (413) 781-8000 Liam Reynolds / www.sdplotkin.com	For sale: Elks Lodge, unique 2-story building zoned Business-A, banquet hall, bar, lounge, parking lot, corner lot at traffic light
	275 North Elm St.	7,173 s.f.	\$345,000	NAI Plotkin / (413) 781-8000 Liam Reynolds / www.sdplotkin.com	For sale or lease: Clear span space, 16'-18' ceilings, 2 overhead doors, 2 overhead cranes, high power, Business B
	66 South Broad St.	75,000 s.f.	\$1,395,000	R.J. Greeley Co., LLC / (413) 734-7923 Brendan Greeley / www.rjgco.com	For sale or lease: Great owner-occupied investment opportunity; put your business here and collect income from adjacent tenants
	300 Union St.	9,900 s.f.	\$515,000	R.J. Greeley Co., LLC / (413) 734-7923 Brendan Greeley / www.rjgco.com	For sale or lease: Warehouse or light manufacturing property; easy access to Route 20 and MA Pike; well-maintained property
Wilbraham	2537 Boston Road	3,000 s.f.	\$12/s.f.	Jennings Real Estate Services Inc. / (413) 731-7770 Kevin Jennings / www.jennings-re.com	New construction; 3,000 s.f. retail/service space next to Jake's Drive-In; excellent high visibility location across from rapidly expanding Post Office Park
	1855 Boston Road	24,000 s.f.	Call	Jennings Real Estate Services Inc. / (413) 731-7770 Kevin Jennings / www.jennings-re.com	Up to 24,000 s.f. available in Building 420 at Friendly's corporate headquarters; access to high-tech teleconference center and training rooms; aggressive lease rates; available immediately
	2341 Boston Road	3,000 s.f.	\$8/s.f.	Medeiros Realty Trust / (413) 219-3822 Tom McNaughton / N/A	Popular spot on a growing Boston Road (Rt. 20); The Wilbraham Shops is a convient well-established plaza with a good mix of retail and office space; build-outs available
	2701 Boston Road	6,500 s.f.	Call	Medeiros Realty Trust / (413) 219-3822 Tom McNaughton / N/A	Second-floor space is available on highly traveled Rt. 20; conveniently located from the MA Pike; brokers OK; can build-to-suit
	2380 Boston Road	19 acres	Call	R.J. Greeley Co., LLC / (413) 734-7923 Frank Fitzgerald / www.rjgco.com	Build-to-suit opportunities; less than 3 miles to MA Pike (I-90); can subdivide and lease smaller lots