

# COMMERCIAL REAL ESTATE FOR SALE AND LEASE

CITY	ADDRESS	SIZE	PRICE	AGENCY / AGENT / PHONE / EMAIL	DESCRIPTION
AGAWAM	67 Hunt St.	568 s.f.	\$16/s.f.	Aspen Square Management / Jeff Strole (413) 439-6344 / jms@aspensquare.com	568 s.f. office suite available for lease at Agawam Corporate Center; 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 / Demetrios Panteleakis (413) 736-8338 / demetrios@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
CHICOPEE	260 Griffith Road	12,500 s.f.	Call	Development Associates / Ken Vincunas (413) 789-3720 / kvincunas@devassociates.com	Modern, high-quality industrial flex space ideal for high tech, manufacturing, assembly, service or distribution
	102 First Avenue	80,040 s.f.	Call	Development Associates / Ken Vincunas (413) 789-3720 / kvincunas@devassociates.com	80,040 s.f. manufacturing/distribution building strategically located at the junction of the MA Turnpike (I-90) and I-291
	711 East Main St.	10,000 s.f.	\$15/s.f.	Macmillan and Son / Demetrios Panteleakis (413) 736-8338 / demetrios@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 / Demetrios Panteleakis (413) 736-8338 / demetrios@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 / Paul Boudo (413) 736-8338 / pboudo@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 / Paul Boudo (413) 736-8338 / pboudo@macmillanandsoninc.com	Very visible commercial site; .82 acres located on main thoroughfare; curb cut; high traffic count
	84 Second Ave.	70,892 s.f. & 19,837 s.f.	\$6,170,000	Macmillan and Son / Demetrios Panteleakis (413) 736-8338 / demetrios@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
	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
EAST LONG-MEADOW	45 Baldwin St.	14,000 s.f.	\$6.75/s.f. NNN	Macmillan and Son / Demetrios Panteleakis (413) 736-8338 / demetrios@macmillanandsoninc.com	Office, clinical, industrial space; presently well-finished office space, can be converted to commercial or industrial space
ENFIELD, CT	33 Palomba Dr.	8,100 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.	\$154,900	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 store, grocery, and restaurants
	473 Main St.	3,819 s.f.	\$299,950	Coldwell Banker Commercial Upton-Massamont Realtors Wanda Mooney / (413) 768-9848 / wanda@cbumr.com	Main Street professional services building on same block as new court house; new GreenLight 1 internet; 11+ parking spaces and 2 residential rental units
	101 Munson St.	3,000 s.f. to 75,000 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
	473 Main St.	3,819 s.f.	\$299,950	Coldwell Banker Commercial Upton-Massamont Realtors Wanda Mooney / (413) 337-8344 / wanda@wandamooney.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
	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
HADLEY	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
	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
HOLYOKE	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

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<b>HOLYOKE CONT'D</b>	262-264 Westfield Road	3,150 s.f.	\$10/s.f.	PAL Properties / Leclerc Real Estate Corp. Inc. / Paul Longtin (413) 977-9582 / paulalongtin@aol.com	Approximately 3,150 s.f. of finished office/retail space available in anchored mixed-use neighborhood center; easily accessible location with good ADT and strong traffic generators; close to Holyoke Mall, Holyoke Community College, and Holyoke Hospital; ample paved parking
	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>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 / Paul Boudo (413) 736-8338 / pboudo@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
	395 Pleasant St.	7,000 s.f.	Call	Dimension Realty LLC / Jack Fortier (413) 587-9609 / jfort6279@gmail.com	Single-story office building near Northampton Center
	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.	12,708 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
<b>ORANGE</b>	122 Federal St.	80,000 +/- s.f.	Call	Macmillan and Son / Demetrios Panteleakis (413) 736-8338 / demetrios@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
	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
	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; 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
<b>ORANGE CONT'D</b>	85 East Main St.	1,862 +/- s.f.	\$180,000 or \$2,000/month	Dunphy Real Estate / Brianna Drohen (917) 331-4992 / bdrohen@gmail.com	Turn-key building; 1,852 +/- s.f.; 2 parcels totaling .726 +/- s.f.; 21+ parking spaces; zoned A; NNN lease; drive-up window walk-in safe; safety deposit boxes; multi office and counter space
	1 Third St.	27,000 s.f.	Call	Development Associates / Ken Vincunas (413) 789-3720 / kvincunas@devassociates.com	27,000 s.f. of great office/flex space in Palmer Industrial Park; this building is ideal for manufacturing/distribution and office/flex; minutes from the Mass Pike, Exit 8 and close to all of New England
<b>PALMER</b>	1448 North Main St.	890 s.f. to 2,391 s.f. +/-	\$10-\$14/s.f.	Macmillan and Son / Paul Boudo (413) 736-8338 / pboudo@macmillanandsoninc.com	Prime office space; prominent location across from the town library; access to Route 32 and I-90; ample on-site parking
	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
<b>SOUTH DEERFIELD</b>	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@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
<b>SPRINGFIELD</b>	1350 Main St.	20,000 s.f.	\$13.50/s.f.	Macmillan and Son / Demetrios Panteleakis (413) 736-8338 / demetrios@macmillanandsoninc.com	Prime Class-A office space; first-class finishes. Spaces from 1,400 +/- s.f.
<b>SPRINGFIELD CONT'D</b>	1550 Main St.	7,000 s.f.	\$16.50/s.f.	Macmillan and Son / Demetrios Panteleakis (413) 736-8338 / demetrios@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 / Paul Boudo (413) 736-8338 / pboudo@macmillanandsoninc.com	Prime commercial building; 13,800 +/- s.f.; truck docks, drive-in door, rail, 20'-22' ceilings

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# COMMERCIAL REAL ESTATE FOR SALE AND LEASE

CITY	ADDRESS	SIZE	PRICE	AGENCY / AGENT / PHONE / EMAIL	DESCRIPTION
	546-558 Page Blvd.	6.109 acres	\$725,000	Macmillan and Son / Demetrios Panteleakis (413) 736-8338 / demetrios@macmillanandsoninc.com	Redevelopment opportunity, mixed use combination of commercial, residential, and vacant land
	357 Cottage St. / 54 Turnbull St.	43,000 s.f.	\$895,000	Macmillan and Son / Demetrios Panteleakis (413) 736-8338 / demetrios@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
	1125 Page Blvd.	27,300 s.f.	\$3.50/s.f.	Macmillan and Son / Paul Boudo (413) 736-8338 / pboudo@macmillanandsoninc.com	Property consists of a parcel of land approximately 4.517 +/- acres located in the city of Springfield, Massachusetts; property has been improved with a one-story steel frame masonry industrial building constructed in 1974
<b>SUNDERLAND</b>	330 Amherst Road	2,760 s.f.	\$395,000	Macmillan and Son / Paul Boudo (413) 736-8338 / pboudo@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
<b>WEST SPRINGFIELD</b>	25-53 Capital Dr.	33,600 s.f.	\$11/s.f.	Macmillan and Son / Demetrios Panteleakis (413) 736-8338 / demetrios@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
	31 Sylvan St.	8,765 s.f.	\$550,000	Macmillan and Son / Demetrios Panteleakis (413) 736-8338 / demetrios@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
	442 Westfield St.	6,636 s.f.	Call	NAI Plotkin / Bill Low (413) 781-8000 / wlow@splotkin.com	For sale/ lease: Property features: 6,636 s.f. office building; 3,366 s.f. of first-floor space; immediately available; for lease or owner occupancy; each floor building consists of: waiting and reception area, private offices, conference room, private lavatories, employee break room; .89 acres of land; on PVTA bus route; parking for 30+/- vehicles; highway access; on Route 20 (Westfield Street) 1.0 mile to Route 5 (Riverdale Street) 1.5 miles to I-91
	180 Daggett Dr.	22,500 s.f.	Call	PAL Properties / Leclerc Real Estate Corp. Inc. / Paul Longtin (413) 977-9582 / paulalongtin@aol.com	New 22,500 s.f. office space
	84 Myron St.	14,476 +/- s.f.	\$14-\$16/s.f.	Salamon Realty / Mitch Salamon (413) 736-5958 / kshouse@salamonrealty.com	Newly remodeled 14,476 s.f. prime office building featuring off-street parking with canopied entrances, new interior build-outs and convenient accessibility just off Route 5 near junctions of I-90, I-91, I-291, Rt. 5, and Rt. 20; leasing spaces ranging in size from 14,476 s.f., 11,340 s.f., 9,886 s.f., 5,000 s.f., 3,205 s.f.
	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	Available after June 30; 12,560 s.f. building subdivided into smaller unit sizes from 1,300 s.f. to 5,000 s.f.; prime location with parking; located conveniently near Route 5, I-291, I-91, I-90, and Route 20
	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>
<b>WESTFIELD</b>	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
	Falcon Drive - Progress Avenue	4.05 acres	\$265,000	Macmillan and Son / Demetrios Panteleakis (413) 736-8338 / demetrios@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
	20 Broad St.	8,668 s.f.	\$10/s.f.	NAI Plotkin / Bill Low (413) 781-8000 / wlow@splotkin.com	Property features: Total of 8,500 s.f. of office space on two floors; space consists of waiting/reception area, number of private offices and conference room; located in the downtown area; on PVTA bus route; ample street and municipal parking; highway access; on Route 20, 10 and 202 (Broad Street) 1.5 miles to I-90 (Mass Pike, Exit 3)