

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
	630 Silver St., Units 3A & 3C	2,100 s.f.	Call	Development Associates / Ken Vincunas (413) 789-3720 / kvincunas@devassociates.com	Professional office space in multi-tenant building located in the Agawam Regional Industrial Park; easy access to Route 57, I-91 and Bradley International Airport; 2,100 s.f. office space, 4 offices, open office space, reception area, conference room, supply room, file/storage area; affordable professional space with 24 hour access; ample parking
	4 Washington St. Extension	3,147 s.f.	Call	NAI Plotkin / Bill Low (413) 781-8000 / wlow@spotkin.com	Property features 3,147 s.f. building; building consists of reception area, counter area, two private offices, large conference room, three lavatories, employee lunch room; constructed in 1978; .436 acres of land; close proximity to PVTA bus route; parking for 25+ vehicles; ideal for professional offices, medical, retail or sales & service type use; highway access; 480.0 to Route 5 (Suffield Street); .25 mile to Route 159 & 147 (Main Street); 1.0 mile to Route 57
	346-350 Walnut St. Extension	2.3 acres	\$619,000	NAI Plotkin / Bill Low (413) 781-8000 / wlow@spotkin.com	2.3 acres of land; former Games and Lanes Bowling Alley; located in redevelopment area
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
	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
EAST LONGMEADOW	270 Benton Dr.	2,155 s.f.	\$16/s.f.	Development Associates / Ken Vincunas (413) 789-3720 / kvincunas@devassociates.com	Rare opportunity for rental office space in high-quality, modern, professional office park; 6 private offices/conference room; there is open general office space, a separate entrance and ample on-site parking
	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
GREAT BARRINGTON	443 Monterey Road	42,821 s.f.	\$8,500,000	Macmillan and Son / Demetrios Panteleakis (413) 736-8338 / demetrios@macmillanandsoninc.com	Beautiful campus property on 37 acres located in the Berkshires off Route 23; perfect for school or care facilities; self sufficient campus with gym, classrooms, kitchen, dining hall, baseball field, greenhouse, chapel, pool, and open field areas
GREENFIELD	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
	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
	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
	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
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
	189-191 Russell St.	13,700 s.f.	\$2,150,000	Macmillan and Son / Demetrios Panteleakis (413) 736-8338 / demetrios@macmillanandsoninc.com	Excellent Route 9 location; 1.84 acres, ample parking; 3 miles to Hampshire Mall, 4 miles to Amherst center; tenants include Sears Hometown Store and Hadley Cleaners; 11,600 +/- s.f. retail building; 2,100 +/- s.f. single-family house; zoned commercial
HOLYOKE	60 Jackson St.	90,000 s.f.	\$1,450,000	Macmillan and Son / Demetrios Panteleakis (413) 736-8338 / demetrios@macmillanandsoninc.com	3 distribution buildings; 140,000 +/- s.f. / 4-1/2 acres; convenient location off Route 391

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HOLYOKE CONT'D	1504-1506 Northampton St.	25,035 s.f.	\$2,800,000	NAI Plotkin / Bill Low (413) 781-8000 / wlow@splotkin.com	Investment/development opportunity; 25,035 s.f. center; 2.11 acres of land; parking for 120+/- vehicles; current tenants include Rite Aid Pharmacy, Subway, Bank of America ATM; three office tenants; highway access
	10 Hospital Dr., Unit 10	1,029 s.f.	Call	NAI Plotkin / Bill Low (413) 781-8000 / wlow@splotkin.com	For sale: Unit 10; 1,029 s.f.; reception, waiting room, 3 exam rooms, 1 office, handicap bathroom; located across from Holyoke Medical Center main entrance
	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
	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
HUNTINGTON	2-4 Main St.	5,982 s.f.	\$595,000	Macmillan and Son / Demetrios Panteleakis (413) 736-8338 / demetrios@macmillanandsoninc.com	Quaint restaurant/bar; turn-key operation; fully equipped, extremely well-renovated; highly visible location; apartment rental above bar
LEE	112-114 Housatonic St.	4,400 s.f.	\$578,000	Macmillan and Son / Demetrios Panteleakis (413) 736-8338 / demetrios@macmillanandsoninc.com	Retail/restaurant; 4,400 +/- s.f.; seating for 30+; approximately .44 acres of land zoned Business A-1; on-site parking for 20 vehicles; traffic count of 22,000 vehicles per day
MANCHESTER, CT	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
MONTAGUE	11 Hillside Road	2,400 s.f.	\$150,000	Coldwell Banker Commercial Upton-Massamont Realtors Wanda Mooney / (413) 768-9848 / wanda@cbumr.com	Calling all contractors, landscape companies, or car enthusiasts: Come check out this solid built 40 x 60 garage with a 15' ceiling height and 24 x 26 attached carport/storage shed; this building is set back from the road and sited on 3.3 acres; the ideal location to build your home while having the benefit of this fabulous building; it has town water and a percolation test needs to be done; property is surrounded by attractive homes and is near Montague Center and Turners Falls; call today for more information and set up an appointment and come take a look
NORTHAMPTON	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; just off I-91; 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
	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.	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; entryway located on Gothic Street; currently used as a medical office; tenant pays for utilities (gas and electric)
	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
ORANGE	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
	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
PALMER	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
	21 Wilbraham St.	31,000 s.f.	\$3.75/s.f.	MapleTree Industrial Center / John Rottman (413) 283-8955 / jrottman@presrealty.com	Available; rail siding; 4 loading docks; 480A at 480V power; ramp into building; close to Mass Pike
PITTSFIELD	877 South St.	95,000 s.f.	\$12/s.f. NNN	Macmillan and Son / Demetrios Panteleakis (413) 736-8338 / demetrios@macmillanandsoninc.com	Class-A office building; tenants include Berkshire Healthcare and Berkshire Elder Services

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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
	Lot 1 - Main Street	7.4 acres	\$79,900	Coldwell Banker Commercial Upton-Massamont Realtors Mike Packard / (413) 522-2220 / mike.packard@cbumr.com	Located just outside the truly wonderful village of Shelburne Falls; with a building site up off the road there is the potential for a nice view across the river and a nice sense of privacy; especially appealing is that the MA Audubon Society has conserved the land on two sides of this property; this lot is perc tested and ready to go
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@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
SPRINGFIELD	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.
	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
	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
	299 Carew St., Two Units	2,214 s.f.	\$127,300	NAI Plotkin / Bill Low (413) 781-8000 / wlow@splotkin.com	Medical office condominium located in the Physicians' Medical Building which is connected to Mercy Medical Center, a 339-bed hospital which is the second largest hospital in the area; the unit is located on 4th floor and contains 1,107 s.f. and has a waiting area, reception area, nurse area, two examination rooms, doctors office and rest room
SUNDERLAND	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
WEST SPRINGFIELD	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
	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/retail 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: msalamon@salamonrealty.com
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