

COMMERCIAL REAL ESTATE FOR SALE AND LEASE

CITY	ADDRESS	SIZE	PRICE	AGENCY / AGENT / PHONE / EMAIL	DESCRIPTION	
AGAWAM	630 Silver St., Suite 9C	1,300 s.f.	\$8/s.f.	Development Associates / Ken Vincunas (413) 789-3720 / kvincunas@devassociates.com	Easy access to major highways and Bradley Airport; ample employee parking; 3 finished offices with open reception/office area; storage area and kitchenette	
	630 Silver St., Units 4 & 5	2,000 s.f. to 4,550 s.f.	\$7.50/s.f.	Development Associates / Ken Vincunas (413) 789-3720 / kvincunas@devassociates.com	Easy access to Rt. 57, I-91 and Bradley Int'l Airport; two adjacent spaces 2,000 s.f. and 2,550 s.f.; 1-3 dock height doors; 24-hour access; ample parking; separately metered gas and electricity	
	200 Silver St.	3,150 s.f.	Call	Development Associates / Ken Vincunas (413) 789-3720 / kvincunas@devassociates.com	New professional and medical space for lease in Agawam Crossing Professional Center; owner will finish interior with tenants' desired floor plan; located at busy intersection in growing Agawam market with great visibility	
BERNARDSTON	30 Depot St.	4,336 s.f.	\$129,900	Coldwell Banker Commercial Upton-Massamont Realtors Don Mailloux / (413) 834-1524 / don@cbumr.com	Easy access to I-91 and Routes 5 & 10; multi-level building, in great shape, formerly a church; newer kitchen, windows, flooring, 2.5 baths, A/C, sound system, paved parking	
CHARLEMONT	108 Main St.	4,400 s.f.	\$235,000	Coldwell Banker Commercial Upton-Massamont Realtors Mooney & Roberts / (413) 522-3023 / cathy@cbumr.com	Unique opportunity to own your business in a year-round recreation destination; multiple levels with 4,400 s.f. space, large open rooms, 2 handicap restrooms, and kitchen	
CHICOPEE	317 Meadow St.	6,000 s.f.	\$7.50/s.f.	Development Associates / Ken Vincunas (413) 789-3720 / kvincunas@devassociates.com	Office, assembly, and warehouse space; dock and drive-in access; easy access to I-391 and I-91; affordable, efficient space	
	150 Padgette St.	4,500 s.f.	\$8/s.f.	Development Associates / Ken Vincunas (413) 789-3720 / kvincunas@devassociates.com	4,500 s.f. office/lab space in quality industrial park setting; ideal for high-tech, biotech, service; easy access to MA Pike and I-291; extra large electric/gas/water services	
	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 & 43 Sheridan St.	10,000 s.f.	\$8/s.f. net of utilities 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 Route 33, I-291, and I-90	
	628 Center St.	18,786 +/- s.f.	Call	Macmillan and Son / Doug Macmillan (413) 736-8338 / dmacmillan@macmillanandsoninc.com	18,786 +/- s.f. light industrial/distribution space; drive-in docks; modern office space; excellent access to I-91, I-391, I-291 and I-90	
	165 Front St. - Dock 5	24,351 s.f.	\$285,000	Macmillan and Son / Doug Macmillan (413) 736-8338 / dmacmillan@macmillanandsoninc.com	Renovated light industrial and office space; formerly used for clean room applications; excellent access to I-391, I-90 and I-91	
	165 Front St. / 90 Depot St.	63,722 s.f.	\$395,000	Macmillan and Son / Doug Macmillan (413) 736-8338 / dmacmillan@macmillanandsoninc.com	Mill-type industrial building; modern office space; 3 truck docks; excellent access to I-391 and I-91	
	36 Justin Dr.	21,875 s.f.	\$1,250,000	NAI Plotkin / Bill Low (413) 781-8000 / wlow@splotkin.com	Property consists of 21,875 s.f. industrial building with expansion potential (5,625 s.f.) on 2.749 acres of land in Westover Industrial Park; building has 3,400 s.f. of office space, 1,790 s.f. cafeteria, 16,685 s.f. of manufacturing space with 13'5" to 14'5" ceiling height, 25' x 42' column spacing, 1 loading dock, 1 - 12'x14' ground-level door, gas, forced warm air heat, fully air conditioned, sprinklered and 800 AMP electric service; for lease: \$5.50/s.f. NNN	
	DEERFIELD	75 Stillwater Road	22,700 s.f.	\$648,000	Coldwell Banker Commercial Upton-Massamont Realtors Phil Pless / (413) 834-5179 / phil@cbumr.com	Stillwater Equestrian Center with 37 stalls; 72 x 160 indoor riding ring horse barn on 22 acres; Morton Steel building; land may be subdividable
	ENFIELD, CT	33 Palomba Dr.	6,770 s.f.	\$12/s.f.	Development Associates / Ken Vincunas (413) 789-3720 / kvincunas@devassociates.com	Up to 6,770 s.f.; up to 9 drive-in bays with overhead doors front and rear; partial basement under lube area with oil tanks, and dispensing equipment in place; customer area, counter, and private offices
4 Print Shop Road		15,600 s.f.	\$680,000	NAI Plotkin / Bill Low (413) 781-8000 / wlow@splotkin.com	A one-story, industrial/garage building that contains a total of approximately 15,600 s.f. on 1.5 acres of industrial zoned land; building has 12'-14' ceiling height, four 10' x 12' ground-level overhead doors, clear span bays, and spray paint booth; highway access; 1.1 miles to Route 220 (Shaker Road), 1.3 miles to Route 192 (North Maple Street), and 4.2 miles to I-91 (Exit 48)	
GREENFIELD	101 Munson St.	3,000 s.f. to 25,000 s.f.	\$16/s.f.	Development Associates / Ken Vincunas (413) 789-3720 / kvincunas@devassociates.com	Available for immediate occupancy; security desk, card access system; back-up generator serves entire building; cafeteria serving breakfast and lunch daily; on-site management and maintenance	
HADLEY	206 Russell St.	1 acre	\$685,000	Jones Group Realtors / Pat Patenaude (413) 549-3700 / cbarnes@jonesrealtors.com	Prime development site located on busy section of Rt. 9 midway between Amherst and Northampton; possibility for food, retail, or office; 1 acre, flat, open, and dry	
	One Mill Valley Road	10,000 s.f.	\$18/s.f. NNN	Jones Group Realtors / Pat Patenaude (413) 549-3700 / cbarnes@jonesrealtors.com	To-be-built; new 10,000 s.f. retail/office building in high-traffic area of Rt. 9; currently designed as 5 suites; the building can be configured to suit	
HATFIELD	59 North St.	5,500 s.f.	\$7.85/s.f. or \$3,500/month	Coldwell Banker Upton-Massamont Realtors / David Ryan (413) 977-9184 / dave@cbumr.com	Office building, ideal office(s) with room to expand; private offices, open areas, kitchen, and server room; located in a rural setting	
HOLYOKE	49 Garfield St.	10,000 s.f.	\$3.60/s.f.	Macmillan and Son / Doug Macmillan (413) 736-8338 / dmacmillan@macmillanandsoninc.com	8,000 +/- s.f. light industrial/distribution space; four truck docks; 2,000 +/- s.f. modern office space; outside storage and yard space	
	80 Commercial St.	24,912 s.f.	\$450,000	NAI Plotkin / Bill Low (413) 781-8000 / wlow@splotkin.com	Property consists of a 24,912 s.f. industrial building that's totally renovated; available warehouse space located on second floor and basement area have poured concrete floors, 10' - 12' ceiling height and 6,000-pound-capacity elevator that provides access to a loading dock on the first floor; office space on second floor consists of large, open areas; property is located directly off the Commercial Street exit of I-391	
	4 Open Square Way	1,394 s.f.	\$1,219.75/month	Open Square / Maggie Bergin (413) 532-5057 ext. 205 / marketing@opensquare.com	Open Square is the vibrant home of a variety of business and retail tenants, an event space, and a cafe re-opening in 2015; all sharing the same great atmosphere and amenities; due to on-site renewables (two hydro-electric turbines), our building is Zero Net Energy; this office is located in Mill 4 on the fourth floor and features a gorgeous common gallery and long curved hall; ample parking; rent includes access to a shared conference room that comfortably fits 10 to 15; sandblasted maple ceilings and brick walls and refinished original maple floors throughout office; ideal for small office or co-work space; custom cherry storefront; three large windows; alcove area for conference table or private office; tenant responsible for electric/data and a share of heat and taxes; minimum three-year lease	
	4 Open Square Way	3,552 s.f.	\$12/s.f.	Open Square / Maggie Bergin (413) 532-5057 ext. 205 / marketing@opensquare.com	Heavily wired for data; perfect for small call center, training center, or tech offices; includes two private offices, conference room, two large rooms, cubicle area, kitchen, storage room and utility room; tenant responsible for electric/data and a share of heat and taxes	

Continued

COMMERCIAL REAL ESTATE FOR SALE AND LEASE

CITY	ADDRESS	SIZE	PRICE	AGENCY / AGENT / PHONE / EMAIL	DESCRIPTION
HOLYOKE CONT'D	79-83 Lower Westfield Road, Holyoke Crossing-Ingelside	1.5 acres	Call	Radner Realty / Dennis Croteau (413) 530-2873 / N/A	For sale, lease, or development; two parcels, across from Sears Automotive Repair; also near Pier 1 Imports, CVS, and Kahoud Oriental Rugs; additional abutting property available for combined development
INDIAN ORCHARD	145 Main St.	varies	\$549,000	Ideal Real Estate / Suzie Ice (413) 244-2431 / suzie@homesbyideal.com	Multi-use building on corner of Main and Oak Street; high-traffic and high-visibility area; lots of income generating potential; featuring 6 retail spaces and 7 residential apartments; newer furnace supplies central heat; parking in rear and front of building
LONGMEADOW	167-175 Dwight Road	500 s.f. to 10,000 s.f.	\$18/s.f.	Aspen Square Management / Debbie Birtwell (413) 439-6331 / 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
LUDLOW	185 West St.	944 s.f.	Call	Macmillan and Son / Doug Macmillan (413) 736-8338 / dmacmillan@macmillanandsoninc.com	Multi-unit professional office building
	40 East St.	3,600 s.f. & 2,000 s.f.	\$15/s.f. NNN	NAI Plotkin / Bill Low (413) 781-8000 / wlow@splotkin.com	Former bank branch; 3,600 s.f. (recently renovated) and 2,000 s.f. in the Walgreens shopping center; ample parking, excellent visibility and access; ideal for bank branch, office, retail or sales and service
MONTAGUE	20 Federal St.	3,000 s.f.	\$164,900	Coldwell Banker Commercial Upton-Massamont Realtors Don Mailloux / (413) 834-1524 / don@cbumr.com	3,000 s.f.; 2-12' overhead doors, high ceilings, loading docks; former trucking terminal; great for warehouse space or garage repair
NORTHAMPTON	30 Industrial Dr.	33,000 s.f.	\$4.50/s.f. NNN or \$2,400,000	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 s.f. 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.	\$2,295,000	Coldwell Banker Upton-Massamont Realtors / David Ryan (413) 977-9184 / dave@cbumr.com	Modern industrial building with 33,000 s.f.; 30,000 s.f. manufacturing area, with loading docks, drive-in doors; 15.5'-21' ceiling heights; 480V-800amp; located between I-91, exits 19 and 20; for sale or lease
	23 Atwood Dr.	72,000 s.f.	Call	Development Associates / Ken Vincunas (413) 789-3720 / kvincunas@devassociates.com	Fully permitted 4-story office building; brand new construction suitable for medical, professional, or general office uses; owner will custom design and build floor plan to meet tenant needs; construction to start when minimum pre-leasing achieved; located at Exit 18 adjacent to Northampton and I-91 Professional Center
	150 Main St.	2,182 s.f.	\$25/s.f.	Hampshire Property Management Group / Rich Madowitz (413) 650-6025 / rmm@hpmgnoho.com	Second floor storefront next to Cedar Chest in a 78,000 s.f. upscale, specialty retail center located in the heart of downtown Northampton; offering independent retailers high-traffic counts and sales results
	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 courthouse; 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
	15-17 Brewster Court	4,482 s.f.	\$825,000	Macmillan and Son / Doug Macmillan (413) 736-8338 / dmacmillan@macmillanandsoninc.com	4,482 +/- s.f. three-story office/commercial building; .98-acre parcel; 2 on-site parking spaces with ample adjacent public parking; central location with excellent visibility and good access to Routes 5 and I-91
ORANGE	131 West Main St.	119,612 s.f.	\$5-\$10/s.f.	Dunphy Real Estate / Brianna Drohen (917) 331-4992 / bdrohen@gmail.com	Large industrial warehouse spaces with common-use truck-height docks, heavy-duty 7,000-lb. 8' x 14' freight elevator, concrete or wood floors, air lines, commercial duty three-phase or single-phase power - 600, 480, 240, 120 volt; some spaces come with a combination of large workshops, expansive windows, river views, attached offices, conference rooms, basin sinks, storage and counter space, drive-in door, forklift and more; ranges from 700-16,000 s.f. and utilities vary with each space; perfect for breweries, distilleries, manufacturing, building, and design companies
	131 West Main St.	varies	\$199/month to \$1,499/month	Dunphy Real Estate / Brianna Drohen (917) 331-4992 / bdrohen@gmail.com	Beautiful, spacious office spaces available in all sizes that can accommodate single office to multiple offices; heat is included, tenant pays only for their separately metered electric use; DSL-capable phone lines pre-wired to each office studio with high-speed cable Internet available; new energy-saving windows and multiple 20-amp circuit-breaker wiring with plenty of outlets, high ceilings, sunny and bright, beautifully finished floors, some may be sub-divided; for lease from \$10-\$20/s.f.
	85 East Main St.	1,852 +/- s.f.	\$2,000/month	Dunphy Real Estate / Brianna Drohen (917) 331-4992 / bdrohen@gmail.com	Turn-key bank building; +/-1,852 s.f.; 21+ parking spaces
PLAINFIELD	788 West Main St.	4,336 s.f.	\$398,000	Coldwell Banker Commercial Upton-Massamont Realtors Phil Pless / (413) 834-5179 / phil@cbumr.com	Hilltop Colonial Inn; turn-key operation; recently restored; offering bar, dining room and kitchen; on 31 acres along Rt. 116 and 8A
SOMERVILLE	41 School St.	27,000 s.f.	\$895,000	NAI Plotkin / Bill Low (413) 781-8000 / wlow@splotkin.com	Property features 22,700 s.f. building with multiple classrooms, gymnasium/auditorium with stage, cafeteria, kitchen and handicapped lavatories; building is in pristine condition on 1.6 acres of land abutting town park and recreation fields; property has parking for 50+ vehicles; located off Rt. I-90
SOUTH DEERFIELD	14 Industrial Drive East	16,280 s.f.	\$7.50/s.f.	Development Associates / Ken Vincunas (413) 789-3720 / kvincunas@devassociates.com	Flexible work space suitable for manufacturing, high-tech combination of assembly/office and high manufacturing/warehouse area; dock and drive-in access in Industrial Park location
SOUTHWICK	697 College Highway	16.2 acres	\$690,000	Coldwell Banker Upton-Massamont Realtors / Don Noble (413) 244-5510 / donnoble@cbumr.com	Highly visible parcel of land on busy Rt. 202; property consists of 16.2 acres with 301' of frontage; there is a two-family dwelling set back on the northern border that needs work; the commercial frontage is undisturbed and has some cleared area and is level enough to develop; this is an area of recent growth with multiple new retail businesses; ideal for a branch bank, motel, retail store, or restaurant

Continued

COMMERCIAL REAL ESTATE FOR SALE AND LEASE

CITY	ADDRESS	SIZE	PRICE	AGENCY / AGENT / PHONE / EMAIL	DESCRIPTION
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 s.f. to 2,500 s.f.; central, convenient downtown location; modern building with well-finished office suites; competitive asking rents
	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
	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 s.f. to 1,500 s.f. modern, efficient office space; finished to tenant specifications
	1550 Main St.	7,000 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.	\$895,000	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
	3-7 Audubon Street	3,273 s.f.	\$350,000	Macmillan and Son / Doug Macmillan (413) 736-8338 / dmacmillan@macmillanandsoninc.com	Prime investment property; 3,273 +/- s.f. retail/commercial building plus single-family house; attractive income stream
	483 Belmont Ave.	6,670 s.f.	\$575,000	NAI Plotkin / Bill Low (413) 781-8000 / wlow@splotkin.com	Building features 6,670 s.f. building; 5,340 s.f. of retail area; 1,330 s.f. of storage area; plus 5,340 s.f. basement storage area; 10' ground-level, overhead door; .56 acres of land; on-site parking for 40 vehicles; corner lot on heavily traveled artery; excellent visibility and access; near the 'X' at the intersection of Sumner Avenue, Dickenson Street, and Belmont Avenue; ideal for retail, sales and service, or restaurant use
WEST SPRINGFIELD	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 routes and I-291, I-90, and I-91
	442 Westfield St.	6,636 s.f.	\$535,000	Macmillan and Son / Doug Macmillan (413) 736-8338 / dmacmillan@macmillanandsoninc.com	Prime office building; ample on-site parking; 3,000 +/- s.f. available; \$12/s.f. gross
	84 Myron St.	14,250 +/- s.f.	\$12/s.f.	Salamon Realty / Mitch Salamon (413) 736-5958 / kshouse@salamonrealty.com	Property for lease
	63 Myron St.	13,300 s.f.	\$999,999	Salamon Realty / Mitch Salamon (413) 736-5958 / kshouse@salamonrealty.com	13,300 s.f. 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 Route 5 by I-291, I-90, and I-91
	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.	2,600 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 Route 5; for more information, email: msalamon@salamonrealty.com
WESTFIELD	Root and Summit Lock Roads	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 (I-90) and Routes 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 (I-90) and Routes 202 and 10
	88 Notre Dame St.	7,350 s.f.	\$430,000	NAI Plotkin / Bill Low (413) 781-8000 / wlow@splotkin.com	Industrial/commercial 7,350 s.f. facility for sale; building consists of office area, garage, warehouse and distribution space; 12'-22' ceiling height with clear span space; four ground-level doors and one loading dock door with paved parking yard area; gas forced warm air heat; zoned industrial; ideal for sales and service or light industrial type use; highway access directly off Route 10 and 202, .5 mile to I-90 (Exit 3)
WILBRAHAM	176 Cottage Ave.	219,336 s.f.	\$1-\$5.50/s.f.	Macmillan and Son / Doug Macmillan (413) 736-8338 / dmacmillan@macmillanandsoninc.com	Up to 219,336 s.f.; new to market; multi-purpose mill space; light industrial/flex/office
WILLIAMSBURG	204 & 206 Main St.	8,787 s.f.	\$749,900	Coldwell Banker Commercial Upton-Massamont Realtors Joanne McGowan / (413) 665-3771 x103 / joanne@cbumr.com	Mixed use commercial/residential on 3+ acres; great Rt. 9 location; enjoy rental income and increased visibility for your own business
WORTHINGTON	4 South Worthington Road	1 acre	\$269,800	Coldwell Banker Commercial Upton-Massamont Realtors Phil Pless / (413) 834-5179 / phil@cbumr.com	Bring your creativity and business plan; renovated mill on the river with water views; plenty of options: residence, studios, workshops