

# Commercial Real Estate For Sale and Lease

TOWN	ADDRESS	SIZE	SALE / LEASE (S.F.) PRICE	FIRM / PHONE NUMBER / CONTACT / WEBSITE	DESCRIPTION
AGAWAM	200 Silver St.	4,500 s.f.	\$1/s.f.	Development Associates / (413) 789-3720 Ken Vincunas / www.devassociates.com	Class-A office/medical building at major intersection on Rt. 75; custom interiors finished-to-suit any requirement
	630 Silver St.	4,600 s.f.	\$8/s.f.	Development Associates / (413) 789-3720 Ken Vincunas / www.devassociates.com	High-tech mfg./lab space in Agawam Industrial Park; existing clean rooms may be retained; perfect for small tech company featuring functional space with good image
	270 Main St.	102,000 s.f.	\$3.50/s.f.	DiFranco Realty Inc. / (413) 531-5956 Mark C. DiFranco / www.difranco.org	1,000 to 26,000 s.f. in former Kidder Stacy Building, last used by Sunshine Arts; asking \$3.50/s.f. NNN; outstanding location; over 200 lined parking spaces on 9+ acres
AMHERST	279 Silver St.	22,000 s.f.	\$3.75/s.f.	Macmillan and Son Inc. / (413) 736-8338 Douglas Macmillan / www.macmillanandsoninc.com	Modern, light industrial space; two truck docks
	Cowls Road	14,400 s.f.	Call	Jones Group Realtors / (413) 549-3700 Micki Sanderson / www.jonesrealtors.com	For lease: 20+ acre redevelopment site in North Amherst business district; existing structures from 3,000 to 14,400 s.f.; can be divided
	190 University Dr.	3,275 s.f.	\$14/s.f.	Jones Group Realtors / (413) 549-3700 Pat Patenaude / www.jonesrealtors.com	For lease: 3,275 s.f. professional office space on corner of Rt. 9 and University Drive, close to gates of UMass; very high visibility, possible for medical use; can be divided
CHICOPEE	318 Griffith Road	141,000 s.f.	\$3.75/s.f.	Development Associates / (413) 789-3720 Ken Vincunas / www.devassociates.com	81,000 to 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.
	321 Meadow St.	23,250 s.f.	\$3/s.f.	Development Associates / (413) 789-3720 Ken Vincunas / www.devassociates.com	Heavy industrial space; several overhead cranes, large power service, outside storage permitted
	26 Taxiway Dr.	191,000 s.f.	\$3.95/s.f.	Development Associates / (413) 789-3720 Ken Vincunas / www.devassociates.com	191,000 s.f. wide, open, high-distribution/mfg. building at Westover Industrial Park; 20 docks, 1 DID, parking for 120 trailers, 35' clear height
	247-249 Exchange St.	4,348 s.f.	\$395,000	Macmillan and Son Inc. / (413) 736-8338 Douglas Macmillan / www.macmillanandsoninc.com	17,164 +/- s.f. parcel; on-site parking; additional 3,000 +/- s.f. finished elevator-accessed basement; central visible location; ideal for commercial, office, or medical uses
EASTHAMPTON	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
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 Greenfield Corporate Center on 25-acre high-quality campus; 800 to 50,000 s.f. available; generator, cafeteria, fiber-optic telecom, security
	143 Munson St.	1,800 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; interiors finished-to-suit; located on attractive 25-acre campus-like setting
HADLEY	251 Russell St.	2,000 s.f.	\$585,000	Jones Group Realtors / (413) 549-3700 Joyce Fill / www.jonesrealtors.com	For sale: 3.4-acre parcel in high-traffic area of Rt. 9, close to the new Lowes; 2,000 s.f. structure on site; two curb cuts, currently a used car facility
HOLYOKE	72-100 Front St.	13,694 s.f.	\$16/s.f.	Hampshire Property Management / (413) 582-9970, ext. 101 Richard Madowitz / www.hpmpgnoho.com	Two full-floor offices; 6,000 s.f. fifth floor and 7,740 s.f. ground floor; private entry built out as classroom space; completely renovated mill building with on-site management

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NORTHAMPTON	Atwood Drive	36,000 s.f.	Call	Development Associates / (413) 789-3720 Ken Vincunas / www.devassociates.com	New 36,000 s.f. office project located on Rt. 5, exit 18 off I-91; medical and professional offices available with custom floor-plans
	150 Main St.	13,000 s.f.	\$30/s.f.	Hampshire Property Management / (413) 582-9970, ext. 101 Richard Madowitz / www.hpmgnoho.com	100 to 4,000 s.f. retail space including a 2nd-floor kiosk; 2,500 to 5,000 s.f. restaurant location; prime spot adjacent to parking garage featuring potential outdoor dining
	109 Main St.	5,898 s.f.	\$15/s.f.	Hampshire Property Management / (413) 582-9970, ext. 101 Richard Madowitz / www.hpmgnoho.com	Entire 2nd-floor office; 5,898 s.f. in historic building; high ceilings, large conference room with fireplace, new HVAC system
	139 King St.	12,700 s.f.	\$5/s.f.	Hampshire Property Management / (413) 582-9970, ext. 101 Richard Madowitz / www.hpmgnoho.com	12,700 s.f. retail/showroom with AC and loading dock; possible automotive, home furnishings, or dollar store use
PALMER	MA Pike, exit 8	1,000 acres	Call	Lizak Development / (413) 283-6171 John Lizak / N/A	15 of the 1,000 acres located at MA Pike, exit 8; the only commercial acreage available at a MA Pike exit; on Rt. 32N, 100 acres available with rail; inquire about water, gas, sewer
SOUTH HADLEY	250 Old Lyman Road	24,000 s.f.	\$995,000	Macmillan and Son Inc. / (413) 736-8338 Douglas Macmillan / www.macmillanandsoninc.com	Well-located multi-tenanted 24,000+/- s.f. pre-engineered steel and masonry building; 7,128 s.f. of industrial space and 3,500 s.f. of office space available
SPRINGFIELD	91 Pinevale St.	55,150 s.f.	\$600,000	DiFranco Realty Inc. / (413) 531-5956 Mark C. DiFranco / www.difranco.org	55,150 s.f. industrial warehouse (sprinklered) on 2.85 acres in Indian Orchard; easy access to major highways; adjoining 18 acres are for sale
	227 Mill St.	5,000 s.f.	\$799,000	DiFranco Realty Inc. / (413) 531-5956 Mark C. DiFranco / www.difranco.org	Investment opportunity on gorgeous building (Wyndhurst Mansion Carriage House) with long term medical tenant presently being used as a clinic; property has 2.77 acres
	ES Pinevale St.	694,113 s.f.	\$599,000	DiFranco Realty Inc. / (413) 531-5956 Mark C. DiFranco / www.difranco.org	The perfect storm - this 15.93 acre site can be added to 91 Pinevale (MLS #: 71322637) and SRA Lot to create a valuable assemblage of property; located in Indian Orchard
	NS Oak St., Lots (3)	962,240 s.f.	\$875,300	DiFranco Realty Inc. / (413) 531-5956 Mark C. DiFranco / www.difranco.org	3 lots assembled into one; owner is willing to exchange this property into other real estate (use this property as down payment); will joint venture with right opportunity
	1145 Main St.	2,500 s.f.	Call	Macmillan and Son Inc. / (413) 736-8338 Douglas Macmillan / www.macmillanandsoninc.com	Office space for lease; 300 to 2,500 s.f.; central, convenient downtown location; modern building with well-finished office suites; competitive asking rents
	305 State St.	12,050 s.f.	\$695,000	Macmillan and Son Inc. / (413) 736-8338 Douglas Macmillan / www.macmillanandsoninc.com	Well-located commercial building across from new federal courthouse; ample on-site parking; idea for conversion to office building
	1380 Main St.	11,508 s.f.	\$20/s.f.	Macmillan and Son Inc. / (413) 736-8338 Douglas Macmillan / www.macmillanandsoninc.com	Up to 11,508 s.f. suites; first-class interior finish; central downtown location; significantly renovated in 1980s and 1990s
	1165 Page Blvd.	26,600 s.f.	\$3/s.f.	Macmillan and Son Inc. / (413) 736-8338 Douglas Macmillan / www.macmillanandsoninc.com	Prime distribution/industrial space; 3 truck docks; 1 drive-in door; excellent access to I-291, I-90 and I-91
	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

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SPRINGFIELD CONT.	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 to 1,500 s.f. modern efficient office space finished to tenant specifications
	784 Bay St.	6,244 s.f.	\$335,000	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 locaion; excellent access to I-291, I-90 and I-91
	299 Carew St.	1,063 s.f.	\$155,000	Macmillan and Son Inc. / (413) 736-8338 Douglas Macmillan / www.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
	1550 Main St.	4,500 s.f.	Call	Macmillan and Son Inc. / (413) 736-8338 Douglas Macmillan / www.macmillanandsoninc.com	New Class-A office space for lease; prime location; attached parking garage
	99 Guion St.	146,000 s.f.	\$3.90/s.f.	Macmillan and Son Inc. / (413) 736-8338 Douglas Macmillan / www.macmillanandsoninc.com	145,000 s.f. industrial space; subdividable to 18,000 s.f.; truck docks, drive-in door, rail; 20'-22' ceilings
	76 Randall St.	23,750 s.f.	\$550,000	Macmillan and Son Inc. / (413) 736-8338 Douglas Macmillan / www.macmillanandsoninc.com	Industrial, warehouse, distribution building; 1.6011 acre site; truck dock, drive-in doors; 3,836 s.f. office
	141 Main St.	3,930 s.f.	\$195,000	Macmillan and Son Inc. / (413) 736-8338 Douglas Macmillan / www.macmillanandsoninc.com	Well-located 3,930 +/- s.f. commercial/office building; on-site parking; ideal for owner occupant
	884-886 Alden St.	5,356 s.f.	\$225,000	Macmillan and Son Inc. / (413) 736-8338 Douglas Macmillan / www.macmillanandsoninc.com	Verstile 5,356 +/- s.f. commercial property; ideal for office, light distribution or commercial uses; truck dock, drive-in door; 7,698 +/- s.f. parcel
STURBRIDGE	682 Main St., Route 20	21,844 s.f.	\$875,000	DiFranco Realty Inc. / (413) 531-5956 Mark C. DiFranco / www.difranco.org	Former Economy Lodge is ready to reopen once maintenance issues and a few capital improvements are made; located only 4 miles from the Sturbridge exit off Mass Pike
WEST SPRINGFIELD	1458 Riverdale St.	5,000 s.f.	\$14/s.f.	Fred Aaron Realty / (413) 519-0142 Fred Aaron / N/A	Highly visible end cap in a newly renovated 40,000 s.f. community shopping center; direct frontage on busy Riverdale Street (Route 5); 25,000 +/- vehicles per day
	1321 Riverdale St.	3,600 s.f.	\$12/s.f.	Macmillan and Son Inc. / (413) 736-8338 Douglas Macmillan / www.macmillanandsoninc.com	Prime retail location; highly visible Route 5 location; 3,600 s.f. subdividable; excellent access to I-90 and I-91; ample on-site parking
	52-54 Wayside Ave.	13,250 s.f.	Call	Salamon Realty, LLC / (413) 736-5958 Mitch Salamon / email: msalamon@salamonrealty.com	Multi-tenanted building located just off Rt. 5 in very desirable location; for more information, please e-mail: msalamon@salamonrealty.com
	103 Myron St.	6,400 s.f.	\$12/s.f.	Salamon Realty, LLC / (413) 736-5958 Mitch Salamon / email: msalamon@salamonrealty.com	For lease; multi-tenanted flex building just off Rt. 5; for more information, please e-mail: msalamon@salamonrealty.com
	63 Myron St.	6,000 s.f.	\$12/s.f.	Salamon Realty, LLC / (413) 736-5958 Mitch Salamon / email: msalamon@salamonrealty.com	3 offices available for lease; 1,250 s.f., 1,300 s.f. and 3,450 s.f.; just off Rt. 5 in desirable location; 1,250 s.f. and 1,300 s.f. space can be combined
	63 Myron St.	13,300 s.f.	\$999,999	Salamon Realty, LLC / (413) 736-5958 Mitch Salamon / email: msalamon@salamonrealty.com	13,300 s.f. building subdivided into smaller unit rentals starting from approx. 1,300 s.f.; prime location just off Rt. 5 by I-90, I-91 and I-291