

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.
	62-68 Gold St.	20,000 s.f.	Call	Development Associates / Ken Vincunas (413) 789-3720 / kvincunas@devassociates.com	Up to 20,000 s.f. industrial/flex space that can suit any requirement; ideal for high-tech, manufacturing, service or lab uses; located in suburban industrial park setting with easy access to highway systems and Bradley International Airport; custom interiors finished to suit; 2 drive-in overhead doors, 18' clear height; modern, efficient building
	200 Silver St., Suite 105	1,745 s.f.	Call	Development Associates / Ken Vincunas (413) 789-3720 / kvincunas@devassociates.com	Class-A office building located on a high visibility, 4-way signalized intersection; adjacent to CVS, Dunkin Donuts, two banks and a shopping plaza; high visibility office space on 1st floor, front corner of professional building; 4 private offices, open office space, reception, conference, supply room, file/storage area; ample parking, handicap accessible; easy access to I-91, Rte. 57 and Bradley International Airport
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	1 Northfield Road	3.5 acres	\$630,000	Coldwell Banker Commercial Upton-Massamont Realtors Don Mailloux / (413) 834-1524 / don@cbumr.com	Zoned industrial and located just off I-91; this 3.5 acre parcel of land offers lots of potential; near Kringle Candle manufacturing with easy on and off accessibility to major routes; town water is available
CHICOPEE	140 Padgette St.	7,500 s.f.	\$6.75/s.f.	Development Associates / Ken Vincunas (413) 789-3720 / kvincunas@devassociates.com	7,500 s.f. unit in this modern, multi-tenant flex complex located in the Westover Industrial Park in Chicopee; facility is only minutes from the Mass Pike and has very easy access to I-91 and other major highways; clean, open space; dock and drive-in access; 25' clear height; established industrial park setting
	102 First Ave.	80,040 s.f.	\$4.25/s.f.	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.	\$7.75/s.f.	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
CONWAY	79 Ashfield Road	1,500 s.f.	\$86,000	Coldwell Banker Commercial Upton-Massamont Realtors Phil Pless / (413) 834-5179 / phil@cbumr.com	The Sunset Package Store and Garage is for sale; perched above the South River on the edge of the village, this property offers many options; the package store is closed, but can be reopened with a new liquor license
DEERFIELD	21 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 LONGMEADOW	270 Benton Dr.	2,155 s.f.	\$16.50/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
	250 N. Main St.	18,000 s.f.	Call	Keller Williams (KW) Commercial / Richard W. LeBlanc (413) 355-3351 / richardleblanc@kw.com	To be built; expected completion Dec 2017; 18,000 s.f., 2-story (approx 8,000 RSF per floor), Class-A, state of the art, energy efficient medical/dental office building property is strategically located in the middle of the North Main Street; retail/medical/dental office corridor; site design makes maximum use of the gently sloping lot by having an upper level appearance of a single-story building facing the street with its own entrance and easily accessible parking area; a full lower level with its own entrance and parking area; ADA compliant; building will feature energy efficient lighting, security systems & HVAC for the individual units; facility is suitable for a wide range of medical office uses with the flexibility to accommodate various tenant sizes; excellent street level (approximate) 4,800 RSF available for build out (on right side of building as viewed in picture) for orthodontist, optometrist/other medical professional; pre-leasing has begun and now is an excellent opportunity to work with the contracted architectural/engineering firm on your build out specifications
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	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.	3,925 s.f. to 23,300 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
	173 Main St.	5,105 s.f.	\$360,000	NAI Plotkin / Bill Low (413) 781-8000 / wlow@splotkin.com	Property features: 5,105 s.f. building; building consists of reception area, number of private offices, conference room; interior finishes include wood paned walls and hardwood floors; .09 acres of land; on public bus route; downtown location with excellent visibility and access to major arteries; highway access on Route 2A (Main Street), .10 miles to Route 5 & 10 (Federal Street), and 1.0 miles to I-91 (Exit 26)
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

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HATFIELD	1 Sunset Ave.	4,701 s.f.	\$459,000	Coldwell Banker Commercial Upton-Massamont Realtors Lisa Palumbo / (413) 320-7913 / lpalumbo@cbumr.com	Rare Hatfield property with unique mixed residential and business use; step inside this beautifully remodeled post & beam building in lovely country setting, walk to CT River, hiking trails, farms, only 3 miles to Noho, 1 mile to I-91; 1st-floor features bamboo floors, offices, studios, lounge, kitchen, bathroom, conference area, loading dock; 2nd-floor offers large spacious apartment with 2+ bedrooms, living & dining rooms, kitchen, bathroom, plus amazing 34' x 23' light-filled studio with windows on 3 sides; great basement with 9' ceilings for workshops; built as an onion barn in 1920's, completely updated by current owner, an award-winning theater company; all updated, natural gas heat, central AC (1st floor and basement), electrical and plumbing, internet and phone, insulated, new windows, parking for 10+ cars, side yard for gardening; soak up the creative spirit this building inspires; entrepreneurs, non-profits, small business – LIVE, WORK, & CREATE in beautiful Hatfield
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
	4 Open Square Way, Suite 204	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 s.f.	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
	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
MONTAGUE	11 Hillside Road	2,400 s.f.	\$99,000	Coldwell Banker Commercial Upton-Massamont Realtors Wanda Mooney / (413) 768-9848 / wanda@cbumr.com	Calling all contractors, landscape companies or car enthusiast 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; it is 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; this 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.	\$195,000	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
	10 Station Road	2,350 s.f.	\$109,900	Coldwell Banker Commercial Upton-Massamont Realtors Don Mailloux / (413) 834-1524 / don@cbumr.com	Located in the heart of Montague center; owner says its time to slow down and is willing to sell this automotive repair business and garage; operated for many years with lots of faithful customers; check out this location to continue your new venture and carry on the tradition; seller will consider financing
NORTHAMPTON	137 Damon Road	1,250 s.f.	\$1,250/ month	Coldwell Banker Upton-Massamont Realtors / David Ryan (413) 977-9184 / dave@cbumr.com	Excellent location on major commuter route; one of the busiest roads in Hampshire County between Northampton and Amherst, with good exposure and abundant parking; Rte. 91, exits 19 & 20, both near by; ground floor with open space, ready for your modifications; 2 bathrooms; gas heat and central air
	23 Atwood Dr.	66,000 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., 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; entryway located on Gothic Street; equipped with two kitchens, large conference room, HVAC; ideal for medical office; tenant pays for utilities (gas and electric)
	150 Main St.	1,800 s.f.	\$32.50/s.f.	Hampshire Property Management Group / Rich Madowitz (413) 650-6025 / rmm@hpmgnoho.com	Prime 1st-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
	78 Main St., 5th Floor	3,489 s.f.	\$25/s.f. per year	Hampshire Property Management Group / Rich Madowitz (413) 650-6025 / rmm@hpmgnoho.com	Exceptional full floor office space; upscale professional tenant base, and perhaps the highest quality office space in Northampton with spectacular views on all four sides; 11-13 private offices with conference room and kitchenette; landlord custom build-out is possible; located across from the courthouse
	766 North King St.	1,775 s.f.	Call	NAI Plotkin / Bill Low (413) 781-8000 / wlow@splotkin.com	Medical office condominium; 1,775 s.f., 1st floor; unit consists of reception area; large waiting room, three examination rooms, two patient prep areas, three private offices, two private lavatories, employee break room, storage room; tenants include Ear, Noise & Throat Surgeon of Western New England and Pioneer Spine & Sport Physicians; well-maintained medical building; ample on-site parking; highway access on Route 5 & 10 (North King Street), directly off I-91 Ramp (Exit 21)
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

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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.	\$3.95/s.f.	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; 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
	67 Roberts Road	5,398 s.f.	\$649,000	Coldwell Banker Commercial Upton-Massamont Realtors Wanda Mooney / (413) 768-9848 / wanda@cbumr.com	Imagine overlooking these magnificent million dollar views of the horizon's sunrise and sunsets that include Mt. Monadnock and an impressive display of mountain ranges; this could be the perfect opportunity to create an environment for those who love to vacation here; site and location could not be any better and it's only 5 minutes to I-91 and Shelburne Falls; potential to make a fabulous inn, retreat center, farm or your own country estate; approximately 18 acres with frontage on the scenic Mohawk Trail that is zoned commercial and it is the only house at the end of a 800' town maintained road; renovated historic 1780 Colonial once known as the Roberts School is 5,400 s.f. and features 13 rooms, 6 bedrooms, 3 baths, 2 kitchens, 20'x40' great room and a billiard room; grounds are spectacular with an in-ground pool, vineyard, sleeping cabin, stone patios, basketball court, all surrounded by majestic maple trees and gorgeous open meadows; it's a gem
SOUTH DEERFIELD	14 Industrial Dr. East	2,700 s.f. to 8,100 s.f.	\$4.50/s.f.	Development Associates / Ken Vincunas (413) 789-3720 / kvincunas@devassociates.com	10,800 s.f. office/flex/lab/technology space with ample parking located in established industrial park setting; located just off Exit 24, on I-91; excellent access to Springfield, Northampton, and Amherst
	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
WEST SPRINGFIELD	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	470 Southampton Road	2,212 s.f.	\$319,000	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