

Commercial Real Estate For Sale and Lease

TOWN	ADDRESS	SIZE	SALE / LEASE (S.F.) PRICE	FIRM / PHONE NUMBER / CONTACT / WEBSITE	DESCRIPTION
Agawam	Agawam Corporate Center, 67 Hunt St.	4,800 s.f.	\$16.50/s.f.	Aspen Square Management / (413) 439-6331 Debbie Birtwell / www.aspensquare.com	Situated along the Westfield River; 100,000 s.f. of Class-A office space; easy highway access, on-site cafeteria and conference center, free parking, suites from 500-8,000 s.f.; includes utilities
	Agawam Crossing	4,500 s.f.	\$1/s.f.	Development Associates / (413) 789-3720 Ken Vincunas / www.devassociates.com	Ready for your interior; brand new office/medical building located at a major intersection on Rt. 75; high visibility and traffic; interiors finished-to-suit any requirement; several excellent suites left
	68 Gold St.	8,000 s.f.	\$8/s.f.	Development Associates / (413) 789-3720 Ken Vincunas / www.devassociates.com	New flex space with unfinished interior, ready to be completed with your custom floorplan and delivered in 90 days or less; only 8,000 s.f. remaining
	630 Silver St.	4,600 s.f.	\$8/s.f.	Development Associates / (413) 789-3720 Ken Vincunas / www.devassociates.com	High tech mfg/lab space in Agawam Industrial Park; existing clean rooms may be retained; perfect for small tech company featuring functional space with good image
	630 Silver St.	3,150 s.f.	\$7.50/s.f.	Development Associates / (413) 789-3720 Ken Vincunas / www.devassociates.com	Flexible industrial unit with mix of office and high workspace accessible by loading dock; quality multi-tenant building located in the Agawam Industrial Park
	279 Silver St.	22,000 s.f.	\$3.75/s.f.	Macmillan and Son Inc. / (413) 736-8338 Douglas Macmillan / www.macmillanandsoninc.com	Price reduced: Modern light industrial space; two truck docks
	369 Main St.	20 acres	\$495,000	NAI Plotkin / (413) 781-8000 Bill Low / www.sdplotkin.com	For sale: Mushey's Driving Range, 20 acres of land; positive net income, 1/4 mile from Route 57
	1070 Suffield St.	5,500 s.f.	Call	NAI Plotkin / (413) 781-8000 Bill Low / www.sdplotkin.com	Join one of the largest insurance agencies; brand new Class-A office space, build to suit, 500-5,500 s.f. available
	45 Bowles Road	8,400 s.f.	\$575,000	R.J. Greeley Co., LLC / (413) 734-7923 Brendan Greeley / www.rjgco.com	Price reduced: Fenced-in property in nice location; minutes from Route 57 and I-91; high ceilings and plenty of office space
Amherst	160 Old Farm Road	5,900 s.f.	\$11/s.f.	NAI Plotkin / (413) 781-8000 Mark Healy / www.sdplotkin.com	For lease: Professional office space located off Route 9; waiting area, reception, private offices in well-maintained office building; 4,800 s.f. and 1,100 s.f. available
	85 North Whitney St.	7,100 s.f.	\$10/s.f.	NAI Plotkin / (413) 781-8000 Mark Healy / www.sdplotkin.com	For lease: Well-equipped office/lab space; instruction room, clean room, support and storage; fully air conditioned; on-site parking; close to UMass campus
	65 University Dr.	4,000 s.f.	\$10/s.f.	Slobody Development Corp. / (413) 575-5852 Richard Slobody / www.slobodydevelopment.com	Renovated warehouse near UMass campus, technology zone; suited for biotechnology; high ceilings and loading dock; new roof, HVAC, energy-efficient lighting, high capacity electrical; subdivided 1,000-4,000 s.f. utilities included

Continued on page 41

Commercial Real Estate For Sale and Lease

Continued from page 40

TOWN	ADDRESS	SIZE	SALE / LEASE (S.F.) PRICE	FIRM / PHONE NUMBER / CONTACT / WEBSITE	DESCRIPTION
Belchertown	211 State St.	4,000 s.f.	\$15/s.f.	McDonough Realty Services Inc. / (413) 537-9109 Matt McDonough / N/A	New single-story office building on busy Rt. 202 next to new District Court; ideal for legal, medical, or other professional uses; can be subdivided
Chicopee	318 Griffith Road	141,000 s.f.	\$3.75/s.f.	Development Associates / (413) 789-3720 Ken Vincunas / www.devassociates.com	141,000 s.f. for lease in Westover Industrial Park; ideal for manufacturing or distribution; 28' clear height, heavy power, 12 docks; divisible to 60,000 s.f.
	Padgette Street	13,000 s.f.	\$7.50/s.f.	Development Associates / (413) 789-3720 Ken Vincunas / www.devassociates.com	New industrial multi-tenant units for lease in Westover Industrial Park; excellent central location, interiors finished-to-suit from 4,000-13,000 s.f.
	Meadow Street	4,000 s.f.	\$6.75/s.f.	Development Associates / (413) 789-3720 Ken Vincunas / www.devassociates.com	4,000 s.f. flex unit in modern, multi-tenant industrial building; 18' clear, dock and drive-in doors; conveniently located off I-391 near Callaway
	321 Meadow St.	27,400 s.f.	\$2.75/s.f.	Development Associates / (413) 789-3720 Ken Vincunas / www.devassociates.com	Heavy Industrial space with several overhead cranes, large power service, 5,400 s.f. area 25' high with crane plus 22,000 s.f. mfg.; central location, will subdivide, outside storage permitted; 30,000 s.f. of covered storage optional
	77 Champion Dr.	155,000 s.f.	\$3.50/s.f.	Jennings Real Estate Services Inc. / (413) 731-7770 Kevin Jennings / www.jennings-re.com	40,000-155,000 s.f. available; industrial warehouse/mfg. building on 17.28 acres; corporate office, loading docks, high ceilings, heavy power, excellent condition; minutes to MA Pike, exit 5
	300 Burnett Road	105,420 s.f.	\$6,500,000	NAI Plotkin / (413) 781-8000 Bill Low / www.sdplotkin.com	For sale: Modern, high-tech manufacturing building, 105,420 s.f., 14'-24' ceilings, 3 docks, 3 ground-level doors, 4,000 amp, clean rooms; expandable
	657 Meadow St.	4,480 s.f.	\$5/s.f.	NAI Plotkin / (413) 781-8000 Bill Low / www.sdplotkin.com	For lease: Clear span industrial building, 16'-20' ceilings, 7 overhead doors, fenced yard, ideal garage or distribution
	657 Meadow St.	7,649 s.f.	\$5/s.f.	NAI Plotkin / (413) 781-8000 Bill Low / www.sdplotkin.com	For lease: Clear span, 1,200 s.f. office, 2,880 s.f. manufacturing, 3,569 s.f. garage, 12'-20' ceilings, 7 loading docks, 3 overhead doors
	60 Haynes Circle	33,480 s.f.	\$1,195,000	R.J. Greeley Co., LLC / (413) 734-7923 Brendan Greeley / www.rjgco.com	Warehouse property with drive-in access and loading dock; minutes from I-291 between I-91 and Mass Pike; right off of Fuller Road
Conway	Roaring Brook Road	26,800 s.f.	\$975,000	Coldwell Banker Commercial Upton-Massamont / (413) 665-1536 Carol Bolduc / www.duption-massamont.com	Equestrian facility on 70 breathtaking acres; 26,800 s.f. under one roof houses state-of-the-art, handicapped accessible, indoor arena, heated viewing room, 2 bathrooms, tack room, grain room, office, 5-bay shed, and 17-12x12 box stalls
East Longmeadow	Reminder office building, 280 North Main St.	3,000 s.f.	\$20/s.f.	CDB Realty, LLC / (413) 525-3247, ext. 101 Chris Buendo / N/A	Perfect for medical, legal, sales or any professional office needs; on bus route; handicap bathrooms and entrances; free parking; 4 units from 150-3,000 s.f. with shared conference room; rent includes all taxes, maintenance and utilities
	North Main Street	0.75 acres	\$300,000	Jennings Real Estate Services Inc. / (413) 731-7770 Kevin Jennings / www.jennings-re.com	3/4-acre commercial building site; well-located across from Heritage Park; high visibility in rapidly expanding area
	North Main Street	3,500 s.f.	\$12.50/s.f.	Jennings Real Estate Services Inc. / (413) 731-7770 Kevin Jennings / www.jennings-re.com	New office/service retail space located on busy North Main Street; join Premier Source Credit Union near busy four corners intersection in rapidly expanding town
	200 North Main St., Unit 1	3,000 s.f.	\$345,000	Jennings Real Estate Services Inc. / (413) 731-7770 Kevin Jennings / www.jennings-re.com	Professional office condominium for sale in East Longmeadow; unit #1; premier location and visibility within Meadow Place complex; ground floor unit, flexible layout with private offices and open space, on-site parking, professionally managed
	Benton Drive	15,000 s.f.	Call	MPT Development / (413) 536-0021 Peter A. Wood / www.abuilders.com	Build-to-suit opportunity
	265 Benton Dr.	4,373 s.f.	\$568,490	NAI Plotkin / (413) 781-8000 Mark Healy / www.sdplotkin.com	For sale: Four Class-A office/medical condominiums located in the East Longmeadow Professional Park; 1,959-4,373 s.f.; priced to sell
	Benton Drive	1.65 acres	\$125,000	NAI Plotkin / (413) 781-8000 Mark Healy / www.sdplotkin.com	For sale: Opportunity for exclusive right to build a 5,000 s.f. building in East Longmeadow Industrial Park
Easthampton	19 Wemelco Way	16,100 s.f.	\$4/s.f.	Development Associates / (413) 789-3720 Ken Vincunas / www.devassociates.com	Functional clear-span building with high-bay warehouse; only 5 miles from downtown Easthampton
	1 Ferry St.	320,639 s.f.	\$1,500,000	Macmillan and Son Inc. / (413) 736-8338 Douglas Macmillan / www.macmillanandsoninc.com	18.28 +/- acre parcel improved with 7 buildings comprising 320,639 s.f.; property can be adapted to uses such as residential condominiums, apartments, or senior housing, along with light industrial uses
	180 Pleasant St.	90,000 s.f.	\$2/s.f.	Macmillan and Son Inc. / (413) 736-8338 Douglas Macmillan / www.macmillanandsoninc.com	Prime industrial, office or artist space 300-90,000 s.f.
Enfield	72 Shaker Road	9,150 s.f.	\$6.50/s.f.	Jennings Real Estate Services Inc. / (413) 731-7770 Kevin Jennings / www.jennings-re.com	Up to 9,150 s.f.; flex space located on Rt. 220, off I-91 in rapidly expanding Enfield; high ceilings, truck docks, flexible layouts; aggressive lease terms
Florence	296 Nonotuck St.	150,000 s.f.	Call	McDonough Realty Services Inc. / (413) 537-9109 Matt McDonough / N/A	Former Pro Brush facility; space available for office, warehouse, R&D, and manufacturing; hi-bay warehouse and office areas in excellent condition; loading docks and ample truck access; more than 75,000 s.f. leased already
	122 Federal St.	79,500 s.f.	\$1,300,000	NAI Plotkin / (413) 781-8000 Mark Healy / www.sdplotkin.com	For sale: Warehouse, manufacturing facility, 79,500 s.f., 12'-14' ceilings, 2 loading docks, ground-level doors, high power, on 26 acres
Granby	50 West State St.	16 acres	\$585,000	Jones, Town & Country Realty / (413) 549-3700 Jones Group Realtors / www.jonesrealtors.com	16-acre development parcel near 5 Corners, in area of increasing growth, sewer and gas at street, fire pond in place, general business zoning; \$585,000
Greenfield	101 Munson St.	50,000 s.f.	\$14/s.f.	Development Associates / (413) 789-3720 Ken Vincunas / www.devassociates.com	Class-A suburban office in the Greenfield Corporate Center on a 25-acre high-quality campus; 800-50,000 s.f. available; generator, cafeteria, fiber-optic telecom, security, data center; ideal call center location
	143 Munson St.	5,900 s.f.	\$9/s.f.	Development Associates / (413) 789-3720 Ken Vincunas / www.devassociates.com	Part of the Greenfield Corporate Center; suitable for medical/office; located on an attractive campus-like setting; quality suburban location; 1,800-5,900 s.f.
	Franklin County CDC, 324 Wells St.	3,000 s.f.	\$6.50/s.f.	Franklin County Community Development Corp. / (413) 774-7204 Vinny Natale / N/A	1,500 s.f. and 3,000 s.f. for \$6.50/s.f.; both offer office/industrial space, parking lot, double doors, dock access; in business incubator with: conference room, copy/fax, kitchen, ADA restrooms; 2 miles from routes 2 and 91; 1,500 s.f. space has 12' ceilings; 3,000 s.f. space has overhead door
Hadley	226 Russell St.	5,000 s.f.	\$279,900	Jones, Town & Country Realty / (413) 549-3700 Jones Group Realtors / www.jonesrealtors.com	Four office condos from 1,159-5,130 s.f.; high visibility; great for medical office use; recent renovations, handicap access, can build out to suit; \$279,000-\$329,900

Continued on page 42

Commercial Real Estate For Sale and Lease

Continued from page 41

TOWN	ADDRESS	SIZE	SALE / LEASE (S.F.) PRICE	FIRM / PHONE NUMBER / CONTACT / WEBSITE	DESCRIPTION
<i>Hadley cont.</i>	4 Whalley St.	10,500 s.f.	\$12/s.f.	McDonough Realty Services Inc. / (413) 746-5600 Matt McDonough / N/A	Single-story office on busy Rt. 9 in historic district; adjacent to Hadley Court and bike/rail trail; free on-site parking
	4 Mill Valley Road	4.28 acres	\$650,000	Slobody Development Corp. / (413) 575-5852 Richard Slobody / www.slobodydevelopment.com	4.28-acres of industrial land located on Rt. 9 and Mill Valley Road with water and sewer connections; a house sits on property; Con-Com determination in place, many technology development possibilities, can support up to 15,000 s.f. building
Hatfield	Hatfield Center, 62 Main St.	3,000 s.f.	\$12/s.f.	Hampshire Property Management / (413) 582-9970, ext. 101 Richard Madowitz / www.hpmgnoho.com	540-3,000 s.f. subdividable office space with private entrances; ideal for professional/medical offices; hardwood floors, A/C, private bathroom; quiet country setting next to Connecticut River
Holyoke	460 Race St.	10,000 s.f.	Call	Abby Real Estate / (413) 534-3505 David White / N/A	Parking on street, HD electric, overhead doors, will divide
	Canal Place, 72-100 Front St.	13,694 s.f.	\$12/s.f.	Hampshire Property Management / (413) 582-9970, ext. 101 Richard Madowitz / www.hpmgnoho.com	Two full-floor offices, 7,694 s.f. ground floor with private entry, built-out as classroom; 6,000 s.f. 5th floor with 11 private offices; renovated mill building, on-site mgmt, modern amenities, parking; join DTA, DMR and Holyoke Works in this beautiful building
	579 Dwight St.	4,902 s.f.	\$149,900	Infinity Real Estate / (413) 532-8907, ext. 104 Randall Bernstein / www.infinitycommercial.com	Price reduced: Property consists of a single-story, free-standing masonry building on a 4,902 s.f. lot; 1st floor has 1,352 s.f. of usable space; adjacent to multimodal transportation facility, health center, and City Hall
	75 Appleton St.	30,000 s.f.	Call	Jennings Real Estate Services Inc. / (413) 731-7770 Kevin Jennings / www.jennings-re.com	New ownership: 30,000 s.f. industrial warehouse/manufacturing; flexible layouts, trucks docks, very aggressive lease rates; available immediately
	200 High St.	3,800 s.f.	\$10/s.f.	McDonough Realty Services Inc. / (413) 537-9109 Matt McDonough / N/A	First-floor office or retail space located in Century Building on corner of High and Dwight Streets, Holyoke; join Social Security Office and H & R Block at this busy location
	344 Main St.	3,000 s.f.	\$12/s.f.	NAI Plotkin / (413) 781-8000 Mark Healy / www.sdplotkin.com	For lease: Office space in large retail building; 1,800 s.f. and 800 s.f. available, competitive lease rates, off-street parking
	209 South St.	11,500 s.f.	\$9/s.f.	NAI Plotkin / (413) 781-8000 Mark Healy / www.sdplotkin.com	For lease: High-visibility retail 1,800-9,100 s.f., 11,300 s.f. of office and 11,500 s.f. storage in Save-A-Lot plaza; pad site also available for restaurant or bank
	Open Square, 4 Open Square Way	300,000 s.f.	\$13/s.f.	Open Square, LLC / (413) 532-5057, ext. 202 John Aubin / www.opensquare.com	Net-zero-energy building; 12'-6' ceilings, sandblasted brick walls, great views overlooking canals; multiple broadband providers, cafe, free parking; offices custom built-to-suit; will subdivide to 1,000 s.f.; 50+ tenants include tech and legal
	31 Jackson St.	10,000 s.f.	\$425,000	R.J. Greeley Co., LLC / (413) 734-7923 Brendan Greeley / www.rjgco.com	For sale or lease: Heavy powered 10,000 s.f. industrial building with 18' ceilings; well-located less than one mile from I-391
	1236 Main St.	18,500 s.f.	\$1,295,000	R.J. Greeley Co., LLC / (413) 734-7923 Frank Fitzgerald / www.rjgco.com	For sale or lease: Three-story building that provides a great environment for any medical or professional office; located on busy Route 5 with on-site parking
	620 Beaulieu St.	7,700 s.f.	\$5/s.f.	R.J. Greeley Co., LLC / (413) 734-7923 Jonathan Little / www.rjgco.com	7,700 s.f. of industrial space available in approximately 25,000 s.f. building; great location immediately off of I-391
	120 Whiting Farms Road	10,000 s.f.	\$11/s.f.	Signature Engraving / (413) 537-5002 Chris Parent / N/A	Prime space in well-kept building; great open space with 50-foot window wall facing Whiting Farms Road; loading docks available for move in; Mass Pike, exit 4; Route 91, exit 15; 1 mile from Holyoke Mall north entrance
	High Street	10,063 s.f.	\$12/s.f.	Weld Management Co. Inc. / (413) 534-4370 Jean / N/A	Beautiful retail and office openings in historic downtown Holyoke; walking distance to City Hall, SS Admin, attorney offices, Mass Rehab/W.M. Training Const.; easy access to all major highways
Indian Orchard	485 Main St.	1 acre	\$539,000	Jennings Real Estate Services Inc. / (413) 731-7770 Kevin Jennings / www.jennings-re.com	Price reduced: .87-acre redevelopment site located on busy Rt. 141; excellent opportunity adjacent to large neighborhood retail center
Lee	715 Columbia St.	167,000 s.f.	\$3,100,000	Jennings Real Estate Services Inc. / (413) 731-7770 Kevin Jennings / www.jennings-re.com	167,000 s.f. former manufacturing/warehouse facility on 40+ acres; 18'-45' ceilings, truck docks, drive-in door, 1.5 miles off MA Pike
Lenox	Lenox Village Shopping Center	15,000 s.f.	\$2,100,000	Jennings Real Estate Services Inc. / (413) 731-7770 Kevin Jennings / www.jennings-re.com	Two-building multi-tenant neighborhood strip center anchored by U.S. Post Office; one of the busiest retail properties in downtown Lenox, around the corner from Tanglewood & Canyon Ranch; excellent investment opportunity
Ludlow	Holyoke & West Street	3 acres	\$750,000	Jennings Real Estate Services Inc. / (413) 731-7770 Kevin Jennings / www.jennings-re.com	Highly visible corner location; bank, drug store, office possibilities
	Holyoke & Moody Streets	12,000 s.f.	\$6/s.f.	Macmillan and Son Inc. / (413) 736-8338 Douglas Macmillan / www.macmillanandsoninc.com	Build-to-suit office, medical or light industrial space; prime corner location; excellent access to I-291, I-90, and I-91
Northampton	1 Atwood Dr.	36,000 s.f.	Call	Development Associates / (413) 789-3720 Ken Vincunas / www.devassociates.com	Brand new 36,000 s.f. office project coming in 2010; located directly on Rt. 5, exit 18 off I-91; medical and professional office spaces still available for user-specified interior; rent determined by finishes
	Northampton Institution for Savings, 109 Main St.	5,898 s.f.	\$15/s.f.	Hampshire Property Management / (413) 582-9970, ext. 101 Richard Madowitz / www.hpmgnoho.com	Entire second floor office space containing 5,898 s.f. in historic building; high ceilings, large conference room with fireplace, new HVAC system; ideal for corporate, legal, or high tech offices
	139 King St.	12,700 s.f.	\$5/s.f.	Hampshire Property Management / (413) 582-9970, ext. 101 Richard Madowitz / www.hpmgnoho.com	Retail/showroom space with central air, loading dock/work shop area; ideal for automotive/home furnishing or dollar store use; inexpensive King Street; rent at \$5 NNN
	Thornes Marketplace, 150 Main St.	3,100 s.f.	\$23/s.f.	Hampshire Property Management / (413) 582-9970, ext. 101 Richard Madowitz / www.hpmgnoho.com	Specialty retail center offering high traffic counts and sales volume; several spaces available from 100-3,100 s.f.; looking for independent retailers or restaurateurs; ideal for upscale gallery or high end crafts store
	137-141 Damon Road	45,500 s.f.	\$4,700,000	NAI Plotkin / (413) 781-8000 Bill Low / www.sdplotkin.com	For sale: Investment opportunity, mixed use commercial property with 18 commercial units (retail and office) and 22 apartment units; 3 buildings on 3.2 acres of land
Palmer	1581 North Main St., Depot Plaza	3,600 s.f.	Call	Century Investment Co. / (413) 785-1981 Bob Dashevsky / www.centuryinvestment.com	Up to 3,600 s.f. of retail/office space; join Rocky's Hardware
	1 Third St.	85,000 s.f.	\$3.75/s.f.	Development Associates / (413) 789-3720 Ken Vincunas / www.devassociates.com	Secure, modern building in Palmer Industrial Park; high, open warehouse, 3,000 s.f. of office; ideal for distribution, warehouse, or manufacturing; 11 dock-level doors, 2 drive-in doors; will divide to 26,000 s.f.
	MA Pike, exit 8	1,000 acres	Call	Lizak Development / (413) 283-6171 John Lizak / N/A	15 of the 1,000 acres are located at MA Pike, exit 8; the only commercial acreage available at a MA Pike exit; on Rt. 32N, 5 miles from exit 8, 100 acres available with rail; inquire about water, gas, sewer, and electricity

Continued on page 43

Commercial Real Estate For Sale and Lease

Continued from page 42

TOWN	ADDRESS	SIZE	SALE / LEASE (S.F.) PRICE	FIRM / PHONE NUMBER / CONTACT / WEBSITE	DESCRIPTION
<i>Palmer cont.</i>	MapleTree Industrial Center	35,000 s.f.	\$4/s.f.	MapleTree Industrial Center / (413) 283-8955 John Rottman / N/A	Great open warehouse space with rail siding, concrete floors, offices available - call
	21 Wilbraham St.	138,000 s.f.	\$2.75/s.f.	NAI Plotkin / (413) 781-8000 Bill Low / www.sdplotkin.com	For sale or lease: Warehouse/distribution, 50,000-138,000 s.f. loading docks, 21' ceilings, close to the Mass Pike; low rates
South Deerfield	14 Industrial Dr.	7,800 s.f.	\$8/s.f.	Development Associates / (413) 789-3720 Ken Vincunas / www.devassociates.com	7,800 s.f. of open office with lab/assembly space available on second floor in South Deerfield Industrial Park; good high-tech space near UMass
South Hadley	489 Granby Road	4,912 s.f.	\$445,000	Jennings Real Estate Services Inc. / (413) 731-7770 Kevin Jennings / www.jennings-re.com	For sale or lease: 4,912 s.f. former restaurant on 1.91 acres; high visibility on heavily traveled Rt. 202; excellent re-use or redevelopment opportunity
	250 Old Lyman Road	3,000 s.f.	Call	S-H-R-Trust / (413) 538-8275 Shirley Berger / N/A	Professional office space, includes 3 private offices and large reception office, conference room, kitchenette; near Rts. 33 and 202; 10 minutes to Mass Pike and I-91
Southwick	521 College Highway	3,900 s.f.	\$12/s.f.	NAI Plotkin / (413) 781-8000 Mark Healy / www.sdplotkin.com	For lease: Located in the Rite Aid plaza, 3,900 s.f. of retail space; on Route 202, near 57; reasonable rates
Springfield	3640 Main St.	55,000 s.f.	Call	Atlantic Capital Investors Inc. / (413) 746-6200 Mark E. Benoit / www.atlantic-capital-investors.net	New medical office complex; 55,000 s.f. of medical office, a 3,500 s.f. conference center and 20,000 s.f. of records storage; one-half mile from Baystate Medical; immediately available
	915 East Columbus Ave.	3,200 s.f.	Call	Atlantic Capital Investors Inc. / (413) 746-6200 Mark E. Benoit / www.atlantic-capital-investors.net	Former Wendy's fast-food restaurant; highly-visible retail property, with drive-thru, located on East Columbus Avenue with excellent visibility and signage from I-91
	1985 Main St., Northgate Professional Center	4,400 s.f.	Call	Century Investment Co. / (413) 785-1981 Bob Dashevsky / www.centuryinvestment.com	850-4,400 s.f. for lease; great medical and office location at junction of I-91 and I-291; ample free parking; great visibility
	44-54 Turnbull St. & 357 Cottage St.	44,000 s.f.	\$1,650,000	Franklin Realty Partnership / (413) 731-7361 Gene McCarthy / N/A	44,000 +/- s.f. of building on 3 +/- acres; located off Page Blvd., near I-291 and the Mass Pike
	45 Lyman St.	10,074 s.f.	\$469,000	Jennings Real Estate Services Inc. / (413) 731-7770 Kevin Jennings / www.jennings-re.com	Former Conklin Office Furniture building; well-maintained, attractive downtown commercial building suitable for office, retail/showroom or restaurant
	193 Taylor St.	4,745 s.f.	\$255,000	Jennings Real Estate Services Inc. / (413) 731-7770 Kevin Jennings / www.jennings-re.com	4,745 s.f. automotive building near I-291 and I-91; bays, overhead doors, outside storage

Continued on page 44

Commercial Real Estate For Sale and Lease

Continued from page 43

TOWN	ADDRESS	SIZE	SALE / LEASE (S.F.) PRICE	FIRM / PHONE NUMBER / CONTACT / WEBSITE	DESCRIPTION
Springfield cont.	200 Taylor St.	5,372 s.f.	\$295,000	Jennings Real Estate Services Inc. / (413) 731-7770 Kevin Jennings / www.jennings-re.com	Excellent opportunity; 5,372 s.f. building on 1.26 acres; fenced outside storage, overhead doors, newly renovated office space; industrial/automotive use
	531 Belmont Ave.	3,655 s.f.	\$7.50/s.f.	Jennings Real Estate Services Inc. / (413) 731-7770 Kevin Jennings / www.jennings-re.com	Well-located at the intersection of Sumner Avenue and Belmont Avenue at the 'X'; this flexible retail/service property benefits from excellent visibility across from Walgreen's, CVS, and many other neighborhood retailers
	155 Maple St.	13,420 s.f.	\$10/s.f.	Macmillan and Son Inc. / (413) 736-8338 Douglas Macmillan / www.macmillanandsoninc.com	Prime office condominiums for sale or lease; extremely competitive pricing; free parking
	146 Chestnut St.	7,500 s.f.	\$12/s.f.	Macmillan and Son Inc. / (413) 736-8338 Douglas Macmillan / www.macmillanandsoninc.com	Prime office space with on-site parking; first-class finishes on SonetLoop
	The Tarbell Watters Building, 146 Chestnut St.	40,000 s.f.	\$750,000	Macmillan and Son Inc. / (413) 736-8338 Douglas Macmillan / www.macmillanandsoninc.com	Prime office building with on-site parking
	305 State St.	12,050 s.f.	\$795,000	Macmillan and Son Inc. / (413) 736-8338 Douglas Macmillan / www.macmillanandsoninc.com	Well-located commercial building across from the new federal courthouse; ample on-site parking; ideal for conversion to office building
	1165 Page Blvd.	103,000 s.f.	\$2,250,000	Macmillan and Son Inc. / (413) 736-8338 Douglas Macmillan / www.macmillanandsoninc.com	Prime distribution/industrial space; 10 truck docks, 4 drive-in doors; excellent access to I-291, I-90, and I-91
	1380 Main St.	11,508 s.f.	\$10/s.f.	Macmillan and Son Inc. / (413) 736-8338 Douglas Macmillan / www.macmillanandsoninc.com	543-11,508 +/- s.f. suites; first-class interior finish; central downtown location; significantly renovated in 1980s and 1990s
	99 Guion St.	146,000 s.f.	\$3.90/s.f.	Macmillan and Son Inc. / (413) 736-8338 Douglas Macmillan / www.macmillanandsoninc.com	146,000 s.f. industrial space subdividable to 18,000 s.f.; truck docks, drive-in door, rail; 20'-22' ceilings
	1165 Page Blvd.	26,600 s.f.	\$3/s.f.	Macmillan and Son Inc. / (413) 736-8338 Douglas Macmillan / www.macmillanandsoninc.com	Prime distribution/industrial space; 3 truck docks, 1 drive-in doors; excellent access to I-291, I-90, and I-91
	1350 Main St.	20,000 s.f.	\$13.50/s.f.	Macmillan and Son Inc. / (413) 736-8338 Douglas Macmillan / www.macmillanandsoninc.com	Prime Class-A office space; first-class finishes; \$13.50/s.f. Gross
	20 Oakdale St.	3,165 s.f.	\$359,500	Macmillan and Son Inc. / (413) 736-8338 Douglas Macmillan / www.macmillanandsoninc.com	Well-located light industrial building; 10,411 +/- s.f. of land; excellent access to I-291, I-90, and I-91
	115 State St.	10,000 s.f.	\$11/s.f.	Macmillan and Son Inc. / (413) 736-8338 Douglas Macmillan / www.macmillanandsoninc.com	Prominent State and Main Street location; 1,000-1,500 s.f. modern efficient office space finished to tenant specifications
	115 State St.	38,544 s.f.	\$900,000	Macmillan and Son Inc. / (413) 736-8338 Douglas Macmillan / www.macmillanandsoninc.com	Prime office space; prominent State and Main Street location
	90 Central St.	3,600 s.f.	\$250,000	Macmillan and Son Inc. / (413) 736-8338 Douglas Macmillan / www.macmillanandsoninc.com	Commercial/industrial building on 11,779 s.f. site; four drive-in overhead doors; central location with excellent access to I-91, and I-291
	784 Bay St.	6,244 s.f.	\$345,000	Macmillan and Son Inc. / (413) 736-8338 Douglas Macmillan / www.macmillanandsoninc.com	Commercial/industrial building on 18,678 +/- s.f. site; drive-in door; heavy electric; central location; excellent access to I-291, I-90, and I-91
	459 Dwight St.	3,494 s.f.	\$550,000	Macmillan and Son Inc. / (413) 736-8338 Douglas Macmillan / www.macmillanandsoninc.com	Downtown with parking; masonry commercial building currently utilized as a lounge; excellent visibility and access to local transportation routes, I-291, I-91 and I-90
	41 Taylor St.	19,500 s.f.	\$995,000	NAI Plotkin / (413) 781-8000 Bill Low / www.sdplotkin.com	For sale or lease: Historic building, 4-story with completely updated offices, recessed lighting, exposed brick walls, adjacent to parking garage; office sharing available 250-6,000 s.f. for lease
	160 Tapley St.	56,000 s.f.	\$2.75/s.f.	NAI Plotkin / (413) 781-8000 Bill Low / www.sdplotkin.com	For lease: 56,000 s.f. industrial available, 2 loading docks, 1 overhead, high power, located right off I-291 exit, close to Mass Pike
	1350 Main St., One Financial Plaza	100,000 s.f.	\$14.50/s.f.	NAI Plotkin / (413) 781-8000 Bill Low / www.sdplotkin.com	For lease: Class-A office space in Sovereign Bank building located in the central business district, 500-100,000 s.f. full floors of 19,195 s.f. available
	939-941 East Columbus Ave.	3,700 s.f.	\$325,000	NAI Plotkin / (413) 781-8000 Bill Low / www.sdplotkin.com	For sale: Multi-tenant office building located near I-91 ramp and downtown; ideal for law firm, insurance; positive NOI
	3115 Main St.	8,443 s.f.	\$129,000	NAI Plotkin / (413) 781-8000 Bill Low / www.sdplotkin.com	For sale: Commercial land located off I-91 Main Street exit ramp providing access to Baystate Medical at 3300 Main St.; zoned Business-A
	180 Avocado St.	125,320 s.f.	\$3,950,000	NAI Plotkin / (413) 781-8000 Bill Low / www.sdplotkin.com	For sale: Reduced, large building, 117,666 s.f. of industrial, 7,654 s.f. office, 18'-20' ceilings, 40x40 bay spacing, 7 loading docks, 1 ground-level door, 3,000 amp power
	1530-1534 State St.	3,275 s.f.	\$275,000	NAI Plotkin / (413) 781-8000 Bill Low / www.sdplotkin.com	For sale: Newly renovated sports bar, 2,117 s.f. and 1,158 s.f. banquet room on second floor; parking for 25+ vehicles
	Liberty Arts medical building	5,908 s.f.	\$20/s.f.	NAI Plotkin / (413) 781-8000 Dan Moore / www.sdplotkin.com	For lease: Medical office space, 668 s.f., 841 s.f., 1,695 s.f., and 2,704 s.f. available; prime location near all major hospitals
	780 Chestnut St. (across from Baystate)	6,150 s.f.	\$19.50/s.f.	NAI Plotkin / (413) 781-8000 Dan Moore / www.sdplotkin.com	For lease: Prime medical office located across the street from Baystate Medical Center, 336 s.f., 767 s.f., 1,800 s.f., 1,047 s.f. and 2,200 s.f. available; close to all major hospitals
	49 Cadwell Dr.	12,250 s.f.	\$4.95/s.f.	NAI Plotkin / (413) 781-8000 Liam Reynolds / www.sdplotkin.com	For lease: Industrial building, 500 s.f. office, 3 loading docks, 18' ceilings, low rate
	1666 Main St.	5,700 s.f.	\$11/s.f.	NAI Plotkin / (413) 781-8000 Mark Healy / www.sdplotkin.com	For lease: Office space in downtown; private offices with reception and conference room; 4,000 s.f., 4,750 s.f., 5,700 s.f. available
	32 Hampden St.	3,095 s.f.	\$11/s.f.	NAI Plotkin / (413) 781-8000 Mark Healy / www.sdplotkin.com	For lease: Whitcomb building, offering 855 s.f., 1,100 s.f. and 1,140 s.f. of office space; ADA accessible, parking located across the street

Continued on page 45

Commercial Real Estate For Sale and Lease

Continued from page 44

TOWN	ADDRESS	SIZE	SALE / LEASE (S.F.) PRICE	FIRM / PHONE NUMBER / CONTACT / WEBSITE	DESCRIPTION
	33 Stafford St.	1.52 acres	\$975,000	R.J. Greeley Co., LLC / (413) 734-7923 Brendan Greeley / www.rjgco.com	Development site: Busy location at I-291 exit; 6,672 s.f. commercial building with expansion capabilities; directly across from State Police barracks and in close proximity to Baystate Medical Campus, Mercy Hospital, McDonald's, Blockbuster, and more
	155 Brookdale Dr.	25,000 s.f.	\$2,000,000	R.J. Greeley Co., LLC / (413) 734-7923 Frank Fitzgerald / www.rjgco.com	For sale or lease: Attractive two-story suburban office property with plenty of parking and an elevator; 12,000 s.f. available for lease at \$14 per s.f.
	616 Boston Road	4,800 s.f.	\$450,000	R.J. Greeley Co., LLC / (413) 734-7923 Frank Fitzgerald / www.rjgco.com	Now available for sale or lease: 2,000-4,800 s.f. available; commercial building with 14' clear ceilings in shop area, drive-in door and parking for approximately 8 vehicles
	501 St. James Ave.	7,275 s.f.	\$359,000	R.J. Greeley Co., LLC / (413) 734-7923 Frank Fitzgerald / www.rjgco.com	Commercial building with fenced-in yard and great highway access
	3640 Main St.	20,000 s.f.	\$20/s.f.	R.J. Greeley Co., LLC / (413) 734-7923 Frank Fitzgerald / www.rjgco.com	2,500-20,000 s.f. of professional, medical, clinical office space available at the Medical Arts & Conference Center in Springfield; medical record storage space is also available; great location right off the highway
	57 Mulberry St.	3,000 s.f.	\$140,000	R.J. Greeley Co., LLC / (413) 734-7923 Frank Fitzgerald / www.rjgco.com	Price reduced: Medical office property; perfect for small practice or satellite location for a larger group; a newer addition with a vaulted ceiling and fireplace makes a great waiting area or large conference room; plenty of on-site, lighted parking
	797 Berkshire Ave.	8,000 s.f.	Call	R.J. Greeley Co., LLC / (413) 734-7923 Frank Fitzgerald / www.rjgco.com	2,400-8,000 s.f. of flexible commercial space available on 4 acres of land; easy access to Mass Pike (I-90) and I-291; plenty of on-site parking and easy loading in gated yard; lease prices vary
	377 Cottage St.	30,000 s.f.	\$3.95/s.f.	R.J. Greeley Co., LLC / (413) 734-7923 Robert Greeley / www.rjgco.com	Approximately 30,000 s.f.; heavy power, ceiling heights to 30'; great loading and good highway access; many possibilities
	180 Progress Ave.	121,675 s.f.	\$3.25/s.f.	R.J. Greeley Co., LLC / (413) 734-7923 Robert Greeley / www.rjgco.com	Industrial warehouse space with 27'-28' ceilings, 23 dock doors, rail doors and easy access to major highways
	Springfield Technology Park	116,000 s.f.	Call	R.J. Greeley Co., LLC / (413) 734-7923 Robert Greeley / www.rjgco.com	1,000-6,000 s.f. and 116,000 s.f. available; extensive fiber feeds; heavy, redundant power; 24/7 gated, manned security; on-site management; easy access to I-91, I-291 & Mass Pike (I-90)
	157-163 Lyman St.	6,000 s.f.	\$119,000	Suffolk Street Realty / (413) 747-0690 Pete Kearing / N/A	Former M&S Tomato facility; good lighting, nice office, dry, well-lit basement, freight elevator, 2 docks, secure fenced-in yard, will sell or lease for \$2,500/month; can alter-to-suit tenant, negotiable
Townsend	222 Main St.	4,136 s.f.	\$9.50/s.f.	NAI Plotkin / (413) 781-8000 Bill Low / www.sdplotkin.com	For lease: Retail space available in shopping plaza, 4,000 s.f., 1,655 s.f., 1,200 s.f., and 750 s.f. available for lease in Family Dollar plaza; ample parking

Continued on page 46

Commercial Real Estate For Sale and Lease

Continued from page 45

TOWN	ADDRESS	SIZE	SALE / LEASE (S.F.) PRICE	FIRM / PHONE NUMBER / CONTACT / WEBSITE	DESCRIPTION
West Springfield	1275 Elm St.	12,750 s.f.	\$15/s.f.	Century Investment Co. / (413) 785-1981 Andrew Cohen / www.centuryinvestment.com	For lease: Free-standing professional building; subdividable; utilities included; ample free parking
	18 Union St.	3,000 s.f.	Call	Century Investment Co. / (413) 785-1981 Bob Dashevsky / www.centuryinvestment.com	IHOP building (3,000 s.f.) at intersection of Union Street and Park Ave.; prominent site on town green is ripe for redevelopment
	1472 Riverdale St.	12,000 s.f.	\$12/s.f.	Fred Aaron Realty Company / (413) 519-0142 Fred Aaron / N/A	Riverdale St. (Rt 5), West Springfield; major renovation underway; great co-tenants; 1,600-12,000 s.f. retail/office plus 4,000 s.f. basement; excellent visibility, high traffic, ample parking; loading docks, gas heat; 1/2 mile to MA Pike and I-91
	442 Westfield St.	6,636 s.f.	\$645,000	Macmillan and Son Inc. / (413) 736-8338 Douglas Macmillan / www.macmillanandsoninc.com	Fully tenanted office building; attractive income stream
	20 River St.	11,192 s.f.	\$469,000	Macmillan and Son Inc. / (413) 736-8338 Douglas Macmillan / www.macmillanandsoninc.com	Prime commercial building; 20,037 +/- s.f. parcel; presently configured for multi-tenancy with two existing tenants; ideal for owner occupants
	1111 Elm St.	3,000 s.f.	\$12/s.f.	Medeiros Realty Trust / (413) 246-0069 John Medeiros / N/A	This building is located close to the Riverdale Shops, just off Route 5
	1319 Riverdale St.	3,500 s.f.	\$12/s.f.	NAI Plotkin / (413) 781-8000 Bill Low / www.sdplotkin.com	For lease: Retail space on heavily traveled artery, 1/4 mile to I-91; large open floorplan, formerly a salon; ample parking
	246 Park St.	16,500 s.f.	\$2,100,000	NAI Plotkin / (413) 781-8000 Bill Low / www.sdplotkin.com	For sale: First-class two-story office building located across from the town green; large parking lot; 90% occupied
	202 Day St.	43,400 s.f.	\$995,000	R.J. Greeley Co., LLC / (413) 734-7923 Brendan Greeley / www.rjgco.com	For sale or lease: Completely rebuilt with steel-frame construction; great location off of Union Street just 5 minutes to major highways; this property abuts the West Springfield rail yards
	1050 Main St.	14,886 s.f.	\$799,000	R.J. Greeley Co., LLC / (413) 734-7923 Brendan Greeley / www.rjgco.com	For sale or lease: Commercial property with 13 drive-in doors; great location off of Route 5, seconds from I-91
	71 Park Ave.	8,000 s.f.	\$499,000	R.J. Greeley Co., LLC / (413) 734-7923 Frank Fitzgerald / www.rjgco.com	Price reduced: Office space in two buildings; great visibility at busy rotary; easy highway access and plenty of on-site parking
	63 Myron St.	4,900 s.f.	\$12.75/s.f.	Salamon Realty, LLC / (413) 736-5958 Mitch Salamon / N/A	For lease: office suites (3,450' and 1,450') just off Rt. 5 in desirable location
	103 Myron St.	15,690 s.f.	\$13.50/s.f.	Salamon Realty, LLC / (413) 736-5958 Mitch Salamon / N/A	For lease: Space in multi-tenanted flex building just off Rt. 5; space sizes available 4,400 s.f., 1,630 s.f., 3,260 s.f., 6,400 s.f. office or retail suites
Westfield	Summit Lock & Southampton Roads	250,000 s.f.	Call	Development Associates / (413) 789-3720 Ken Vincunas / www.devassociates.com	For sale or lease: Located on Rt. 202, at the corner of Southampton and Summit Lock Roads, just 2.5 miles from the Mass Pike, exit 3; build to suit opportunity; great location for industrial, commercial, manufacturing, large retail, or whole/distr.
	Servicestar Industrial Way	1,400,000 s.f.	Call	Jennings Real Estate Services Inc. / (413) 731-7770 Kevin Jennings / www.jennings-re.com	Campanelli Business Park; 130-acre park with approximately 40 acres remaining; join Home Depot and Preferred Freezer; regional distribution and manufacturing; design/build sale and lease opportunities
	Lockhouse Road	1.42 acres	\$185,000	Jennings Real Estate Services Inc. / (413) 731-7770 Kevin Jennings / www.jennings-re.com	1.42-acre industrial parcel located on Lockhouse Road just minutes from MA Pike, exit 3; excellent opportunity, ready to go
	77 Servistar Industrial Way	33,340 s.f.	Call	Jennings Real Estate Services Inc. / (413) 731-7770 Kevin Jennings / www.jennings-re.com	Modern 33,340 s.f. high ceiling warehouse located in Westfield; currently used as an USDA-approved food production facility; keep existing use and benefit from extensive infrastructure or utilize as a conventional industrial, warehouse, or manufacturing facility
	170 Lockhouse Road	105,000 s.f.	\$3.75/s.f.	Jennings Real Estate Services Inc. / (413) 731-7770 Kevin Jennings / www.jennings-re.com	Up to 105,000 s.f. of modern industrial space minutes from MA Pike, exit 3; 16'-32' ceilings, multiple loading docks, drive-in doors, outside storage; active rail siding with loading platform; available immediately
	507 Southampton Road	3,500 s.f.	\$10/s.f.	L. B. Eddy / (413) 568-5992 Tim Eddy / N/A	One mile from MA Pike, exit 3; attractive ground floor; move-in condition; can be subdivided into three offices; additional parking and storage space on site; free snowplowing, taxes, and insurance
	Falcon Drive	4 acres	Call	MPT Development / (413) 536-0021 Peter A. Wood / www.abuilders.com	Permitted land; light industrial/office
	Summit Lock Road	6 acres	Call	MPT Development / (413) 536-0021 Peter A. Wood / www.abuilders.com	Sale pending: Permitted land; all utilities in street; no wetlands; build-to-suit/lease
	57 Union St.	21,000 s.f.	\$15/s.f.	NAI Plotkin / (413) 781-8000 Mark Healy / www.sdplotkin.com	For lease: Medical/office space in brand new building, from 500 s.f. to full floors available, ample parking, located near downtown Westfield
	94 North Elm St.	10,000 s.f.	\$16/s.f.	NAI Plotkin / (413) 781-8000 Mark Healy / www.sdplotkin.com	For lease: Class-A office space available for immediate occupancy, 900-10,000 s.f., all inclusive rate
	300 Union St.	9,900 s.f.	\$515,000	R.J. Greeley Co., LLC / (413) 734-7923 Brendan Greeley / www.rjgco.com	For sale or lease: Warehouse or light manufacturing property; easy access to Route 20 and Mass Pike; well-maintained property
Westhampton	80 Easthampton Road	20,000 s.f.	\$895,000	Coldwell Banker Commercial Upton-Massamont / (800) LAND-ETC Wanda Mooney / www.cbupton-massamont.com	Massive 2-story horse barn with 20,000 s.f., featuring 22 box stalls, hay loft, and multiple rooms; additional 50 acres, outdoor riding arena, several paddocks, new fencing, renovated Cape
Wilbraham	2537 Boston Road	3,000 s.f.	\$12/s.f.	Jennings Real Estate Services Inc. / (413) 731-7770 Kevin Jennings / www.jennings-re.com	New construction; 3,000 s.f. retail/service space next to Jake's Drive-In; excellent high visibility location across from rapidly expanding Post Office Park
	1855 Boston Road	24,000 s.f.	Call	Jennings Real Estate Services Inc. / (413) 731-7770 Kevin Jennings / www.jennings-re.com	Up to 24,000 s.f. available in Building 420 at Friendly's corporate headquarters; access to high-tech teleconference center and training rooms; aggressive lease rates; available immediately
	2341 Boston Road	3,000 s.f.	\$8/s.f.	Medeiros Realty Trust / (413) 219-3822 Tom McNaughton / N/A	Popular spot on a growing Boston Road (Rt. 20); The Wilbraham Shops is a convenient well-established plaza with a good mix of retail and office space; build-outs available
	2701 Boston Road	6,500 s.f.	Call	Medeiros Realty Trust / (413) 219-3822 Tom McNaughton / N/A	Second-floor space is available on highly traveled Rt. 20; conveniently located from the MA Pike; brokers OK; can build-to-suit