

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
	Agawam Corporate Center - 67 Hunt St.	733 sq. ft.	\$1,200/month	Aspen Square/Jeff Strole jms@aspensquare.com/(413) 439-6344	Ideal space for accountants/lawyers/financial professionals at entrance to class A, 83,000-square-foot, multi-tenant office building.
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	Edge Hill Golf Course	3,118 sq. ft.	\$925,000	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.
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; \$10/NNN; 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
	115A Northfield Road,	Contact Seller	\$499,000	Mark Abramson; Mark.Abramson@cbumr.com	Large commercial parcel with a single-family home on the corner. Well located on Route 10 and very close to a full I-91 Interchange. Can be purchased in sections to accommodate most types of commercial development
	107 Northfield Road	9 acres	\$299,900	Mark Abramson; Mark.Abramson@cbumr.com	9 -acre commercial parcel on own water and excellent visibility and proximity to I-91. Abutting 115 Northfield Road which is for sale in Residential MLS
	43 River St.	3,000 sq. ft.	Contact Seller	Mark Abramson; Mark.Abramson@cbumr.com	Endless possibilities exist here with this rugged post and beam 4-story structure with attached warehouse and a separate wood-framed metal building with around 3000 sq. ft. Newly paved and drained lot, just off rail service. Grandfathered use as a retail/warehouse. Minutes from a full I-91 Interchange. Separate unheated wood-framed building and yard can be leased.
	3 Industrial Lane,	6,192 sq. ft.	\$175,000	Mark Abramson; Mark.Abramson@cbumr.com	36x100 metal building with 16-foot ceilings and sponge foam insulation. Two 14 foot doors. Center drain to outside tank. Lean-to side. Fits two trailer bodies. 2nd building is 36 x 72 foot wood-frame trussed metal roof, drive-in door. Was used for livestock. Needs electricity run to property and installation of a septic system. No utilities - generator used
CHICOPEE	105 East St.	.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 St., 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
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 -15,000 sq. ft.	Call	Phil Nash/flashnash@comcast.net	Commercial, 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
	8 North St., Deerfield, MA	7,388 sq. ft.	\$549,000	Coldwell Banker Commercial Upton-Massamont Realtors; Don Mailloux/don@cbumr.com; (413) 834-1524	Centrally located, well-built building for heavy commercial, light industrial uses. Presently used for steel fabrication and may include a 5-ton crane system. Building is 7,388 sq. ft. made up with 4,400 sq. ft. of work space with high ceiling. Smaller work space of 1,380 sq. ft. adjoins the larger space and the 1,600 sq. ft. of office. With multiple overhead doors in both work spaces, this building is ideal for moving materials. A high ceiling canopy off the rear of the building allows for large truck deliveries and easy access to the yard. Whether looking to expand your steel fabrication business or to have a place to work on heavy duty equipment/large truck repair, this property deserves a look.
EAST LONGMEADOW	Turn Key Restaurant for Sale, Includes Business & Liquor License, Commercial Building, 3 Parcels	5,567 sq. ft.	\$750,000	NAI Plotkin; Stephen Picard/spicard@splotkin.com (413) 2373035 NAI Plotkin; William Low/wlow@splotkin.com; (413) 237 9692	As an exclusive listing agent, NAI Plotkin is pleased to offer for sale or lease this portfolio of property which consists of a 5,567 sq. ft. commercial building (2 floors including a 4,280 sq. ft. full basement and two apartments), a commercial building with 5 bays being used as an auto dealership, and one residential home. The property is located on a heavily traveled retail corridor near the Springfield line. The 5,567 sq. ft. building is currently a restaurant/bar and includes a fully operational basement and includes a full liquor license. Property highlights: portfolio consists of two commercial buildings & one residential home; turn key restaurant/bar renovated in 2017; 100 total parking spaces; excellent visibility & access, frontage on busy artery and access on 3 St. s; zoned: business; sale or lease option; positive monthly income
	621 North Mani St., East Longmeadow	5,567 sq. ft.	Contact Seller	NAI Plotkin/Stephen Picard; spicard@splotkin.com/(413) 200-6017 or NAI Plotkin/Bill Lowe; wlow@splotkin.com/ (413) 200 6023	As an exclusive listing agent, NAI Plotkin is pleased to offer for sale or lease this portfolio of property which consists of a 5,567 sq. ft. commercial building (2 floors including a 4,280 Sq. ft. full basement and two apartments), a commercial building with 5 bays being used as an auto dealership, and one residential home. The property is located on a heavily traveled retail corridor near the Springfield line. The 5,567 sq. ft. building is currently a restaurant/bar and includes a fully operational basement and includes a full liquor license. Property highlights: Portfolio consists of two commercial buildings & one residential home; turn key restaurant/bar renovated in 2017; 100 total parking spaces; excellent visibility & access, frontage on busy artery and access on 3 st. s; zoned: business; sale or lease option; positive monthly income

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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
ERVING	7 Lester St.	Contact Seller	\$79,900	Mark Abramson; Mark.Abramson@cbumr.com	An inexpensive place to start your new business. Equipment available for restaurant use and another space available within for additional use. St. parking available
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
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
	348 High, St.	1,140 sq. ft.	\$159,900	Susanne Lacosse/Susanne.lacosse@cbumr.com	The perfect high-traffic exposure for your new or growing business! The existing building has most recently been used as an insurance office, and features four offices as well as a kitchen, full bath, and updated heating system. The .6-acre parcel has frontage on two roads and offers plenty of parking. It's handicapped accessible, and with a few improvements your business will be up and running in no time!
	38 Haywood St., Greenfield, MA 01301	49,478	\$850,000	Mark Abramson; Mark.Abramson@cbumr.com	Fully rented, grandfathered industrial, warehouse, office building with a 20,000 sq. ft. newer addition that has two loading docks and 1 drive-in door. You can buy this as an investment or an owner-occupied user, as long as you work with expiring leases. Great opportunity either way. Centrally located. One of the major tenants has a right of 1st refusal.
	14 Hope St., Greenfield, MA 01301	22,725	\$599,500	Mark Abramson; Mark.Abramson@cbumr.com	Present Recorder newspaper building/ can be used as a production facility or converted to office building as it is located across from the county court house. Recorder will consider leasing back space as they are looking to stay in the area but only do administration and reporting out of this building presently. Available lot next door can provide excellent parking and access from Olive St. Located in the heart of a revitalization project
	55-57 Pierce St., Greenfield, MA 01301	16,000 sq. ft.	\$399,500	Mark Abramson; Mark.Abramson@cbumr.com	Real estate only for sale. Present tenant will vacate upon transfer or can stay and rent for a while if needed by the Buyer. Previous 2-Family in the front presently being used for administration office. Newer addition to the rear of the front yielding 16,000 sq. ft. of manufacturing
	Office Space Available in Downtown Greenfield	166-4,300 sq. ft.	\$10	NAI Plotkin; Stephen Picard/spicard@splotkin.com; (413) 2373035	For lease: Office space available in downtown Greenfield, 166 sq. ft. to 4,300 sq. ft. of space. St. and nearby parking lots (average \$20-35 per vehicle per month). Property Highlights: 166 sq. ft. to 4,000 sq. ft. office space; professionally managed building; handicap accessible on all levels; nearby parking, reasonable rates; on public bus route
	381 High St.	Contact Seller	\$350,000	Mark Abramson; Mark.Abramson@cbumr.com	Property is located at a three-way lighted intersection at the junctions of Silver and High Streets. High traffic count and great visibility. Additional land is available to the north. There is a 30-car Class 2 License on the property now and could be transferred to a new buyer.
	163 Wells St.	Contact Seller	\$299,500	Mark Abramson; Mark.Abramson@cbumr.com	Existing garage with residential home. Chapter 21 E completed. Ideal automotive or tradesman location with natural gas.
	192 Shelburne Road	Contact Seller	\$250,000	Mark Abramson; Mark.Abramson@cbumr.com	Located very close to the Rotary between 2 hotels
	324 Main St.	100,000 sq. ft.	\$8/SF/Month	Mark Abramson; Mark.Abramson@cbumr.com	4 Levels of spaces including basement Varying square footages available. Can be divided by floor or tenant can take multiple floors. 2 Elevators available. Right near main intersection in downtown Greenfield.
	280 Deerfield St.	4,626 sq. ft.	\$319,000	Christina Postera; Christina.Postera@cbumr.com	Calling all investors! This 6-unit rental property has many updates, including code-updated fire alarm system and fire egresses (certified 2018), a new front porch (2015), roof (2012), replacement windows, and more. All units have separate utilities and lead certificates. Three units are 1-bedroom efficiency apartments, and the other three units are 2-bedroom apartments, with off-St. parking for all. Current owners have completed many other updates. Come take a look
	278-302 Main St.	166 sq. ft. - 4,300 sq. ft.	Contact Seller	NAI Plotkin/Stephen Picard; spicard@splotkin.com/(413) 200-6017	For lease: Office space available in downtown Greenfield, 166 sq. ft. to 4,300 sq. ft. of space. St. and nearby parking lots (average \$20-35 per vehicle per month). Property highlights: 166 sq. ft. to 4,000 Sq. ft. office space; Professionally Managed building; handicap accessible on all levels; nearby parking, reasonable rates; on public bus route
HADLEY	107 Russell St.	1 acre	\$700,000	CBR Realty / Bob Tudryn (413) 387-0303 / bobtudryn@icloud.com	This is a potential development opportunity located on Route 9 next to Cumberland Farms.
	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
HATFIELD	62 Main St.	2,216 sq. ft.	\$14+gross	Hampshire Property Management Group, Inc.; Rich Madowitz/ rmm@hpmgnoho.com; (413) 650-6025	Located in Hatfield Center across from City Hall in a country setting near the Connecticut River. Ideal for professional office or medical use. Amenities include private entrances, off-St. parking, hardwood floors, HVAC and private bathroom
HOLYOKE	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
	120 Whiting Farms Road	50,000 sq. ft.	\$5 nnn or 5 mil	Chris Parent/caparent@aol.com	Great location! One mile from Holyoke mall at the intersection of Routes 90 and 91; 50,000 sq. ft.. Lighted parking lot for 150 cars. 5 acre lot. Premier Building in Holyoke!
	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 sq. ft. 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.

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LUDLOW	1087 Center St.	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 St. 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!!!
	100 Moody St.	1,100 sq. ft.	Call	Northeast Contractors inc./Jason Sergentanis (413) 589-7201/jsargentanis@northeastcontractors.com	Office complex has the following office space available; For Lease: 1,100 sq. ft. office space with waiting room/receptionist office, conference room, three private offices and private bathroom. For lease: 3,250 Office space with waiting room/receptionist office, conference room, break room, 7 office spaces, 1,100 sq. ft. of light industrial space with two offices within the light industrial space. Easy access to I-90 Mass Pike and I-291 to I-91
	Office/Retail/Medical Space for Lease	4,058 sq. ft.	3900.00/month	Richard Kelleher; dick.kelleher01@gmail.com	Beautiful space in newer building, on busy street in desirable Town of Ludlow. Front, corner unit with high visibility, perfect for retail, medical, or office use. Main floor is handicapped accessible, with 2 (accessible) bathrooms, and 2,811 square feet of bright, open space. Second floor has 703 square feet, with full bathroom, large (st. -facing) window and two skylights. Basement space is 544 square feet, with plenty more available, if needed. Economical, natural gas heat. Well-lit private parking lot. Building has 4 rental spaces. Three are currently leased by a hair and beauty academy. This bright, cheery space makes time spent at work a pleasure!
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
	19 Hawley St., Northampton MA	4,577 sq. ft.	\$22+gross	Hampshire Property Management Group, Inc.; Rich Madowitz/ rmm@hpmgnoho.com; (413) 650-6025	Professional office suites in downtown Northampton close to post office. Amenities include off-St. parking, exposed ceilings, fully carpeted, HVAC, kitchen, conference room and reception area. Stand alone 2-story building ideal for professional office user with building identity.
	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
	104 Main St., Unit 104, Northampton, MA	1,200 sq. ft.	\$650,000	Maureen Borg; Maureen.Borg@cbumr.com	Location is the word! Rare, centrally located, St. level commercial condo in one of the highest pedestrian traffic blocks in bustling downtown Northampton. 16' of sidewalk exposure. Well lit display window, high ceilings, easy access to parking garage and lots, downtown stores, restaurants and all Northampton amenities. Half bath, gas heat, AC, separate utilities, storage areas, work space, 1257 sq. ft.
	6-8 Crafts Ave, Northampton MA	1,200 sq. ft.	20NNN	Hampshire Property Management Group, Inc./Rich Madowitz; rmm@hpmgnoho.com/(413) 650-6025	Retail storefront with detached basement for storage or other use. Ideal for professional office or financial services office.
	168 Main St., 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 St. 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
ORANGE	17-19 West Main St., Orange, MA 01364	8,340 sq. ft.	\$275,000	Mark Abramson; Mark.Abramson@cbumr.com	Beauty in brick with this building located in up and coming downtown Orange. Separate electrical and newer Buderus boiler installed with energy efficient booster. Membrane roof installed in 2015. Backup tenant for downstairs if and when that tenant leaves. Seller willing to hold a 10% 2nd mortgage to assist buyer with their downpayment requirement. Ample parking across the St. in a town owned lot. Views of the river and great rental history. A tremendous cash flow with a 12.5% capitalization rate and low rents to boot! A wise buy for the prudent investor
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
PITTSFIELD	609-635 Merrill Road	120,522 sq. ft.	\$6,900,000	NAI Plotkin/Daniel J. Moore; dmoore@splotkin.com/ (413) 200 6017	NAI Plotkin is pleased to present for sale the Shopping Center known as the Shops at Unkamet Brook. The portfolio includes three commercial buildings totaling 120,522 sq. ft. on 10.59 acres of leased land. The property is located on Route 9 (Merrill Road) and Route 7 (Dalton Avenue); and 3.5 miles to Route 20 (downtown Pittsfield Area) Property highlights: (3) commercial buildings totaling 120,522 sq. ft.; 10.59 acres of land (leased); Building 1: 111,408 sq. ft., Tenants: Dick's Sporting Goods, Bed, Bath & Beyond, Panera Bread, Papa Gino's; Building 2: 6,000 sq. ft., Tenant: 99 Restaurant; Building 3: 2,316 sq. ft., Tenant: NBT Bank of Pittsfield; 100% Occupied, National Tenants; Asking: \$6,900,000
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	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
SHELburnE FALLS	904 Mohawk Trail, Shelburne Falls, MA 01370	Contact Seller	\$350,000	Mark Abramson; Mark.Abramson@cbumr.com	The former Anchorage Nursing Home, this property has the infrastructure in place to operate an Inn, B&B, retreat center and more. Located on Route 2, The Mohawk Trail, this property is on the way to whitewater rafting, zip lines, winter skiing and on the scenic route to get to them all. There are tenants that are willing to stay if the buyer wishes, some that are maintaining the property. Price has been drastically reduced to take into consideration renovations necessary to meet current code.

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SOUTH HADLEY	250 Old Lyman Road, South Hadley, MA 01075	1,517 sq. ft.	\$1600/Month	Melissa Ciolek/Melissa.Ciolek@cbumr.com	1500+ sq. ft. of sun-filled commercial space available for lease. Could be the perfect space for an independent law office, insurance agency, small call center, financial/brokerage firm, etc. Located just over a half mile from Memorial Drive and Route 202 with grocery store, gas stations and other amenities nearby
SPRINGFIELD	34 Mulberry St	185-275/ sq. ft.	\$575-\$800	Dot Lortie Realty, a Landmark Co. Dot Lortie/DotLortie@verizon.net (413) 783-0195.	In a prime all-renovated (2014) building. Comm A, 2 offices for lease, for professionals or business. Includes all utilities, tech access, conference room, kitchen, reception room. Near MGM and all downtown amenities.
	34 Mulberry St	4,000+	\$250,000	Dot Lortie Realty, a Landmark Co. Dot Lortie/DotLortie@verizon.net (413) 783-0195.	Prime totally renovated in 2014. Comm A building with 9 offices leased to professionals. Reception room, conference room, kitchen, and good parking. Near MGM, all downtown amenities and highway access.
	For Lease Commercial/ Retail Space on Belmont Ave Springfield	6,670 sq. ft.	\$10	NAI Plotkin; Stephen Picard/spicard@splotkin.com; (413) 2373035	For Lease: 6,670 sq. ft. of retail space in a free-standing building located at the 'X' in Springfield. Warehouse area offers one 10' door and 400 AMP, 3 phase electrical. Ample parking. Excellent visibility and access. Property highlights: 6,670 sq. ft. of retail storefront with warehouse; one (1) - 10' door; 8' - 10' (warehouse area); 400 amp, 3 phase, 4 wire; central air conditioning; ample parking; highway access: .1 mile to route 21 & 83 (Sumner Ave & Dickenson St) 1.5 miles to Interstate 91.
	481-483 Belmont Ave, Springfield	6,670 sq. ft.	Contact Seller	NAI Plotkin/Stephen Picard; spicard@splotkin.com/ (413) 200-6017	For lease: 6,670 Sq. ft. of retail space in a free standing building located at the X in Springfield. Warehouse area offers one 10' door and 400 AMP, 3 phase electrical. Ample parking. Excellent visibility and access. Property Highlights: 6,670 Sq. ft. of retail storefront with warehouse; One (1) - 10' Door; 8' - 10' (Warehouse Area); 400 AMP, 3 Phase, 4 Wire; central air conditioning Ample Parking; Highway Access: .1 Mile to Route 21 & 83 (Sumner Ave & Dickenson St) 1.5 Miles to Interstate 91.
	1633 Bay St. , Springfield	1,632 sq. ft.	\$450,000	NAI Plotkin/Daniel J. Moore; dmoore@splotkin.com/ (413) 200 6017	As an exclusive listing agent, NAI Plotkin is pleased to offer for sale an established family-owned turn-key restaurant in business for 50 years. The restaurant is a 1,632 Sq. ft. commercial building and offers prime access from Bay St. and busy Boston Road/Route 20. The sale includes two parking lots (3 total parcels), four pizza ovens, walk-in freezer and cooler, as well as the beer & wine license. Property Highlights: Turn Key Restaurant, Family Owned for over 50 Years; 1,632 Sq. ft. Commercial Building; Four Pizza Ovens, Walk-in Freezer, & Cooler; Beer & Liquor License Included; Two Parking Lots Included; Zoned Commercial B1; High Visibility & Heavily Traveled Corridor on Boston Road; Inquire about additional Development Opportunity; Asking: \$450,000

COMMERCIAL REAL ESTATE FOR SALE AND LEASE

CITY	ADDRESS	SIZE	PRICE	AGENCY / AGENT / PHONE / EMAIL	DESCRIPTION
WESTFIELD	115 Servistar Industrial Way, Westfield, MA	26,400 sq. ft.		Development Associates; Ken Vincunas/kvincunas@devassociates.com; (413) 789-3720	26,400 sq. ft. Industrial/flex in prime location just minutes from MA Turnpike <ul style="list-style-type: none"> • 16' - 18' clear height • 2 loading docks and 1 drive-in door • 1200 AMP electrical service • Potential for expansion
	Executive Suites/Office Space in Downtown Westfield	400-1,000 sq. ft.	\$16	NAI Plotkin; Stephen Picard/spicard@splotkin.com; (413) 2373035	Office/Medical space available for lease in Westfield's only Class A office building located at 94 North Elm St. . 400/sq. ft. suites to 12,000 sq. ft. available. Well-Maintained, professionally managed building located minutes to the Mass Pike and downtown Westfield. Ample parking, and the Westwood restaurant on-site for business meetings and functions. Property Highlights: Westfield's Only Class "A" office building; modern, pre-built office & medical suites available; executive suites available from 400 sq. ft. to 1,000 sq. ft.. private offices with shared waiting area, kitchen and conference room.; ample on-site parking; on pvta bus route; on-site dining at westwood restaurant; private function/meeting rooms; .2 miles to downtown Westfield; excellent highway access, .75 miles to interstate 90; competitive lease rates
	0 Medeiros Way, Westfield, MA 01085	Contact Seller	\$600,000	Melissa Ciolek; Melissa.Ciolek@cbumr.com	Commercial land available with option for build to suit. Shovel-ready lot is conveniently located about 1/4 mile away from Routes 10 & 202 and 1 mile from the Southampton town line. Exit 3 for Interstate 90 is located 2.7 miles to the south. This lot is located in a largely industrial area with both a Lowe's and a Home Depot distribution center, C&S Wholesale Grocers, and Preferred Freezer Services within 1.5 miles. There are no known wetland resource areas located on the site and all utilities are readily available in Medeiros Way.
	94 North Elm St. , Westfield	400 sq. ft.-12,000 sq. ft.	Contact Seller	NAI Plotkin/Stephen Picard; spicard@splotkin.com/(413) 200-6017	Office/medical space available for lease in westfield's only class a office building located at 94 north elm st. . 400/sq. ft. suites to 12,000 sq. ft. available. well-maintained, professionally managed building located minutes to the mass pike and downtown Westfield. ample parking, and the westwood restaurant on-site for business meetings and functions property highlights: Eestfield's only class "a" office building; modern, pre-built office & medical suites available; executive suites available from 400 sq. ft. to 1,000 sq. ft. Private offices with shared waiting area, kitchen and conference room.; ample on-site parking; on pvta bus route; on-site dining at Westwood Restaurant; private function/meeting rooms; .2 miles to downtown Westfield; excellent highway access, .75 miles to Interstate 90; competitive lease rates
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-St. 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