

# 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.	835 s.f.	Call	Development Associates / Ken Vincunas (413) 789-3720 / kvincunas@devassociates.com	835 s.f. medical/professional office space in secure, multi-tenant Class-A professional/medical office building; reception area with exam rooms and private offices located on first floor; conveniently located at busy intersection in growing Agawam market with great visibility; easy access to all major highways
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 I-91; come take a look
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 with 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
CHICOPEE	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
	376 Broadway	2,412 s.f.	\$295,000	Macmillan and Son / Doug Macmillan (413) 736-8338 / dmacmillan@macmillanandsoninc.com	Auto service center with gasoline; located at the intersection of Broadway and St. James Avenue; high traffic count; .33 acres
	645-655 Front St.	36,611 s.f.	\$250,000	Macmillan and Son / Doug Macmillan (413) 736-8338 / dmacmillan@macmillanandsoninc.com	Very visible commercial site; .82 acres located on main thoroughfare; curb cut; high traffic count
	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
COLRAIN	4 Main Road	2,128 s.f.	\$60,000	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
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 LONGMEADOW	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
GREENFIELD	335 Federal St.	2,392 s.f.	\$159,000	Coldwell Banker Commercial Upton-Massamont Realtors Wanda Mooney / (413) 768-9848 / wanda@cbumr.com	Professional business location with rental property offers welcoming entrance and beautiful woodwork, separate utilities and plenty of parking
	Mohawk Trail	3.48 acres	\$279,900	Coldwell Banker Commercial Upton-Massamont Realtors Don Mailloux / (413) 834-1524 / don@cbumr.com	3+ acres near major big box, grocery and restaurants
	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	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
HADLEY	473 Main St.	3,819 s.f.	\$299,950	For Sale By Owner / Wendy Marsden (413) 772-1918 / info@teaandtaxes.com	Professional services building, move-in condition; 11 off-street parking spaces steps away from the new Franklin County Courthouse, across the street from the post office, near the YMCA and transit center, and on the GreenLight Internet 1 Gbps fiber network corridor; has gas heat; appropriate for law firm, insurance agency, not-for-profit group, accounting practice or medical arts, all of which it has served since it was built on Main Street in Greenfield in 1836; two residential apartments upstairs, building has enduring value and 19th century charm, but has 21st century amenities; building features: front entrance has welcoming reception area with fireplace and many windows, three partner's offices (two with cherry paneling), cubicle work area with windows for three para-professionals, office manager's office, an inviting cherry library meeting room at the rear of the building off the parking lot, locked server room eleven off-street parking spaces with additional lawn that might provide overflow parking, all on Main Street three buildings away from the new Franklin County Courthouse; features nice landscaping and lighted signage on Main Street / Route 2A; gas heat, two air conditioning zones, room to expand upstairs, new roof and siding, refurbished apartments: this building is in move-in condition for your professional services firm looking to expand to Greenfield
	1 Mill Valley Road	10,000 s.f.	\$18/s.f. NNN	Jones Group Realtors / Pat Patenaude (413) 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

Continued

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<b>HADLEY CONT'D</b>	207 Russell St.	6,500 s.f. & 6,500 s.f.	\$18/s.f. NNN	Jones Group Realtors / Pat Patenaude (413) 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
<b>HOLYOKE</b>	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	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
	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
<b>LONGMEADOW</b>	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
<b>MANCHESTER, CT</b>	394 West Center St.	3,600 s.f.	Call	Development Associates / Ken Vincunas (413) 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
<b>MONSON</b>	Hovey Road	76.5 acres	\$2,000,000	Macmillan and Son / Doug Macmillan (413) 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
<b>NORTHAMPTON</b>	30 Industrial Dr.	33,000 s.f.	\$1,795,000	Coldwell Banker Upton-Massamont Realtors / David Ryan (413) 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 (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
	109 Main St., Ground Floor	3,536 s.f.	\$12/s.f.	Hampshire Property Management Group / Rich Madowitz (413) 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 (413) 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 (413) 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 (413) 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
	150 Main St.	1,724 s.f.	\$32.50/s.f.	Hampshire Property Management Group / Rich Madowitz (413) 650-6025 / rmm@hpmgnoho.com	Prime first 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
	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
	199 Pine St.	87,000 s.f.	\$995,000	Macmillan and Son / Doug Macmillan (413) 736-8338 / dmacmillan@macmillanandsoninc.com	87,000 +/- s.f. industrial building; 4.67 +/- acre parcel; 22 +/- foot ceilings; loading docks and drive-in door
<b>ORANGE</b>	131 West Main St.	119,612 s.f.	\$5-\$10/s.f.	Dunphy Real Estate / Brianna Drohen (917) 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 s.f. to 16,000 s.f. 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 (917) 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 sub-divided

# COMMERCIAL REAL ESTATE FOR SALE AND LEASE

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PALMER	1448 North Main St.	890 s.f. to 2,391 s.f. +/-	\$10-\$14/s.f.	Macmillan and Son / Doug Macmillan (413) 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
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 multi-faceted 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, and 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 with 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 with warm-up ring, paddock areas, pastures, plenty of parking and the views are gorgeous; there is a solid well built Ranch with 3 bedrooms, 2 bathrooms, oak floors, 2 fireplaces, finished basement and a 2 car garage; conveniently located less than 10 minutes from I-91 in Shelburne
SOUTH DEERFIELD	14 Industrial Dr. East	16,800 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
	250 Greenfield Road	12,000 s.f.	Call	Douglas Auctioneers / Douglas Bilodeau (413) 665-2877 / info@douglasauzioneers.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 (413) 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 (413) 736-8338 / dmacmillan@macmillanandsoninc.com	New Class-A office space at Springfield's newest office building; for lease; prime location; attached parking garage
	484 Boston Road	13,800 s.f.	\$795,000	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
	305 State St.	36,083 +/- s.f.	\$350,000	Macmillan and Son / Doug Macmillan (413) 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 (413) 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 (413) 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
	933 East Columbus Ave.	3,432 s.f.	\$16/s.f.	NAI Plotkin / Bill Low (413) 781-8000 / wlow@spotkin.com	Property features: 3,432 s.f. suite; former physical rehab space; suite consists of reception/waiting area, secretarial/file area, large open rehab/therapy area; 7 examination/office rooms; handicapped lavatories; on-site parking for 50 vehicles; located near PVTA bus routes; visible from I-91; easy highway access
SUNDERLAND	330 Amherst Road	2,760 s.f.	\$450,000	Macmillan and Son / Doug Macmillan (413) 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 (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
	84 Myron St.	3,200 +/- s.f.	\$14/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
	63 Myron St.	1,400 +/- 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: <a href="mailto:msalamon@salamonrealty.com">msalamon@salamonrealty.com</a>
WESTFIELD	1040 Southampton Road	25 acres	Call	Development Associates / Ken Vincunas (413) 789-3720 / kvincunas@devassociates.com	2.5 miles from MA 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 (413) 569-0263 / jack@galanek.com	4.74 acres zoned industrial, close to MA Pike and Routes 202 & 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 (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
WORTHINGTON	4 S. Worthington Road	1 acre	\$248,000	Coldwell Banker Commercial Upton-Massamont Realtors Phil 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

# COMMERCIAL REAL ESTATE BROKERS

RANKED BY NUMBER OF LICENSED BROKERS IN WESTERN MASS.

	COMPANY	NO. LICENSED BROKERS IN WESTERN MASS./EMPLOYEES	SERVICE AREA	TOP LOCAL OFFICER(S)
1	<b>JONES GROUP REALTORS</b> 200 Triangle St., Amherst, MA 01002 (413) 549-3700; www.jonesrealtors.com	65 1	Western Mass.	Gerald Jones Owner/President
2	<b>COLEBROOK REALTY SERVICES INC.</b> 1441 Main St., Springfield, MA 01103 (413) 781-0066; www.colebrookrealty.com	50 6	Western Mass., Connecticut, New York	B. John Dill President
3	<b>NAI PLOTKIN</b> 41 Taylor St., Springfield, MA 01103 (413) 732-2158; www.sdplotkin.com	40 7	Worldwide	Evan Plotkin, President William Low, Senior Vice President
4	<b>CB RICHARD ELLIS – NE PARTNERS, LP</b> 185 Asylum St., 31st Floor, Hartford, CT 06103 (413) 732-9150; www.cbre.com	22 55	Global	Jeffrey Livingston Managing Director
5	<b>GOGGINS REAL ESTATE INC.</b> 19 King St., Northampton, MA 01060 (413) 586-7000; www.gogginsrealestate.com	11 3	Western Mass.	Patrick Goggins President
6	<b>CAPITAL MARKET TEAM</b> 6 University Dr., Suite 206, Amherst, MA 01002 (413) 253-3700; www.capitalmarketteam.com	3 4	The Knowledge Corridor	James Linfield Broker/Owner
6	<b>JENNINGS REAL ESTATE SERVICES</b> 73 Chestnut St., Springfield, MA 01103 (413) 731-7770; www.jennings-re.com	3 3	Western Mass., Northern Conn.	Kevin Jennings President
6	<b>KING &amp; NEWTON</b> 155 Maple St., Suite 306, Springfield, MA 01105 (413) 732-2300; www.kingnewton.com	3 4	Western Mass., Northern Conn.	Thomas King, Partner E. Taylor Newton, Partner
6	<b>MACMILLAN AND SON INC.</b> 1550 Main St., Suite 104, Springfield, MA 01103 (413) 736-8338; www.macmillanandsoninc.com	3 3	Western Mass., Northern Conn.	Douglas Macmillan President
6	<b>MCDONOUGH REALTY SERVICES INC.</b> 270 Exchange St., Chicopee, MA 01013 (413) 746-5500	3 3	Massachusetts	Matthew McDonough President
6	<b>NORTHEAST RETAIL LEASING &amp; MANAGEMENT CO. LLC</b> 360 Bloomfield Ave., Suite 208, Windsor, CT 06095 (860) 683-9000; www.northeastretail.com	3 7	New England	Daniel Plotkin, Principal George Lee, Principal Michael Sarrasin, Principal
6	<b>OPAL REAL ESTATE GROUP</b> 1776 Main St., Springfield, MA 01102 (413) 726-9836; www.opal-re.com	3 5	Mid-Atlantic to New England	Mark Healy, Vice President Frank Fitzgerald, Vice President of Managing Properties
6	<b>VANTAGE POINT RETAIL</b> 666 Bliss Road, Suite 1, Longmeadow, MA 01106 (413) 567-2900; www.vantagepointretail.com	3 3	New England	John Benoit Principal
14	<b>ASPEN SQUARE MANAGEMENT</b> 380 Union St., West Springfield, MA 01089 (413) 781-0712; www.aspensquare.com	2 150	Nationwide	Harold Grinspoon General Partner
14	<b>CENTURY INVESTMENT CO.</b> 181 Park Ave, Suite 1; West Springfield, MA 01089 (413) 785-1981; www.centuryinvestment.com	2 7	Western Mass., Northern Conn.	Andrew Cohen, Principal Elizabeth Rappaport, Manager
14	<b>FITZGERALD &amp; CO. INC.</b> 88 Elm St., West Springfield, MA 01090 (413) 747-4100; www.fitzgeraldco.com	2 3	Western Mass., Northern Conn.	Brian Fitzgerald President
14	<b>GALANEK ASSOCIATES</b> 98 South Longyard Road, Southwick, MA 01077 (413) 569-0263; www.galanek.com	2 4	Western Mass.	John T. Galanek Principal
14	<b>R.J. GREELEY CO. INC.</b> 1 Federal St., Building 104-2R, Springfield, MA 01105 (413) 734-7923; www.rjgco.com	2 4	Western Mass., Northern Conn.	Robert Greeley, President Brendan Greeley, Partner
14	<b>INFINITY REAL ESTATE GROUP INC.</b> 155 Maple St., Suite 305, Springfield, MA 01105 (413) 455-0785; www.infinitycommercial.com	2 3	Hampden, Hampshire, Franklin Counties	Mark Berezin President
20	<b>CHARLES J. DAVIGNON REAL ESTATE AGENCY INC.</b> 167 Main St., Holyoke, MA 01040 (413) 532-4200	1 4	Western Mass.	Charles Davignon President
20	<b>DEVELOPMENT ASSOCIATES</b> 200 Silver St., Suite 201, Agawam MA 01001 (413) 789-3720; www.devassociates.com	1 5	New England	Ken Vincunas General Manager

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