

COMMERCIAL REAL ESTATE FOR SALE AND LEASE

CITY	ADDRESS	SIZE	PRICE	AGENCY / AGENT / PHONE / EMAIL	DESCRIPTION
AGAWAM	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
	630 Silver St., Unit 8A	3,200 s.f.	Call	Development Associates / Ken Vincunas (413) 789-3720 / kvincunas@devassociates.com	3,200 s.f. flex space in the Agawam Industrial Park with ample employee parking; space includes a 1,400 s.f. manufacturing/warehouse space and 1,800 s.f. space with multiple finished offices and a large open office area; easy access to all major highways and Bradley International Airport
	1285 Springfield St.	1,126 s.f.	\$17.50/s.f. + Utilities	NAI Plotkin / Bill Low (413) 781-8000 / wlow@spotkin.com	For lease: professional, Class-A office building; former medical office space with reception area, private offices, conference room, large storage room and lavatory; well-maintained building located on highly traveled artery with excellent visibility; on-site parking for 40+ cars; located across from Super Stop & Shop and adjacent to Agawam Junior High; ideal for medical, insurance, or sales-and-service-type use
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
	77 Church St.	2,400 s.f.	\$349,900	Coldwell Banker Commercial Upton-Massamont Realtors Don Mailloux / (413) 834-1524 / don@cbumr.com	Large commercial building with a liquor store on one side and Pizza Shop on the other; located on an acre of land and close to I-91; check out the investment possibilities plus the Liquor business is for sale as well
CHESTERFIELD	432 Main Road	3,866 s.f.	\$150,000	Coldwell Banker Commercial Upton-Massamont Realtors Linda Webster / (413) 575-2140 / linda@cbumr.com	3,800 s.f. building; high visibility on Route 143; possible mix of retail/residential
CHICOPEE	376 Broadway St.	2,600 s.f.	\$499,900	Century21 Hometown Associates / Beth Brogle (413) 534-0101 / bethbrogle@comcast.net	Great location for this service station with 3 gasoline pumps and a state inspection machine with Class-A license; service station equipment included: 2 lifts, tire balancer, brake lathe and tire machine; 4 garage doors (9.5 feet in height); average 1,000 gallons of gas a day but hours of operation are limited; detailed information sheet is available; front door and back door make this space dividable
	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
	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 8,000 +/- 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
	2024 Westover Road	8,800 +/- s.f.	\$5/s.f.	Macmillan and Son / Doug Macmillan (413) 736-8338 / dmacmillan@macmillanandsoninc.com	8,800 +/- s.f. first-class office, storage, or warehouse space; good access to local transportation Routes, I-90 and I-91; industrial park location
	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 Routes I-391 and I-91
DEERFIELD	75 Stillwater Road	22,700 s.f.	\$595,000	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
EAST OTIS	Route 23 at West Shore Road	34+ acres	Call	NAI Plotkin / Bill Low (413) 781-8000 / wlow@spotkin.com	Waterfront development; rare opportunity; for sale; 'The Berkshires' 34+ acres on Otis Reservoir; approved for 53 luxury townhouses or 29 single-family homes; includes marina with one boat slip per home; one of last remaining sites on reservoir
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
GRANBY	54-56 West State St.	3,000 s.f.	\$350,000	Jones Group Realtors / Pat Patenaude (413) 549-3700 / patenaude@jonesrealtors.com	3,000 s.f. strip center with great visibility in heart of commercial growth; currently occupied by a pizza shop and fitness studio; could be a good location for an owner/occupant
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 / patenaude@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, dry
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
	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 café 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
	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

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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
	398 Longmeadow St.	1,320 s.f.	\$24/s.f. NNN	NAI Plotkin / Bill Low (413) 781-8000 / wlow@splotkin.com	For lease: former bank branch with ATM located in a neighborhood shopping center with ample on-site parking, excellent visibility and access; other tenants include CVS Pharmacy, Rinaldi's Italian Specialties, Longmeadow Package Store, Creative Edge Salon, and Lucky Day Spa; property is ideal for a bank branch, financial services, professional offices, or retail use
LUDLOW	185 West St.	944 s.f.	Call	Macmillan and Son / Doug Macmillan (413) 736-8338 / dmacmillan@macmillanandsoninc.com	Multi-unit professional office building
	185 Miller St.	3,300 s.f.	\$0.90/s.f.	Turnpike Acres / George Dupuis	3,300 s.f. for lease
MONSON	56 Main St.	2,856 s.f.	Call	NAI Plotkin / Bill Low (413) 781-8000 / wlow@splotkin.com	For sale: Property features 2,856 square foot building with potential for 3 units. Large open floor plans with gas forced warm air and fully air conditioned. Onsite parking for 20+ vehicles. Located on heavily traveled artery with excellent visibility and access. Close proximity to downtown Monson. Ideal for retail, sales & service or office use.
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
	485 Federal St.	1,809 s.f.	\$149,900	Coldwell Banker Commercial Upton-Massamont Realtors Don Mailloux / (413) 834-1524 / don@cbumr.com	Own your own business; within minutes to Amherst and Northampton; 1,800+ s.f., two restrooms, parking
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

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NORTHAMPTON CONT'D	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
	122 Federal St.	80,000 +/- s.f.	Call	Macmillan and Son / Doug Macmillan (413) 736-8338 / dmacmillan@macmillanandsoninc.com	Redevelopment opportunity; 80,000 +/- s.f. light manufacturing, office, warehouse; ideal for reuse or conversion; suburban location along the Mill River; excellent access
	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
SHELBURNE FALLS	38-40 State St.	1,283 s.f.	\$159,000	Coldwell Banker Commercial Upton-Massamont Realtors Mooney & Roberts / (413) 522-3023 / cathy@cbumr.com	Condo retail space in the heart of the village; 1,283 s.f.; easily converts 2 retail spaces; many updates; relax on deck overlooking the river
SOUTH DEERFIELD	14 Industrial Dr. 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
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.	\$16.50/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 St.	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
	299 Carew St., Unit 119	2,282 s.f.	\$275,000	NAI Plotkin / Bill Low (413) 781-8000 / wlow@spotkin.com	For sale: Approximately 2,282 s.f. of medical office space in the Physicians Office Center located at 299 Carew St., Springfield, MA; includes 1 bathroom, 6 exam rooms, 3 offices, central reception, and waiting room; property is in close proximity to Mercy Medical Center, Baystate Medical Center, Weldon Rehab Hospital and other medical offices and facilities; property enjoys easy access from I-91 and I-291 and has ample on-site parking
	87-147 Avocado St.	5,000 s.f.	\$4.50/s.f.	NAI Plotkin / Bill Low (413) 781-8000 / wlow@spotkin.com	For lease: 5,000 s.f. of industrial space in 63,940 s.f. facility with 19'-21' ceiling height and 25' x 35' column spacing; 2 loading docks and a large loading platform
272-280 Worthington St.	28,025 s.f.	Call	NAI Plotkin / Bill Low (413) 781-8000 / wlow@spotkin.com	For sale or lease: 28,025 s.f. building on 17,440 s.f. of land; includes 9 retail units and 3 apartment units located on heavily-traveled artery in the new innovation district	
STAFFORD SPRINGS, CT	42 West Main St.	13,168 s.f.	\$875,000	NAI Plotkin / Bill Low (413) 781-8000 / wlow@spotkin.com	For sale: property features 13,168 s.f. on .98 acres; located on a corner lot with high visibility and traffic; currently used as furniture store; located directly across the street from new CVS Pharmacy; ideal for retail or office use
SUNDERLAND	11 Garage Road	400 s.f.	\$75,000	Coldwell Banker Commercial Upton-Massamont Realtors Mooney & Roberts / (413) 522-3023 / cathy@cbumr.com	Affordable, easy to maintain commercial building available near center of town; handicap accessible bathroom and entrance, full basement, 5 parking spaces & more
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
	31 Sylvan St.	8,765 s.f.	\$550,000	Macmillan and Son / Doug Macmillan (413) 736-8338 / dmacmillan@macmillanandsoninc.com	8,765 +/- s.f. substantially remodeled first-class office/shop space; 15,000 +/- s.f. lot; Central West Springfield location; excellent access to Route 5 and I-91
	1680 Riverdale St.	3,000 +/- s.f.	\$9/s.f. NNN	Macmillan and Son / Doug Macmillan (413) 736-8338 / dmacmillan@macmillanandsoninc.com	3,000 +/- s.f. first-class modern finished office space; convenient prime Route 5 location; excellent access to I-90 and I-91; ample on-site parking

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WEST SPRINGFIELD <i>CONT'D</i>	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
	900 Memorial Ave.	8,510 s.f.	\$1,700,000	NAI Plotkin / Bill Low (413) 781-8000 / wlow@plotkin.com	Great situation for any health provider, individual, or group; gut rehab in 2004 with new 3,000 s.f. addition in 2007; tenant relocating, fantastic opportunity for another group of physicians; perfectly designed for Walk-In Emergency Care (Urgent care), Surgical Center, Physical Therapy, Chiropractor, Dentist, Podiatrist, Ophthalmologist, Optometrist, Psychiatrist, Psychologist, Family Counseling etc.; immediate occupancy; abundant parking (10 to 1 ratio) across the street from gate 9 of the Eastern States Exposition; building boasts 17+ exam rooms, 8+ offices, existing lab (2) designed for imaging, large lunch room, conference room, plenty of well designed staff area
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
	Falcon Drive - Progress Avenue	4.05 acres	\$285,000	Macmillan and Son / Doug Macmillan (413) 736-8338 / dmacmillan@macmillanandsoninc.com	Prime developable land site, 4.05 +/- acres; excellent access to I-90, I-91 and Routes 10 and 202; 313.6 +/- s.f. of frontage on Falcon Drive
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 Linda Webster / (413) 575-2140 / linda@cbumr.com	Bring your creativity and business plan; renovated mill on the river with water views; plenty of options, residence, studios, workshops