

# 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.
	630 Silver St., Unit 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	43 Main St.	3,043 s.f.	\$165,000	Coldwell Banker Commercial / Gretchen O'Neil (413) 626-8653 / gretchen.oneil@cbumr.com	Fantastic location for this investment property; in the heart of Belchertown, on the common, next door to the post office, close to restaurants, shopping, library, laundromat; many options exist here, combine the two connected downstairs units, do some updating and move in, leaving the other units to rent, or rent the whole place out; previously housed a small store; property is zoned B1, limited business; currently three units are occupied with tenants on a month to month agreement; a great investment opportunity for the right person with vision; make no mistake this one is a fixer upper, but loaded with potential; absolute as-is sale
BERNARDSTON	22 South St.	2,080 s.f.	\$189,900	Coldwell Banker Commercial Upton-Massamont Realtors Don Mailloux / (413) 834-1524 / don@cbumr.com	Lots of potential here; located on a busy road with lots of exposure and just under a 1/2 acre of land; formerly used as a radio repair shop, think of the possibilities of what one could do with this 2000 +/- s.f. building; currently divided up with several office spaces, (2) 10' overhead doors, storage on second-floor; come check it out
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
DEERFIELD	19 Elm St.	3,900 s.f.	\$3,900/month	Coldwell Banker Commercial Upton-Massamont Realtors Don Mailloux / (413) 834-1524 / don@cbumr.com	For lease: Located just east of downtown South Deerfield and right off 5 and 10; check out this clean, modern office space for your next move
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 Industrial Dr.	82,080 s.f.	\$4.25/s.f.	Development Associates / Ken Vincunas (413) 789-3720 / kvincunas@devassociates.com	83,000 +/- s.f. modern manufacturing/warehouse building with ample parking located in established East Longmeadow Industrial Park; clean, flexible open 24' clear manufacturing/warehouse area; 14,000 s.f. of attractive, functional office; 9 docks plus drive-in door; potential for 40,000 s.f. addition; easy access to I-91
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
GREENFIELD	Mohawk Trail	1.82 acres	\$65,000	Coldwell Banker Commercial Upton-Massamont Realtors Don Mailloux / (413) 834-1524 / don@cbumr.com	Located on the Mohawk Trail; may be bought separate or with other adjacent properties
	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
	278 Main St.	500 s.f. to 4,000 s.f.	\$12-\$14/s.f. NNN	Holyoke Property Management / Timothy Grader (413) 241-7902 / tgrader@holyokeyproperty.com	Retail and commercial space available in a historic, professionally managed building
HADLEY	195 Russell St.	2,200 +/- s.f.	\$17.50/s.f.	CBR Realty / Bob Tudryn (413) 387-0303 / bobtudryn@icloud.com	2,200 +/- s.f. space available on Route 9 in Hadley; street-level space available; very open space so we would be amenable to negotiating the build-out to suit your needs; private men's and women's restroom; ample natural lighting; rear door with immediate outside access as well as double door front entry; parking lot recently crack filled, seal coated and line striped; various other updates are currently being done; last space available in building
	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
HOLYOKE	72-100 Front St. Canal Place	55,000 s.f.	\$12/s.f.	Hampshire Property Management Group / Rich Madowitz (413) 650-6025 / rmm@hpmgnoho.com	Eight full floors totaling 55,000 s.f. in a renovated mill building featuring exposed brick and large wooden beams; expansive views from the top floors
	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

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HOLYOKE CONT'D	4 Open Square Way	1,740 s.f.	\$8/s.f.	Open Square / Maggie Bergin (413) 532-5057 ext. 205 / marketing@opensquare.com	Creative Studio/Maker/Incubator Spaces at Open Square; Open Square is the vibrant home of 50+ business and retail tenants, a conference and event venue; all sharing the same great atmosphere and amenities; this office is located in Mill 4 on the 2nd floor and features a gorgeous common gallery and long wide hall; lots of parking; card access and camera security system; central location; four high speed providers in building; approximately 1,740 s.f.
	5 Open Square Way	14,500	Call	Open Square / Maggie Bergin (413) 532-5057 ext. 205 / marketing@opensquare.com	Approximately 14,500 s.f. of warehouse, distribution or storage space in Holyoke; centrally located for quick N/S and E/W highway access; warehouse tenant is responsible for electricity and data and a share of heat and taxes; multiple freight docks and overnight parking spots; locking security gate; concrete floor; 12' 6" ceilings; flooded with natural light; well-lit parking at night
	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 at Ingelside Plaza, an 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
MONTAGUE	11 Hillside Road	2,400 s.f.	\$125,000	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
	135 Millers Falls Road	2,212 s.f.	\$240,000	Coldwell Banker Commercial Upton-Massamont Realtors Wanda Mooney / (413) 768-9848 / wanda@cbumr.com	This was once a very successful garden center known as Stewart's Nursery; if you are looking to expand your existing nursery or start new, this opportunity does not get any better; it's a beautiful 5-acre parcel and is all open and level; it is a convenient location, highly visible, has plenty of parking, town water, town sewer and subdivision possibilities; building is the perfect layout for retail space or offices and there is an attached greenhouse, 2 offices, 1/2 bath, and a full basement; this is a fabulous property and one you must see; call today for details and schedule an appointment to take a tour
NORTHAMPTON	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
	84 Conz St.	2,400 s.f.	Call	Dimension Realty LLC / John Fortier (413) 587-9609 / jfort6279@gmail.com	2,400 s.f. office space near downtown; free-standing single-story; completely handicap accessible; free parking for 15 cars; public transportation; 1/2 mile from Exit 18, Rt. 91
	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; equipped with two kitchens, large conference room, HVAC; ideal for medical office; tenant pays for utilities (gas and electric)
	78 Main St., 3rd Floor	2,150 s.f.	\$20/s.f.	Hampshire Property Management Group / Rich Madowitz (413) 650-6025 / rmm@hpmgnoho.com	Third-floor office suite with nine offices; renovated downtown five-story building with upscale professional tenant base; landlord custom build-out possible; building has an elevator; located across from the courthouse
NORTHFIELD	77 Main St.	766 s.f.	\$109,000	Coldwell Banker Commercial Upton-Massamont Realtors Don Mailloux / (413) 834-1524 / don@cbumr.com	This is where the world gathers to go over the events of the day; quaint diner/coffee shop in the center of Northfield's downtown; literally the only place in town to sit and have a meal along with some quiet conversation; The Notch has been a staple of this village for many generations; now it is time for new blood and new ideas to take it to the next level; this may be just the opportunity and location you've been looking for; business and real estate included; town water and sewer; on the state highway, nice new sidewalks, 5 year old main roof and kitchen flooring; bring your dream of owning a food service business, see what's here (currently seats 37) and then decide how you can make it your own
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
ORANGE CONT'D	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
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
SHELburne	55 Shelburne Center Road	25 acres	\$575,000	Coldwell Banker Commercial Upton-Massamont Realtors Wanda Mooney / (413) 768-9848 / 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

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	67 Roberts Road	5,398 s.f.	\$995,000	Coldwell Banker Commercial Upton-Massamont Realtors Wanda Mooney / (413) 768-9848 / wanda@cbumr.com	Imagine overlooking magnificent million-dollar views of the horizon at sunrise and sunsets that include Mt. Monadnock and an impressive display of mountain ranges; site and location is only 5 minutes to I-91 and Shelburne Falls; could make a fabulous inn, retreat center, farm or your own country estate; has approximately 18 acres with frontage on the scenic Mohawk Trail that is zoned commercial and is the only house at the end of a 800ft town maintained road
<b>SHELBURNE FALLS</b>	3-7 Bridge St.	6,900 s.f.	\$625,000	Coldwell Banker Commercial Upton-Massamont Realtors Phil Pless / (413) 834-5179 / phil@cbumr.com	Solid brick building in the heart of Shelburne Falls on the Deerfield River; 13 total units and a positive cash flow make this property worth looking at; many upgrades over the years, great rental history; 2 anchor tenants, a good mix of businesses and 3 apartments; most windows have been replaced with vinyl Thermopane sashes, newer membrane roof and steam boiler; 2 decks overlooking the river enthrall tenant prospects; Comcast cable internet and TV available; 3 years of tax returns available to a serious buyer
<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
<b>SOUTH DEERFIELD CONT'D</b>	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>	1801 Page Blvd.	8,440 s.f.	\$325,000	NAI Plotkin / Bill Low (413) 781-8000 / wlow@splotkin.com	Building features: 8,440 s.f. of building area; 7,480 s.f. industrial building; 960 s.f. storage building; 12' ceiling height; 3 overhead doors; loading platform with ramp; gas, forced warm air heat; .80 acre (34,848 s.f.) of land; zoned Business-B; large, paved yard area for vehicle parking or storage; ideal for sales, service, distribution, light manufacturing or warehouse use; highway access, 1.5 miles to I-291, 2.8 miles to I-90 (Mass Pike, Exit 7) 6.0 miles to I-91
<b>WEST SPRINGFIELD</b>	104 Memorial Ave.	5,820 s.f.	\$7/s.f. + utilities	NAI Plotkin / Bill Low (413) 781-8000 / wlow@splotkin.com	Property features: 5,820 s.f. space; 2,400 s.f. of office/retail area; 3,420 s.f. of warehouse space with 10'6" ceiling height and 12' x 10' ground-level overhead door; excellent visibility for retail use; traffic count of approximately 15,000 vehicles per day; ample, on-site parking, fenced yard; directly across the street from Century Shopping Center, Bob's Discount Furniture, Verizon Wireless, Pet Supplies Plus, and Dunkin Donuts; highway access on Route 147 (Memorial Avenue), .1 mile to Route 5 (Riverdale Street), .5 mile to the I-91, 1.5 miles to I-291
	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
<b>WESTFIELD</b>	470 Southampton Road	2,212 s.f.	\$325,000	Coldwell Banker Upton-Massamont Realtors / David Ryan (413) 977-9184 / dave@cbumr.com	Office and retail building; located on busy Rt. 10/202; close to Mass Pike, Rt. 90 and Westfield center is just 2.5 miles; modern, immaculate, open floor plan makes for flexible use and easy alterations; modern electrical and HVAC systems; 1.5 bathrooms and kitchen area, huge basement; 10 paved parking spaces with room to add more
	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