

# COMMERCIAL REAL ESTATE FOR SALE AND LEASE

CITY	ADDRESS	SIZE	PRICE	AGENCY / AGENT / PHONE / EMAIL	DESCRIPTION
AGAWAM	62-68 Gold St.	20,000 sq. ft.	Call	Development Associates / Ken Vincunas (413) 789-3720 / kvincunas@devassociates.com	Up to 20,000 sq. ft. 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 sq. ft.	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
AMHERST	Office Suite in south Amherst	900 sq. ft.	\$1,630/month	Amherst Office Park Clare Bertrand (413) 256-0146/ clare@amherstofficepark.com	A five-room office suite in a mixed-use building in South Amherst has become available. Designed for CPA's, this suite has a waiting room, a work room, three private offices, and a full private bath. This suite also has access to a full kitchen and deck.
ASHFIELD	298 Barnes Road	3,118 sq. ft.	\$925,000	Coldwell Banker 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.
BELCHERTOWN	20 George Hannum Road	1,375 sq. ft.	\$10/sq. ft. NNN	Jones Group Realtors / Pat Patenaude (413) 549-3700 / patenaude@jonesrealtors.com	For lease: 1,375 sq. ft. 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	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	20 Veterans Drive, Chicopee	5,500 sq. ft.	Call	Development Associates / Ken Vincunas (413) 789-3720 / kvincunas@devassociates.com	±55,000 sq. ft. manufacturing/warehouse building in strategic location convenient to MA Pike Exit 5. Ideal for distribution or manufacturing.; 2 dock doors plus 1 drive-in door; ±6,400 SF of finished area; ±48,600 sq. ft. high open workspace; 20' clear height; Low cost municipal electric power; Expandable
	105 East Street	.89 acres	\$340,000	Paige Laliberte; paige.laliberte@cbumr.com	0.89 acres - Unique opportunity to purchase a large business zoned lot, centrally located in Chicopee. Former home to an historic Victorian building that was zoned Commercial A. Convenient location, ideal for office or retail opportunity. A variety of options with this lot, from a restoration rebuild to subdivision of commercial/residential with proper permitting and town approvals. Buyer to verify all use with the Town of Chicopee.
	711 East Main Street, Chicopee, MA	22,250 + sq. ft.	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 sq. ft. 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
	102 First Avenue, Chicopee, MA	80,040 sq. ft.	\$4.25/sq. ft.	Development Associates/Ken Vincunas (413) 789-3720/kvincunas@devassociates.com	80,040 square-foot manufacturing/distribution building strategically located at the junction of the MA Turnpike (I-90) and I-291 in Chicopee, MA.
DEERFIELD	21 Elm St.	3,900 sq. ft.	\$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 -15,0000 sq. ft.	Call	Phil Nash/flashnash@comcast.net	Commerical, industrial warehouse , and shop space, 3 -15K sq ft. Multiple docks, rail, three phase power, can finish to spec for long-term tenant. (413) 539 0433 www.Deerfieldinnovatorsmill.com
EAST LONGMEADOW	45 Industrial Dr.	82,080 sq. ft.	\$4.25/sq. ft.	Development Associates / Ken Vincunas (413) 789-3720 / kvincunas@devassociates.com	83,000 +/- sq. ft. modern manufacturing/warehouse building with ample parking located in established East Longmeadow Industrial Park; clean, flexible open 24' clear manufacturing/warehouse area; 14,000 sq. ft. of attractive, functional office; 9 docks plus drive-in door; potential for 40,000 sq. ft. addition; easy access to I-91
	250 N. Main St.,	18,000 sq. ft.	Call	Keller Williams (KW) Commercial / Richard W. LeBlanc (413) 355-3351 / richardleblanc@kw.com	Under construction (expected completion April 2018); 52% leased; 18,000 sq. ft., 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
	Modern, Professional Office Space For Lease, East Longmeadow	2,200 sq. ft.	\$17/sq. ft.	NAI Plotkin/Kristin Sleeper (413) 200-6024/ ksleeper@splotkin.com	Beautiful professional office space available for immediate lease, 2,200 s.f. near the center of town. Modern and well-maintained near neighborhood center. Parking available.
ENFIELD, CT	33 Palomba Dr.	8,100 sq. ft.	\$12/sq. ft.	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
GILL	326 Main Road	2,235 sq/ft	\$285,000	Coldwell Banker Commercial Upton-Massamont Realtors Wanda; wanda@cbumr.com/ (413) 768-9848	The current owners transformed this antique gem that was once the Gill Store into one of the area's finest restaurants known as the Gill Tavern. The owner of the restaurant will continue to operate this very popular dining destination and is the perfect long term tenant. The interior has a warm and inviting atmosphere with an attractive bar, original built-ins, wood floors, good size kitchen, walk-in cooler, restroom, office and outside dining area. The second floor has a charming apartment that consists of a kitchen, dining and living room, 2 bedrooms and a full bath. There is a large full walk out basement with high ceilings and ample amounts of storage. The owners added steel beams for additional supports, updated the electrical and plumbing, added insulation and a new roof was installed in 2005 and the Buderus heating system is only 10 years old. This special building comes with 10 parking spaces, garden area and it is located in the town's center

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GREENFIELD	101 Munson St.	3,925 sq. ft. to 23,300 sq. ft.	\$16/sq. ft.	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, Greenfield, MA	850 sq. ft.	\$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)
	377 Main Street Units 2 & 3	3,716 sq. ft.	\$259,000	Coldwell Banker Upton-Massamont Realtors/ Michael Pratt; michael.pratt@cbumr.com/ (413) 648-7455	Prime office condo for sale in downtown Greenfield. Over 3,700 sq. ft., currently laid out with two entry/reception areas with a dozen individual office/conference rooms and two bathrooms.
HADLEY	195 Russell St.	2,200 +/- sq. ft.	\$17.50/sq. ft.	CBR Realty / Bob Tudryn (413) 387-0303 / bobtudryn@icloud.com	2,200 +/- sq. ft. 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 sq. ft. retail building
HOLYOKE	72-100 Front St. Canal Place	55,000 sq. ft.	\$12/sq. ft.	Hampshire Property Management Group / Rich Madowitz (413) 650-6025 / rmm@hpmgnoho.com	Eight full floors totaling 55,000 sq. ft. in a renovated mill building featuring exposed brick and large wooden beams; expansive views from the top floors
	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
	Loft-Like Office Space in Western Mass. in Restored Mill	2,218 sq. ft.	\$13.50/sq. ft.	Open Square/Maggie Bergin (413) 532-5057 ext. 205/marketing@opensquare.com	Open Square is the vibrant home to 47 business tenants, retail, and an event space-all sharing the same warm atmosphere and modern amenities. Quiet, creative, and centrally located in Western Mass. This Class A office space is approximately 2,218 square feet and features refinished maple floors, 4 private offices, a conference room, two open areas appropriate for cubicle offices or desks, tons of natural light and on-site parking, 15-18' sandblasted ceilings, sandblasted brick walls and a custom cherry storefront. Large windows flood the office with natural light; \$13.50/sq. ft* annually or monthly installments of \$3,093.75. Mill 4 entry features 24/7 swipe card security access and cameras. Rent includes access to a shared conference room that comfortably fits 10; Tenant responsible for electric/data and a share of heat and taxes. Heat and taxes is approximately \$1.50/square foot annually. Minimum five-year lease.
Health-Related Office with Plenty of Parking	2,500 sq. ft.	\$13/sq. ft.	Open Square/Maggie Bergin (413) 532-5057 ext. 205/marketing@opensquare.com	2,500 square feet of Class A office space; \$13.00/square foot annually (\$2,732/month). Clean and bright business space includes a large reception office space and waiting area, four large private offices, one very large office designed to serve as a conference room, bathrooms, staff kitchen/break room and a utility/server room. Offices are flooded with light plus privacy blinds. Because there is lots of parking, staff or patients can get in and out quickly.	
14,500-50k Sq. Ft. Warehouse, Distribution or Storage Space	14,500 sq. ft.	Call	Open Square/Maggie Bergin (413) 532-5057 ext. 205/marketing@opensquare.com	Approximately 14,500 to 50k contiguous square feet of warehouse, distribution, or storage space in Holyoke, Massachusetts. 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.	
1087 Center Street, Ludlow MA	2.3 acres	\$399,900	Grace Group Realty/Heather Goncalves (413) 374-8197/heather@gracegrouprealty.com	COMMERCIAL - Industrial A zoned property. Incredible business opportunity. On prime Center Street location in Ludlow. 3 miles west to closest convenience store/gas station (Pride, Ludlow), 7 miles east to closest convenience store/gas station (Planet Gas, Belchertown). Could be one-of-a-kind. This beautiful property sits on 2.3 acres with many uses. Surrounded by agricultural-zoned properties...this could be the unique site you have been waiting for...on well-traveled Route 21. Current paved drive has parking for 10-12 vehicles. The site itself has a multitude of possibilities. Act now...opportunity knocks!!!	
MONTAGUE	10 Station Road	2,350 sq. ft.	\$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	150 Main St.	1,800 sq. ft.	\$32.50/sq. ft.	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 sq. ft.	\$25/sq. ft. 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 sq. ft.	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

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	3-5 Clark Ave, Northampton MA	20,000 sq. ft.	Negotiable	Hampshire Property Management Group, Inc./Rich Madowitz/ (413) 650-6025/rmm@hpmgnoho.com	Downtown Northampton office building site available on a build-to-suit basis. Building can be constructed in 12-18 months once design is completed. Property is adjacent to Roundhouse parking lot, in back of Pulaski Park, with frontage on Clark Avenue. One block from Main Street.
	766 N King Street, Northampton, MA	1775 sq. ft.	\$21.00	Development Associates/Ken Vincunas (413) 789-3720/kvincunas@devassociates.com	1,775 sq. ft. office space available for lease on first floor of Class A Medical Office Building. Ideal for small medical practice; Prime location across from Exit 21 off I-91; Four exam rooms and reception area; Three offices, business office, and staff kitchen; X-ray/scan room and patient prep area
NORTHFIELD	168 Main Street, U:1	9840 sq. ft.	\$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
PALMER	21 Wilbraham St.	31,000 sq. ft.	\$3.75/sq. ft.	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
SOUTH DEERFIELD	14 Industrial Dr. East	2,700 sq. ft. to 8,100 sq. ft.	\$4.50/sq. ft.	Development Associates / Ken Vincunas (413) 789-3720 / kvincunas@devassociates.com	10,800 sq. ft. 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 Rd, South Deerfield	12,000 sq. ft.	Call	Douglas Auctioneers/Douglas Bilodeau (413) 665-2877/info@douglasauctioneers.com	Prime commercially zoned two-story building complex. This 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 & electric heat, town water, and private sewer. Excellent location 2.5 miles north off exit 24 of Interstate 91, 2 miles north of Yankee Candle and 2-1/2 miles south of Historic Deerfield on U.S. Route 5.
SPRINGFIELD	Industrial Manufacturing Facility Available, Springfield, MA	Call	Call	NAI Plotkin/Bill Low (413) 200-6023/wlow@splotkin.com	Available for sublease is a 46,205 sq. ft. 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
	250 Greenfield Road	12,000 sq. ft.	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
	Two Commercial Buildings For Sale, Prime Location, Boston Road, Springfield MA	30,000 sq. ft.	\$2,750,000	NAI Plotkin/Bill Low (413) 200-6023/wlow@splotkin.com	For Sale: Two commercial buildings on Boston Road in Springfield, prime retail location; 9,697 sq. ft., former restaurant building; 20,595 sq. ft. retail building; and 1.2 acre parcel of land. Located on heavily traveled artery (Boston Road - route 20) with excellent visibility. traffic count: 27,158 vehicles/day. located near Lowe's, stop & shop, the Eastfield Mall, & Walgreen's.
	Large Mixed-Use Space for Lease Next to Planet Fitness, Springfield Plaza	18,000 sq. ft.	\$5.50 - \$10.00/sq. ft.	NAI Plotkin/Kristin Sleeper (413) 200-6024/ksleeper@splotkin.com	Available for immediate occupancy, large mixed-use commercial space for lease located at the Springfield Plaza next to Planet Fitness. Ample parking. Will subdivide. High visibility and access.
WEST SPRINGFIELD	84 Myron St.	14,476 +/- sq. ft.	\$14-\$16/sq. ft.	Salamon Realty / Mitch Salamon (413) 736-5958 / kshouse@salamonrealty.com	Newly remodeled 14,476 sq. ft. 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 sq. ft., 11,340 sq. ft., 9,886 sq. ft., 5,000 sq. ft., 3,205 sq. ft.
	52-54 Wayside Avenue	4,280 sq./ft	Call	Salamon Realty / Mitch Salamon (413) 736-5958 / kshouse@salamonrealty.com	Multi-tenanted building located just off Route 5 near junctions of 90-91-291-5-20 in a very desirable location; One suite available to Lease 4,280 +/- sqft located at the front of the building.
	63 Myron St.	13,300 sq. ft.	\$999,999	Salamon Realty / Mitch Salamon (413) 736-5958 / kshouse@salamonrealty.com	13,300 sq. ft. building; subdivided into smaller-unit rentals; starting from approximately 1,300 sq. ft.; 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 +/- sq. ft.	\$16.75/sq. ft.	Salamon Realty / Mitch Salamon (413) 736-5958 / kshouse@salamonrealty.com	Available after June 30; 12,560 sq. ft. building subdivided into smaller unit sizes from 1,300 sq. ft. to 5,000 sq. ft.; prime location with parking; located conveniently near Route 5, I-291, I-91, I-90, and Route 20
	103 Myron St.	1,630 sq. ft. to 6,400 sq. ft.	\$12/sq. ft.	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