

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
AMHERST	417 West St.	1,600 s.f.	\$24/s.f.	Amherst Office Park / Clare Bertrand (413) 256-0146 / clare@amherstofficepark.com	New mixed-use office building; only 1,600 s.f. space left, ready for build-out
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.	87,500 s.f.	Call	Development Associates / Ken Vincunas (413) 789-3720 / kvincunas@devassociates.com	Custom-designed corporate facility for industrial/manufacturing; includes 22,000 s.f. of office space for executive/general offices; work space supports manufacturing, assembly/test and working demo area; property features a 12-ton crane, 3000A electrical service, high-image interior and exterior finishes
	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
	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
	929 Chicopee St.	21,332 s.f.	\$3.50/s.f. NNN	NAI Plotkin / Bill Low (413) 781-8000 / wlow@splotkin.com	21,332 s.f. industrial building, 600-amp service, some very high ceilings, new high efficiency gas heaters; asking \$3.50/NNN
EAST LONG-MEADOW	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
FLORIDA	Mohawk Trail	2,104 s.f.	\$129,000	Coldwell Banker Commercial Upton-Massamont Realtors Wanda Mooney / (413) 768-9848 / wanda@cbumr.com	Looking for a unique business opportunity - The Eastern Summit Gift Shop is located on top of Florida Mountain and is perfectly sited right on the famous Mohawk Trail; this 2,100 s.f. building overlooks breathtaking mountain views; tourists have traveled from all over to visit this site and marvel at the amazing scenery; it's noted in an old postcard as "America's Switzerland"; this heavily traveled, highly visible location is the ideal spot for antique center, gift shoppe, or possibly a diner; it has 3.5 acres of land and plenty of parking; inventory to be sold separately; call today for more details and schedule a private tour
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
	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 / Mark Healy (413) 736-8338 / mhealy@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	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-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
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 / Mark Healy (413) 736-8338 / mhealy@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
	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 NOW; 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 / Mark Healy (413) 736-8338 / mhealy@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

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SPRINGFIELD CONT'D	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
	1795 Main St.	1,567 s.f.	\$150,000	NAI Plotkin / Bill Low (413) 781-8000 / wlow@splotkin.com	New North Professional Building; 1,567 s.f. on 2nd floor; unit consists of waiting room, reception and secretarial area, 2 private offices, 3 operator rooms, storage, file and sterilization rooms, private lavatory; downtown location with easy access to area hospitals, 1.0 mile to Mercy Hospital, 1.5 miles to Baystate Medical Center; on-site parking for 94 vehicles; located on PVTA bus routes; highway access, .5 mile to I-291, .7 mile to I-91, 2.0 miles to I-391
	216-226 Pearl St.	.99 Acres	\$2,750,000	NAI Plotkin / Bill Low (413) 781-8000 / wlow@splotkin.com	Investment opportunity; property features a 2-building complex, total of 47 apartment/condominium units; 31 2-bedroom units, 16 1-bedroom units; \$300,000 projected net operating; adjacent to Springfield Technical Community College (STCC); located within walking distance to MGM Casino, Springfield Public Library and Museum, Federal Courthouse, Commonwealth of Massachusetts Data Center, Downtown Springfield Business District; .99 acres of land; on-site, fenced and gated parking for 52 vehicles
SUNDERLAND	330 Amherst Road	1,760 +/- s.f.	\$395,000	Macmillan and Son / Demetrios Panteleakis (413) 736-8338 / demetrios@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.	\$2,995,000	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
	1105 Main St.	15,000 +/- s.f.	\$1,900,000	Macmillan and Son / Demetrios Panteleakis (413) 736-8338 / demetrios@macmillanandsoninc.com	Prime retail location; opportunity to develop 15,000 +/- s.f. free-standing landmark restaurant with liquor license; ideal for restaurant, commercial retail pad, or hotel site
	1004-1020 Memorial Ave.	18,845 +/- s.f.	\$2,300,000	Macmillan and Son / Demetrios Panteleakis (413) 736-8338 / demetrios@macmillanandsoninc.com	Prime retail location; opportunity to develop this landmark restaurant site; free-standing 18,845 +/- s.f. building with liquor license; ideal for restaurant, commercial retail pad, or hotel site
	180 Daggett Dr.	22,500 s.f.	Call	PAL Properties / Leclerc Real Estate Corp. Inc. / Paul Longtin (413) 977-9582 / paulalongtin@aol.com	Prime regional location adjacent to COSTCO and Home Depot within the Riverdale Shops, close to all amenities; excellent highway accessibility at the crossroads of I-91, MA Pike and Route 5; this property is suitable for a wide variety of uses, from professional offices, medical and retail trade purposes
	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