

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
	200 Silver St., Suite 110	835 square feet	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.; Ideal for medical/clinical or professional offices; Convenient first floor space with 5 private offices, reception, waiting area; Secure, multi-tenant building; Ample parking, handicap accessible; Easy access to I-91, Rte. 57 and Bradley International Airport; Join United Bank, Baystate Health Systems, Mercy Medical Center, Riverbend Dermatology and other quality tenants
	Professional Office Space For Lease, Agawam, MA	140-2045 Square Feet	\$13/sq. foot	NAI Plotkin/Bill Low (413) 200-6023/jkiely@splotkin.com	Beautiful Professional Office Space Available For Immediate Lease, 140/sf to 2,045/sf available, fully furnished with waiting room, and bathrooms. Parking available.
ASHFIELD	298 Barnes Road	3,118 s.f.	\$995,000	Coldwell Banker Commercial Upton-Massamont Realtors Phil Pless / (413) 834-5179 / phil@cbumr.com	The prettiest golf course nestled in one of the most beautiful valleys in the Berkshire foothills; at one time a working dairy farm, Edge Hill Golf Course was established in 1994 with 9 holes and expanded to 18 holes in 2014; these newer holes are some of the most innovative and offer the most spectacular views of the course; the old dairy barn has been converted into a golf shop and snack bar with a large covered patio overlooking the large pond; great site for weddings and events with a remodeled barn featuring a commercial kitchen; bring your clubs and come up to play a round to see what a special property this is
	298 Barnes Road	3118 square feet	\$995,000	Coldwell Banker Commercial Upton-Massamont Realtors/ Phil Pless (413) 834-5179/phil@cbumr.com	This is the prettiest golf course nestled in one of the most beautiful valleys in the Berkshire foothills. At one time a working dairy farm, Edge Hill Golf Course was established in 1994 with 9 holes and expanded to 18 holes in 2014. These newer holes are some of the most innovative and offer the most spectacular views of the course. The old dairy barn has been converted into a golf shop and snack bar with a large covered patio overlooking the large pond. Great site for weddings and events with a remodeled barn featuring a commercial kitchen. Bring your clubs and come up to play a round to see what a special property this is.
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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
	20 George Hannum Road	1,375 s.f.	\$10/s.f. NNN	Jones Group Realtors / Pat Patenaude (413) 549-3700 / patenaude@jonesrealtors.com	For lease: 1,375 s.f. of office/retail space at Milestone Crossing, next to Florence Savings and Stop & Shop; great visibility, good parking; \$10NNN; interior can be built out to suit
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
	22 South St.	2,080 s.f.	\$159,900	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 2,000 +/- s.f. building; currently divided up with several office space's, (2) 10" overhead doors, storage on second floor; come check it out
	23 Kringle Drive	5.62 acres	\$695,000	Coldwell Banker Upton-Massamont Realtors/Michael Pratt (413) 648-7455/michael.pratt@cbumr.com	Directly across from Kringle Candle manufacturing facility. Visible from Route 10 and I-91 southbound. All open land, borders Fall River on the west. Industrial Drive is a dead-end. NO BUILDINGS. LAND ONLY. 5.62 acres. An easy parcel to do site work, excellent on/off for Interstate Route 91, 5 miles south of Vermont line. Walk to the village, town water, no sewer.
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
	711 East Main Street, Chicopee, MA	22,250 + square feet	Call	Development Associates/Ken Vincunas (413) 789-3720/ kvincunas@devassociates.com	Up to 22,550 SF Office/Industrial/Manufacturing Space Modern, high image facility in business park setting Easy access to I-90 Mass Pike and I-291 ±14,200 SF office space on 2nd floor; and/or 8,350 SF office space and workspace on 1st floor with drive-in door Elevator, ample parking, high speed telecom
	317 Meadow Street, Chicopee, MA	4,000 + square feet	Call	Development Associates/Ken Vincunas (413) 789-3720/ kvincunas@devassociates.com	Rare, small industrial flex space in modern, efficient multi-tenant complex located just off I-291 Exit 4. Highly visible street front unit. Central location to serve region. Private office and open showroom/office space High manufacturing/warehouse workspace Drive-in access Served by all utilities
	Garage/Automotive Building For Sale, Chicopee, MA	6474 square feet	495,000	NAI Plotkin/Bill Low (413) 200-6023/jkiely@splotkin.com	For Sale, 6,474 square foot building (5,974/sf and 500/sf of office space), (8) 12' overhead doors, 8' - 14' ceilings, alignment and scissor lift. Located with excellent visibility on heavily traveled artery. Zoned Business A and Industrial land.

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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
	Deerfield Innovators Mill	3,000 s.f. to 15,000 s.f.	Call	Deerfield Innovators Mill / Phil Nash (413) 539-0433 / flashnash@comcast.net	Commercial, industrial warehouse, and shop space, 3,000 s.f. to 15,000 s.f.; multiple docks, rail, three phase power, can finish to spec for long term tenant. Call (413) 539 0433 or visit us online at: www.Deerfieldinnovatorsmill.com
EAST LONGMEADOW	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., East Longmeadow Wellness Center	18,000 s.f.	Call	Keller Williams (KW) Commercial / Richard W. LeBlanc (413) 355-3351 / richardleblanc@kw.com	Under construction (expected completion April 2018); 52% leased; 18,000 s.f., 2-story 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; and a full lower-level with its own entrance and parking area; ADA compliant; building will feature energy efficient lighting, security systems and HVAC for the individual units; facility is suitable for a wide range of medical office uses; join Ascent Dental Solutions (upper level) and Pediatric Services of Springfield (lower level); excellent street level 4,800 RSF +/- available for build out (on right side of building as viewed in picture) and approximately 2,000 RSF on the lower level; still time to work with Associated Builders, the contracted architectural/engineering firm on your build out specifications; ideal opportunity for a combination of doctor's expanding their practice or teaming up, or different medical practitioners who want business growth; open for consultation with any inquires
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	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
	34 Montague City Road	850 square feet	\$900/Month	Coldwell Banker Upton-Massamont Realtors/Tim Rice 413-834-0622/ tim.rice@cbumr.com	Office space available for lease. Easy access and centrally located between Greenfield, Deerfield and Montague. Heat & electricity included. Safe & secure facility. Perfect space for a small business or tradesman's office. Buyer's agent commission of \$450 (50% of \$900)
HADLEY	30-32 Greenleaves Dr.	5+ acres	\$13,500,000	Capital Market Team / James D. Linfield (413) 253-3700 / transact@capitalmarketteam.com	160-unit newer multi-family; 80 units of age-restricted senior housing and 80 units of family housing which are encumbered by LIHTC R.A.s and will both be under extended use agreements (EUAs) in 2017; 88 one bedroom, one bathrooms; 24 two bedroom, two bathrooms; and 48 three bedroom, two bathroom units; properties were built in 2000 & 2002; adjacent properties are located directly on the border of Amherst, in a planned neighborhood shared with approximately 300 55+ condominiums known as the Greenleaves Retirement Community; direct access to the Norwottuck Rail Trail, 11 mile path linking the towns of Northampton, Hadley, and Amherst; just off Rt. 9, the major thoroughfare for shopping and entertainment, and located just a short walk from restaurants and grocery stores; also a short drive, walk, or bike to downtown Amherst, Amherst College, and UMASS with all the cultural and educational opportunities these locations afford
	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
	206 Russell St.	1 acre	\$575,000	Jones Group Realtors / Pat Patenaude (413) 549-3700 / patenaude@jonesrealtors.com	Prime redevelopment site on Route 9 with existing curb cut, midway between Amherst and Northampton; high-traffic count, great visibility, conceptual plans are done for a 6,900 s.f. retail building
	231 Russell St.	3,600 s.f.	\$15/s.f.	Jones Group Realtors / Pat Patenaude (413) 549-3700 / patenaude@jonesrealtors.com	Free-standing 3,600 s.f. building on highly visible section of Route 9 midway between Amherst and Northampton; this structure was formerly a martial arts studio, but could be converted into office or retail spaces; there is room for expansion
	40-44 Middle St.	7.2 acres	\$5,000,000	Jones Group Realtors / Pat Patenaude (413) 549-3700 / patenaude@jonesrealtors.com	Redevelopment site with general business zoning, in town center with easy access to Route 9 and I-91; this 7.2-acre parcel is flat and dry with 390 feet of frontage; it is currently improved with two single-family homes and a 1,500 s.f. retail structure
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

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	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
	15 Papineau Street	13760 square feet	\$475,000	NAI Plotkin/Bill Low (413) 200-6023/jkiely@splotkin.com	Property features: 13,760 Square Foot Building Building Consists of: Waiting & Reception Area Several Private Offices 3-4 Conference /Classrooms Two (2) Handicapped Lavatories Small Cafeteria Newer Roof and Air Conditioning Renovations in 2010 and 2015 Handicapped Accessible 30,013 Square Feet of Land On PVT Bus Route Parking for 30+/- Vehicles Highway Access: On Route 116 (Main Street) 1.3 Miles to Route 5 (Riverdale Street) .5 Miles to Interstate 391
	Retail/Commercial/ Apartment Building For Sale, Downtown Holyoke, MA	7896 square feet	239,900	NAI Plotkin/Bill Low (413) 200-6023/jkiely@splotkin.com	The property consists of five (5) 2 bedroom apartments and two retail storefront units located in downtown Holyoke, one block from Heritage Park and the City's municipal parking garage. \$26,300 net operating income, 11% cap rate.
MONTAGUE	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
	200 Avenue A	12614 square feet	\$650,000	Coldwell Banker Upton-Massamont Realtors/Michael Pratt (413) 648-7455/michael.pratt@cbumr.com	This commercial building currently has two retail long term lease tenants, Aubuchon Hardware and Family Dollar; Located in the downtown Turners Falls shopping center offering great exposure, ample parking and separate road access to rear loading docks. New roof in 2010 and otherwise well maintained.
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
NORTHAMPTON CONT'D	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
	15 Atwood Drive, Northampton	36585 Square Feet	Call	Development Associates/Ken Vincunas (413) 789-3720/ kvincunas@devassociates.com	Development Associates is pleased to offer, for lease, professional and medical office space in this new 3-story office building under construction at 15 Atwood Drive. Pre-leasing for 2018! This is a prime location adjacent to I-91 Exit 18 with immediate highway access. Office suites finished to suit tenant requirements up to 16,400 sf available on 2nd floor and up to 20,185 sf available on 3rd floor. Located in a corporate campus setting adjoining two other major office buildings. Hundreds of parking spaces.
NORTHFIELD	168 Main Street, U:1	9840 square feet	\$449,900	Coldwell Banker Commercial Upton-Massamont Realtors/ Don Mailloux 413-834-1524/don@cbumr.com	Well maintained multi-use Condominium. Located on the north end of town. The outside offers plenty of off street parking, newer roofs, vinyl siding, handicapped ramp and carport area. The inside consists of 3 levels with multiple office opportunities for an occupant in need lots of space. Owner living space is available on the lower level. This property needs to be looked at to be appreciated.
	136 Main Street, Northfield, MA	2112 s.f.	\$235,000	Coldwell Banker Upton-Massamont Realtors/Michael Pratt (413) 648-7455/michael.pratt@cbumr.com	Northfield post office site for sale. Current five-year USPS lease expires November 30, 2017. 2112 ft ² of interior space, clear span wood framed brick face building, built in 1970.
	77 Main Street, Northfield, MA	766 Square Feet	\$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, 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. Right 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
	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	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

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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
SHELburnE CONT'D	1063 Mohawk Trail	1,660 s.f.	\$224,000	Coldwell Banker Commercial Upton-Massamont Realtors Wanda Mooney / (413) 768-9848 / wanda@cbumr.com	If you are looking for a comfortable living environment along with a fabulous garage/workshop that is located in a highly visible area to operate your home based business, then this is the perfect opportunity for you; comes with an oversized heated 2 car garage/shop with a 12 x 30 addition that is ideal for any type of a shop, studio space, or hobbyist; home is move in ready with a good size kitchen, opening dining and living area, newly finished sitting room, 2 bedrooms and an updated full bathroom; if you love to garden and prefer to start from seed, there is a growing room located in the basement area; this home has a newer heating system, newer roof and there is a large back deck that overlooks a pond and backyard; comes with 4 acres and there is plenty of room for gardens; property is also zoned commercial and is centrally located on the Mohawk Trail and less than 10 minutes to Shelburne Falls or Greenfield; call today for details
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
SPRINGFIELD	Office Space For Lease, 430 Main Street, Agawam, MA	650, 1950 Square Feet	\$13/sq. foot	NAI Plotkin/Bill Low (413) 200-6023/jkiely@splotkin.com	Office Space Available for Lease, 650 square feet to 1,850 square feet available. Remodeled to suit tenants specifications. Located across from "New" Dunkin Donuts in a vibrant, well-maintained neighborhood center. On-site parking for 50+ vehicles. On Route 159 (Main Street) and 200 yards from Route 57. Full Service.
	Restaurant Building for Lease or Sale, Boston Road, Springfield, MA	2428 square feet		NAI Plotkin/Bill Low (413) 200-6023/jkiely@splotkin.com	Former Restaurant Building For Sale or Lease, 2,428 square foot building located on busy Boston road corridor adjacent to new Med Express. Includes restaurant equipment. Heavy traffic volume, surrounded by retail and restaurants. Potential development site.
	Automotive Shop Building For Sale, Springfield, MA	7692 square feet	345,000	NAI Plotkin/Bill Low (413) 200-6023/jkiely@splotkin.com	Automotive Shop/Garage Building For Sale, 7,692 total square feet which includes 3,136/sf building with two overhead doors, floor drains and a new roof installed in 2014, and a 4,556/sf building with two overhead doors and floor drains. The automotive shop has been in business for 30+ years and has a 25 vehicle used car license. Paved and partially fenced yard area with two advertising billboards on the property.
	Industrial Manufacturing Facility Available, Springfield, MA	Call	Call	NAI Plotkin/Bill Low (413) 200-6023/jkiely@splotkin.com	Available for sublease is a 46,205 square foot industrial manufacturing facility that includes office space, conference room, lunch room and utility room, 19 - 21 ceilings, 2 docks, and 4 overhead doors. This property enjoys good exposure and access and is in close proximity to downtown Springfield and all major highways.
	Large Retail Commercial Space for Lease, Springfield Plaza	88577 Square Feet	Call	NAI Plotkin/Bill Low (413) 200-6023/jkiely@splotkin.com	Available for immediate occupancy, large commercial/retail space for lease located at the Springfield Plaza. Former Kmart. Will subdivide.
	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
	Retail/Commercial Building For Sale, West Springfield, MA	18098 square feet	599,000	NAI Plotkin/Bill Low (413) 200-6023/jkiely@splotkin.com	Retail/Commercial building for sale, freestanding, two levels, located on busy Route 5. Large open floor plan with new roof, new HVAC system (with full air conditioning), and new exterior and interior paint. The building is located 1/4 Miles to I-91 & 90 entrance ramps and 1 mile to Holyoke Ingleside Mall. Ideal for continued use as retail store. Previously a furniture store. Route 5 has high traffic volume of 24,900 vehicles/day and excellent visibility and access.

COMMERCIAL REAL ESTATE FOR SALE AND LEASE

CITY	ADDRESS	SIZE	PRICE	AGENCY / AGENT / PHONE / EMAIL	DESCRIPTION
	Retail/Office/ Warehouse Space For Lease, West Springfield, MA	5820 square feet	\$7/sq. foot	NAI Plotkin/Bill Low (413) 200-6023/jkiely@splotkin.com	The space contains a total of approximately 5,820 square feet and consists of approximately 2,400/sf of retail/office space and 3,420/sf of storage/warehouse space. The retail/office area has a large open area and private offices. The storage/warehouse area is clear span with 10' 6" ceiling height and a 12' x 10' ground level overhead door. The property has ample, on-site parking and a fenced yard area. Lease Rate: \$7.00/sf, plus utilities. High traffic volume. Excellent retail location with high visibility located directly across the street from the Century Shopping Center. The property is located on Route 147, approximately .5 mile from Interstate 91 and approximately 1.5 miles from Interstate 291.
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
WHATLEY	105 Christian Lane	1.43 acres	\$172,000	Coldwell Banker Commercial Upton-Massamont Realtors Linda Webster / (413) 575-2140 / linda@cbumr.com	Business potential; this property currently consists of a house, a large tobacco barn, and a garage on 1.43 acres, zoned "CI" (Commerical/Industrial) in a prime spot on Christian Lane in Whately, with easy access to highways and major routes; great spot for your business; for information on the house, see MLS 72031044