

COMMERCIAL REAL ESTATE FOR SALE AND LEASE

CITY	ADDRESS	SIZE	PRICE	AGENCY / AGENT / PHONE / EMAIL	DESCRIPTION
AGAWAM	67 Hunt St.	568 s.f.	\$16.50/s.f.	Aspen Square Management / Jeff Strole (413) 439-6344 / jms@aspensquare.com	568 s.f. office suite available for immediate occupancy; ideal for attorneys, investment professionals, etc.
	200 Silver St.	3,150 s.f.	Call	Development Associates / Ken Vincunas (413) 789-3720 / kvincunas@devassociates.com	Professional and medical office building offering suites from 1,217 s.f. to 3,457 s.f.; owner will finish interior with tenant's desired floor plan; located at busy intersection in growing Agawam market with great visibility
BELCHERTOWN	44-50 Depot St.	33,000 s.f.	\$950,000	Macmillan and Son / Doug Macmillan (413) 736-8338 / dmacmillan@macmillanandsoninc.com	7.82 +/- acre parcel; two industrial buildings; 14,000 +/- s.f. masonry office/manufacturing space, 19,000 +/- s.f. pre engineered manufacturing/warehouse; 10 truck docks, 3 drive in doors; good access to I-90
BERNARDSTON	30 Depot St.	4,336 s.f.	\$124,900	Coldwell Banker Commercial Upton-Massamont Realtors Don Mailloux / (413) 834-1524 / don@cbumr.com	Think of the possibilities. Multi level building in great shape. Newer kitchen, windows, flooring, two 1/2 baths, air conditioning, sound system, lighting fixtures, paved parking plus. Formerly a church with easy access to Routes 5 & 10 and Interstate 91. Come take a look!
	77 Church St.	2,400 s.f.	\$299,900	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
	77 Church St.	1,200 s.f.	\$49,900	Coldwell Banker Commercial Upton-Massamont Realtors Don Mailloux / (413) 834-1524 / don@cbumr.com	Owner ready to retire as this business has been expanding over the years; take advantage of all the wonderful new things happening in Bernardston; easy access to major routes; bring your ideas and take this liquor store to new levels; inventory included in the price
CHARLEMONT	1741-1745 Route 2	11.98 acres	\$799,900	Coldwell Banker Commercial Upton-Massamont Realtors Wanda Mooney / (413) 768-9848 / wanda@cbumr.com	The "Hill Towns" of Franklin County are growing every year and have become a year round destination. The Oxbow Resort Motel and Otters Restaurant & Banquet Facility sit right in the middle of it all just across from the Deerfield River. The Oxbow Resort Motel is a 25 room motel, offering a 6 hole, par 3 golf course, 2 hard surfaced tennis courts, a 9' deep swimming pool, and a private 3 bed/2 bath residence. Otters is a fully equipped restaurant / banquet facility w/ a current full liquor license and a building capacity limit of 252 according to the town. Properties are being sold together, all inclusive, and in "as is" condition. Current owner has other interests. Both properties are currently closed and need attention. Area amenities include Berkshire East for skiing, mountain biking, zip lining, etc., Crab Apple White Water Rafting, Shelburne Falls for dining and shopping, and much more. Those with vision can see the future of this property and this area.
	25 Heath Stage Terrace	3,000 s.f.	\$199,000	Coldwell Banker Commercial Upton-Massamont Realtors Carol Bolduc / (413) 834-1576 / carol@cbumr.com	Perfect medical office space in excellent repair with long history of serving West County; ready to set up your practice; ideal for single practice or collaborative of several medical professionals; could be a great artist studio as well; very versatile; bring your business plan and let's see how it can find a new home here! 2 levels - each level is handicapped accessible; generator panel accommodates back up portable generator; updated furnace and recent Roth double sided oil tank, central air; neat, clean & tidy - move right in and set up shop
CHICOPEE	317 Meadow St., Unit 3	6,000 s.f.	Call	Development Associates / Ken Vincunas (413) 789-3720 / kvincunas@devassociates.com	6,000 s.f. unit, combination office and high workspace; dock and drive-in door; great location just off I-391
	711 East Main St.	10,000 s.f.	\$15/s.f.	Macmillan and Son / Doug Macmillan (413) 736-8338 / dmacmillan@macmillanandsoninc.com	For lease: up to 10,000 +/- 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 Routes 33, 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
	102 First Ave.	80,000 +/- s.f.	\$2,560,000	Macmillan and Son / Doug Macmillan (413) 736-8338 / dmacmillan@macmillanandsoninc.com	Prime warehouse building; 4.18 +/- acre site; 80,000 +/- s.f. building; 5 truck docks, 1 internal truck dock; at exit 6 off I-90 with excellent access to I-291 and I-91; located 7 miles from Springfield and 85 miles from Boston
	84 Second Ave.	70,892 s.f. & 19,837 s.f.	\$6,170,000	Macmillan and Son / Doug Macmillan (413) 736-8338 / dmacmillan@macmillanandsoninc.com	Prime office building; 5.27 +/- acre site; 70,892 +/- s.f. building with 19,837 +/- s.f. basement; first-class corporate building standards; at Exit 6 off I-90, with excellent access to I-291 and I-91; located 7 miles from Springfield and 85 miles from Boston
	929 Chicopee St., Building 5	21,332 s.f.	Call	NAI Plotkin / Bill Low (413) 781-8000 / wlow@splotkin.com	21,332 s.f.; 600 amp service, high efficiency gas heat, 20' ceilings, two overhead doors with parking; located 1 mile from I-391 and 4 miles to I-91
COLRAIN	4 Main Road	2,128 s.f.	\$80,000	Coldwell Banker Commercial Upton-Massamont Realtors Wanda Mooney / (413) 768-9848 / wanda@cbumr.com	Artists, entrepreneurs, and trend setters, this is a unique opportunity. This 1830s brick building once housed a church, a restaurant, and now awaits its next purpose; the space is grand, and with some vision, hard work, and updating, this could be a one-of-a-kind spot; some equipment still remains, including a stainless steel two-bay sink, an eight burner range, and the ventilation hood; seller makes no representation of the building or its contents
	1 Jacksonville Road	4,640 s.f.	\$45,000	Coldwell Banker Commercial Upton-Massamont Realtors Cathy Roberts / (413) 522-3023 / cathy@cbumr.com	c1835 historic Congregational church is an antique treasure and the perfect restoration project. This solid brick structure has many of the original features and is conveniently located in the center of Colrain. The lower level has a kitchen area and restroom along with a wide open span that lends itself to many business opportunities. The sanctuary has all the original pews, and the church bell is still in place. Highly visible & plenty of parking. Bring your ideas & ambition! Great structure. This property is zoned CV and any use of this property must go through a site plan review by the town.
DEERFIELD	75 Stillwater Road	22,700 s.f.	\$295,000	Coldwell Banker Commercial Upton-Massamont Realtors Phil Pless / (413) 834-5179 / phil@cbumr.com	Stillwater Equestrian Center is for sale; 37 stall horse barn is 72' x 300', with a 72' x 160' indoor riding ring; several fenced turnout pastures and a wooded hillside with old woods roads leading to a plateau; Morton Steel building with wood trusses and heavy gauge galvanized steel roof; here's your chance to stable your own horses and rent out the other stalls; long history of lessons and clients
EAST LONG-MEADOW	45 Baldwin St.	14,000 s.f.	\$6.75/s.f. NNN	Macmillan and Son / Doug Macmillan (413) 736-8338 / dmacmillan@macmillanandsoninc.com	Office, clinical, industrial space; presently well-finished office space, can be converted to commercial or industrial space
ENFIELD, CT	33 Palomba Dr.	6,770 s.f.	\$12/s.f.	Development Associates / Ken Vincunas (413) 789-3720 / kvincunas@devassociates.com	Flexible automotive space in multi-tenant automotive plaza with Firestone, Enterprise Rent-A-Car and others; high traffic location near Enfield Malls, in auto district adjacent to several dealerships; easy access to I-91, positioned between Route 220 and 190

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GREENFIELD	101 Munson St.	3,000 s.f. to 25,000 s.f.	\$16/s.f.	Development Associates / Ken Vincunas 13) 789-3720 / kvincunas@devassociates.com	Greenfield Corporate Center is a high-quality, 25-acre suburban corporate campus; ideal for call centers and back office uses; zoned for medical and general office; it's located at the intersection of I-91 and Route 2 in Greenfield, less than 30 minutes from the 5 College area
	473 Main St.	3,819 s.f.	\$299,950	For Sale By Owner / Wendy Marsden 13) 772-1918 / info@teaandtaxes.com	Professional services building, move-in condition; building has enduring value and antebellum beauty and charm, with two residential apartments upstairs and room to expand; building is steps away from the new Franklin County Courthouse, across from the post office, near the YMCA and transit center; it is also on the GreenLight Internet 1Gbps fiber network; has gas heat, two air-conditioning zones, new roof and siding, refurbished apartments, and lighted signage on Main Street, Route 2A; 11 off-street parking spaces, with ability to extend out onto lawn for another 6 spaces; appropriate for law firm, insurance agency, nonprofit group, accounting practice, or medical arts; front entrance has welcoming reception area with fireplace and many windows; three partner's offices, cubicle work area for three para-professionals, an office manager's office, an inviting cherry library meeting room, and a locked server room
HADLEY	1 Mill Valley Road	10,000 s.f.	\$18/s.f. NNN	Jones Group Realtors / Pat Patenaude 13) 549-3700 / patenaude@jonesrealtors.com	New construction, 10,000 s.f. retail/office building on Route 9, close to malls, great visibility, high traffic area, interior can be divided and built out to suit
	207 Russell St.	6,500 s.f. & 6,500 s.f.	\$18/s.f. NNN	Jones Group Realtors / Pat Patenaude 13) 549-3700 / patenaude@jonesrealtors.com	To be built; two new 6,500 s.f. buildings in General Business zone on Route 9 midway between Northampton and Amherst, can divide, interiors can be built to suit
HOLYOKE	49 Garfield St.	10,000 s.f.	\$3.60/s.f.	Macmillan and Son / Doug Macmillan 13) 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	942 s.f.	\$10.50/s.f.	Open Square / Maggie Bergin (413) 532-5057 ext. 205 / marketing@opensquare.com	Mill 4, Suite 419, features 15'-17' sandblasted ceilings, sandblasted brick walls, newly carpeted floor, neutral walls and a custom cherry storefront; two large windows flood the office with natural light; Mill 4 entry features 24/7 swipe card security access; rent includes access to a shared conference room that comfortably fits 10; tenant responsible for electric/data and a share of heat and taxes (approximately \$1.50/s.f. annually); minimum three-year lease
	5 Open Square Way	5,000 s.f. to 24,500 s.f.	Call	Open Square / Maggie Bergin (413) 532-5057 ext. 205 / marketing@opensquare.com	Open Square's light industrial and storage space is competitively priced and features: steam heat, 480 volt electric service, abundant natural light, sprinkler systems, insulated windows, low electricity rates, on-site parking, competitive lease rates, permitted wells, bus stop on site, and access to multiple loading docks and freight elevators with quick access to regional highways; from 5,000 s.f. to 24,500 s.f., contiguous available; additional square feet on adjacent floors
INDIAN ORCHARD	79-83 Lower Westfield Road, Holyoke Crossing-Ingleside	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
	145 Main St.	varies	\$549,000	Ideal Real Estate / Suzie Ice 13) 244-2431 / suzie@homesbyideal.com	Opportunity knocks! Looking for a great investment in a high traffic, high visibility area of Indian Orchard? Located on the corner of Main and Oak streets, this building has loads of income generating potential! Featuring 6 retail spaces and 7 residential apartments. Newer furnace supplies central heat. Parking in rear and front of the building. Call Suzie Ice 413-244-2431 or email Suzie@HomesByIdeal.com
LONGMEADOW	167-175 Dwight Road	500 s.f. to 2,000 s.f.	\$18/s.f.	Aspen Square Management / Jeff Strole (413) 439-6344 / jms@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 to 2,000 s.f. with flexible lease terms and free on-site parking
MANCHESTER, CT	394 West Center St.	3,600 s.f.	Call	Development Associates / Ken Vincunas 13) 789-3720 / kvincunas@devassociates.com	Completely renovated 3,600 s.f. medical office facility with 10 exam rooms, 2 private offices, a conference room and more; excellent medical location in high traffic area with convenient access to US Rt. 6, Rt. 44, I-384/84 and I-91
MONSON	Hovey Road	76.5 acres	\$2,000,000	Macmillan and Son / Doug Macmillan 13) 736-8338 / dmacmillan@macmillanandsoninc.com	Unique development opportunity; possible residential sub-division; magnificent location with an outstanding view; off Route 20 with access to I-90
NORTHAMPTON	30 Industrial Dr.	33,000 s.f.	\$1,795,000	Coldwell Banker Upton-Massamont Realtors / David Ryan 13) 977-9184 / dave@cbumr.com	Modern industrial building with 33,000 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 13) 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
NORTHAMPTON	395 Pleasant St.	7,000 s.f.	\$14/s.f.	Dimension Realty LLC / Jack Fortier 13) 587-9609 / jfort6279@gmail.com	7,000 s.f. of office space; single-story, free-standing building; off of I-91, exit 18; 5 minute walk to center of town; parking for 45 cars; ADA accessible
	109 Main St., Ground Floor	3,536 s.f.	\$12/s.f.	Hampshire Property Management Group / Rich Madowitz 13) 650-6025 / rmm@hpmgnoho.com	Beautiful space in historic downtown Northampton; former bank; entryway located on Gothic Street; space is currently used as medical office; \$12/s.f./year gross; tenant pays for utilities (gas and electric); five-year lease
	109 Main St., Second Floor	5,898 s.f.	\$12/s.f.	Hampshire Property Management Group / Rich Madowitz 13) 650-6025 / rmm@hpmgnoho.com	Entire second floor office space (subdividable) located in the historic NIS Building. High ceilings, large conference room with fireplace, new HVAC system, new roof, custom build-out by owner possible.
	139 King St.	12,700 s.f.	\$5/s.f.	Hampshire Property Management Group / Rich Madowitz 13) 650-6025 / rmm@hpmgnoho.com	Retail/showroom with AC and loading dock; possible automotive, home furnishings, dollar store or industrial use; affordable King Street/Northampton rent
	150 Main St.	1,360 s.f.	\$7.50/s.f.	Hampshire Property Management Group / Rich Madowitz 13) 650-6025 / rmm@hpmgnoho.com	Retail storefront space on L1 Level of Thornes Marketplace, located between Cornucopia (a heavily trafficked natural food store) and nationally known Herrell's Ice Cream; this windowed space offers independent retailers an affordable location in a high sales volume specialty mall
NORTHAMPTON	150 Main St.	1,724 s.f.	\$32.50/s.f.	Hampshire Property Management Group / Rich Madowitz 13) 650-6025 / rmm@hpmgnoho.com	Prime 1st floor location at Thornes Marketplace; one of the top five retail storefronts in Northampton; unique opportunity for high volume retailer to leverage the heavy foot traffic of Thornes Marketplace; this retail space contains a basement storage area accessible by an internal staircase

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	122 Federal St.	80,000 +/- s.f.	Call	Macmillan and Son / Doug Macmillan 13) 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 13) 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 17) 331-4992 / bdrohen@gmail.com	Orange Innovation Center ~ industrial, warehouse space, 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 room spaces, basin sinks, storage and counter space, drive-in door-forklift and much more! Spaces range from 700 sq ft. to 16,000 sq ft. and utilities vary with each space. These industrial spaces are perfect for breweries, distilleries, manufacturing, building and design companies, etc.
	131 West Main St.	varies	\$199/month to \$1,499/month	Dunphy Real Estate / Brianna Drohen 17) 331-4992 / bdrohen@gmail.com	Orange Innovation ~ office suites, office space - beautiful, spacious office spaces available of 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 subdivided
PALMER	1448 North Main St.	890 s.f. to 2,391 s.f. +/-	\$10-\$14/s.f.	Macmillan and Son / Doug Macmillan 13) 736-8338 / dmacmillan@macmillanandsoninc.com	Prime office space; prominent location across from the town library; access to Route 32 and I-90; ample on-site parking
ROCHDALE	760 Pleasant St.	7,478 s.f.	Call	NAI Plotkin / Bill Low (413) 781-8000 / wlow@splotkin.com	For sale: 7,478 s.f. office, garage, storage building with 5 overhead doors, loading platform and 12'-14' ceiling height on 9.5 acres of land with a fenced yard; located 5.7 miles to I-90, Exit 10, Auburn and 2.7 miles to Route 20
SHELBURNE	55 Shelburne Center Road	25 acres	\$675,000	Coldwell Banker Commercial Upton-Massamont Realtors Wanda Mooney / (413) 522-3023 / wanda@cbumr.com	This is a rare opportunity to own an Equestrian center where the commercial size indoor riding arena measures 80 x 200! This successful multifaceted business is one of the largest privately owned indoor arena known as Biscuit Hill Farm and it is impressive. It is recognized as the place to go for indoor & outdoor hunter, jumper, dressage, & equestrian shows where local colleges, equestrian teams and locals train and compete. The barn features: 31 stalls, 2 tack rooms, heated viewing room, manure stacking facility, 3 ton grain bin, heated lounge w/ laundry, bathroom and kitchen and the bonus is a 24kw photovoltaic solar array that covers most of your electric costs! The 25 private acres has an outdoor riding ring w/ warm-up ring, paddock areas, pastures, plenty of parking and the views are gorgeous! There is a solid well built ranch w/ 3 bedrooms, 2 bathrooms, oak floors, 2 fireplaces, finished basement & a 2 car garage. Conveniently located less than 10 min. from I-91 in Shelburne
SHELBURNE FALLS	120 State St.	2,380 s.f.	\$162,000	Coldwell Banker Commercial Upton-Massamont Realtors Cathy Roberts / (413) 522-3023 / cathy@cbumr.com	This is an extraordinary opportunity to own a highly visible commercial/residential property with a Colonial style home and outbuildings located within minutes from downtown Shelburne Falls. The .64 acres has frontage along the Deerfield River and has town water and sewer. Both the home and shop are being sold in as-is condition and in need of repair to bring it back to its glory days. Family owned for 50 years, this property includes an in-law apartment, 80x24 shop & showroom and additional 23x20 shop. The commercial building was home to a heating & plumbing business and more recently a ceramic shop. Perfect opportunity to live and work from home.
SOUTH DEERFIELD	14 Industrial Dr. East	16,800 s.f.	\$7.50/s.f.	Development Associates / Ken Vincunas 13) 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
	250 Greenfield Road	12,000 s.f.	Call	Douglas Auctioneers / Douglas Bilodeau 13) 665-2877 / info@douglasauctioneers.com	Prime commercially zoned two-story building complex; colonial-style building is a perfect office or retail facility, and is well-suited for subdividing; includes two lots with large paved parking area, natural gas and electric heat, town water, and private sewer; excellent location 2.5 miles north off exit 24 of I-91, 2 miles north of Yankee Candle and 2-1/2 miles south of Historic Deerfield on U.S. Route 5
SOUTH HADLEY	30 Bridge St.	5,600 s.f.	\$645,000	Capital Market Team / James Linfield (413) 253-3700 / transact@capitalmarketteam.com	Mixed use with 1 commercial and 10 residential units; the residential units consist of 1 studio, 8 one-bedrooms and 1 two-bedroom; the tenants pay their own heat, lights and cooking; owner pays hot water
SPRINGFIELD	1350 Main St.	20,000 s.f.	\$13.50/s.f.	Macmillan and Son / Doug Macmillan 13) 736-8338 / dmacmillan@macmillanandsoninc.com	Prime Class-A office space; first-class finishes. Spaces from 1,400 +/- s.f.
	1550 Main St.	7,000 s.f.	\$16.50/s.f.	Macmillan and Son / Doug Macmillan 13) 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 13) 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.	\$795,000	Macmillan and Son / Doug Macmillan 13) 736-8338 / dmacmillan@macmillanandsoninc.com	Prime commercial building; 13,800 +/- s.f.; truck docks, drive-in door, rail, 20'-22' ceilings
	305 State St.	36,083 +/- s.f.	\$350,000	Macmillan and Son / Doug Macmillan 13) 736-8338 / dmacmillan@macmillanandsoninc.com	Prime commercial property; 36,083 +/- s.f. parcel; across from new federal courthouse; ideal for office conversion; ample paved on-site parking
	546-558 Page Blvd.	6.109 acres	\$725,000	Macmillan and Son / Doug Macmillan 13) 736-8338 / dmacmillan@macmillanandsoninc.com	Redevelopment opportunity, mixed use combination of commercial, residential, and vacant land; attractive income stream
	357 Cottage St. / 54 Turnbull St.	43,000 s.f.	\$895,000	Macmillan and Son / Doug Macmillan 13) 736-8338 / dmacmillan@macmillanandsoninc.com	Ideal for owner/occupant or investor; prime location; excellent access to I-291, I-90 and I-91; ideal property for repositioning of asset
SPRINGFIELD CONT'D	60 Hannon St.	9,672 s.f.	Call	NAI Plotkin / Bill Low (413) 781-8000 / wlow@splotkin.com	For sale: 5,032 s.f. garage building with 4 overhead doors and 12'-14' ceiling height and a 4,640 s.f. office/storage building on 3.19 acres of land with paved and fenced yard area and 2 large above ground, fuel storage tanks; located .5 miles to I-91 and 1.7 miles to I-91

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SUNDERLAND	330 Amherst Road	2,760 s.f.	\$450,000	Macmillan and Son / Doug Macmillan 13) 736-8338 / dmacmillan@macmillanandsoninc.com	Route 116 location with good access to Route 5 and I-90; 1,760 +/- s.f. commercial building; zoned commercial; ample on-site parking
WEST SPRINGFIELD	25-53 Capital Dr.	33,600 s.f.	\$10/s.f.	Macmillan and Son / Doug Macmillan 13) 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 13) 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 13) 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
	84 Myron St.	14,250 +/- s.f.	\$12/s.f.	Salamon Realty / Mitch Salamon 13) 736-5958 / kshouse@salamonrealty.com	Property for lease
	63 Myron St.	13,300 s.f.	\$999,999	Salamon Realty / Mitch Salamon 13) 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
	63 Myron St.	2,600 s.f.	\$16.75/s.f.	Salamon Realty / Mitch Salamon 13) 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 13) 736-5958 / kshouse@salamonrealty.com	For lease in multi-tenanted flex building; just off Route 5; for more information, e-mail msalamon@salamonrealty.com
WESTFIELD	1040 Southampton Road	25 acres	Call	Development Associates / Ken Vincunas 13) 789-3720 / kvincunas@devassociates.com	2.5 miles from Mass Pike, Exit 3; zoned industrial – business uses permitted; located on Route 10 and 202 at the signalized corner of Southampton and Summit Lock Roads; site is cleared, flat and ready for development; high-profile site with excellent visibility; can support up to 300,000 s.f. with one or more buildings; ideal for distribution, manufacturing or retail
	Summit Lock Road & Root Road	4.74 acres	\$239,900	Galanek Associates Inc. / Jack Galanek 13) 569-0263 / jack@galanek.com	4.74 acres zoned Industrial, close to Mass Pike and Routes 202 and 10; large lot ready to build on corner of Summit Lock Road and Root Road; call for more information and to view site
	Falcon Drive - Progress Avenue	4.05 acres	\$265,000	Macmillan and Son / Doug Macmillan 13) 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
	204 Southampton Road	2,700 s.f.	Call	NAI Plotkin / Bill Low (413) 781-8000 / wlow@splotkin.com	For Lease: 2,700 s.f. of flex space with 200 s.f. of office space; large open work space, 10' ceiling height, and one 8' overhead door; located on Route 10 and 202, with excellent visibility, and .5 miles from I-90 (Mass Pike, Exit 3); ideal for retail, sales and service type use
WORTHINGTON	4 South Worthington Road	1 acre	\$269,800	Coldwell Banker Commercial Upton-Massamont Realtors il Pless / (413) 834-5179 / phil@cbumr.com	Need space? Can't afford Valley prices? Bring your creativity to the hilltowns! Fully renovated former mill on the river with spectacular water views. Can be used as a residence with plenty of options for studios and workshops. All mechanical systems updated in 2000 and DSL on site. Here's your solution to combining home and work in one package!