

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.
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
	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
	107 Northfield Road, Bernardston, MA	9 acres	\$299,900	Coldwell Banker Commercial Upton-Massamont Realtors/ Mark Abramson, Mark.Abramson@cbumr.com	9 Acre commercial parcel on own Water and excellent visibility and proximity to I-91. Abutting 115 Northfield Rd. which is in the process of being developed as a commercial retail entity will increase traffic and create great visibility for this parcel. Located in an Expedited permitting zone.
	1 Brattleboro Road, Bernardston, MA	Call Seller	\$175,000	Coldwell Banker Upton-Massamont Realtors/Michael Pratt michael.pratt@cbumr.com/413-648-7455	This was the site of the Bernardston Inn at the turn of the century (1900). It was re-established as the FALLS RIVER INN and operated for years until destroyed by fire. The lot warrants a handsome building, ideally shops with office space overhead etc. With the birth of Kringle Candle, Bernardston has seen higher volume traffic and this intersection of Routes 5 & 10 has perfect exposure, across from the Park and within walking distance to the village. Septic system for Inn and restaurant still intact. Come forth with your plans and let's make a deal.
CHARLEMONT	1741-1745 Mohawk Trail, Charlemont, MA	Call Seller	\$525,000	Coldwell Banker Commercial Upton-Massamont Realtors/ Phil Pless, phil@cbumr.com/413-834-5179	Package Deal, buy both! The Oxbow Motel and the restaurant next door awaiting a new owner to take advantage of all the recreational activity in Charlemont. Berkshire East Mountain Resort, Zoar Outdoor and Crabapple Whitewater attract 1,000's of outdoor adventurers every year and all surveys proclaim a need for more housing. 25 single and double rooms plus a 3 bedroom 2 story residence for the owner or manager. Fully equipped restaurant with total seating capacity of 252. Charlemont is a Federal Opportunity Zone, Investment tax credits available. May be purchased separately
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
	963 Meadow St.	Call Seller	\$650,000	Sandy Orenstein, (561) 573-1403	Used car lot for sale. \$650,000 with owner financing. Call Sandy Orenstein for more information. Please leave clear detailed message.
	963 Meadow St. Chicopee	Call Seller	\$650,000	Sandy Orenstein, (561) 573-1403	Used car lot for sale. \$650,000 with owner financing. Call Sandy Orenstein for more information. Please leave clear detailed message.
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
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
	180 Denslow Road, Unit 8, East Longmeadow, MA	1,371 sq. ft.	\$179,900	Keller Williams Realty Pioneer Valley, Rick McCullough, (413)531-5557, mcculloughbltdrs@aol.com.	Don't miss an opportunity to own instead of rent your office space on the Longmeadow/East Longmeadow line! These much sought-after units in this building rarely come up for sale so here is your chance! Bright and open work spaces feature large open reception area, large glass enclosed conference room, 2 offices on main floor, 2 lavatories, and an expansive & private 300 square foot upper floor office space that was recently remodeled and is completely closed off with it's own separate access. New architectural roof and skylites were just installed. Monthly condo fee is a reasonable \$295.04. Gas and electric are separately metered and paid by individual unit owners. This is a 2nd and 3rd floor unit.

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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!
	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.
	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
	85-91 School Street, Greenfield, MA	6,000 sq/ft	\$750	Coldwell Banker Commercial Upton-Massamont Realtors/ Mark Abramson, Mark.Abramson@cbumr.com	Package includes 2 buildings with a total of 10 units. Great rental History Coin op laundry in basement of 91 serves both buildings. Great access to downtown
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/cparent@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.
	Canal Place, 72-100 Front Street, Holyoke, MA	26,000 sq/ft	Call Seller	Hampshire Property Management Group, Inc./Rich Madowitz, rmm@hpmgnoho.com/413-650-6025	Eight full floors totaling 55,000sf in a renovated mill building featuring exposed brick and large wooden beams. Expansive views from the top floors. Availability includes 12, 000sf contiguous floor space.
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/jsergentanis@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!

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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
	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.
	574 Haydenville Road, Northampton, MA	6,466 sq/ft	\$599,000	Coldwell Banker Commercial Upton-Massamont Realtors/ David Ryan, dave@cbumr.com/413-977-9184	Industrial Zoned - Located on State Hwy. 9, west of Northampton/Florence in Leeds. 2 buildings on adjoining parcels. Total acres - 3.86. Use both bldgs. or use one and lease the other. One of the buildings was built in 2005 with 2nd building built in 1954. Shop areas are 40'X80' with 19' ceiling, 2nd shop area is 32'X52', with adjoining offices. 480V - 3 Phase power. State traffic count is 10,052 vehicles per day. 5 Ton crane is not included in sale. Available separately
	3-5 Clark Ave, Northampton MA	20,000-40,000 sq/ft	Call Seller	Hampshire Property Management Group, Inc./Rich Madowitz, rmm@hpmgnoho.com/413-650-6025	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.
	78 Main Street, ground floor	2,638 sq/ft	\$12/sq/t/year	Hampshire Property Management Group, Inc./Rich Madowitz, rmm@hpmgnoho.com/413-650-6025	Ground level, full floor, office/retail space. Owner will consider a custom build-out. Newly created entrance off of Kirkland Avenue. High foot traffic in this walkable downtown setting.
	78 Main Street, 5th Floor	2,109 sq/ft	\$25/sq/t/year	Hampshire Property Management Group, Inc./Rich Madowitz, rmm@hpmgnoho.com/413-650-6025	Fifth floor office suite with 5 private offices. Renovated down town five story building with upscale professional tenant base. Located across from the courthouse. Landlord custom build-out possible. Building has an elevator. This office suite has spectacular views of the Holyoke Range. Northampton, MA is located at the crossroads of Routes 9, 10 and 91. There are five colleges in the area, with the prestigious Smith College three blocks away. High foot traffic in this walkable downtown setting.
	78 Main Street, 3rd Floor	2,150 sq/ft	\$18/sq/ft	Hampshire Property Management Group, Inc./Rich Madowitz, rmm@hpmgnoho.com/413-650-6025	Premier office building with spectacular views. Third floor suite, formerly a law office. Available July 1st.
NORTHFIELD	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
	158 Birnam Road, Northfield	10,700 sq/ft	\$450,000	Coldwell Banker Commercial Upton-Massamont Realtors/ Mark Abramson, Mark.Abramson@cbumr.com	Presently an ideal setup for a woodworking operation with fabrication, paint booth and complete sawdust system in place. Equipment can be purchased with the building (list in attachments) for \$50,000. Built up floor for comfort and ease of movement. 1 BR apartment for the owner operator or for additional income providing \$970/month. A Solar system is currently providing electricity to the building and this array can be purchased separately. Outdoor wood furnace use scrap wood for fuel.
	105 Main Street, Northfield, MA	12,000 sq/ft	\$425,000	Coldwell Banker Commercial Upton-Massamont Realtors/ Mark Abramson, Mark.Abramson@cbumr.com	Fully rented commercial building on Route 10/63. Many of the spaces have been updated and are in excellent condition. Be part of the renaissance when the NMH campus gets reoccupied by a new college.
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
	80 Industrial Drive, Pittsfield, MA	10,869 sq/ft	\$625,000	Coldwell Banker Commercial Upton-Massamont Realtors/ David Ryan dave@cbumr.com/413-977-9184	Industrial Building - Open Span with 28' ceilings. 160' X 59' including 1,200 square ft. offices. 25 Ton Shaw crane running length of building. Drive in door is 15X17H. 1 load dock. 9,660 sq.ft of manufacturing includes 1,200 sq.ft. mezzanine.
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	1500 Mohawk Trail, Shelburne, MA 01370	961 sq/ft	\$1350/Month	Mark Abramson; Mark.Abramson@cbumr.com	Great office rental with excellent visibility and access on the Mohawk Trail. Electric and heating are included. Open space with common area usage of a kitchen and bathroom. Ready to go
SOUTH HADLEY	491 Granby Road	1,936 sq. ft.	\$295,000	Beth Brogle; BethBrogle@comcast.net (413) 534-0101	Step right into your own Salon! Also, this space is perfect for Professional Offices! Almost 2000 square feet of space, some of which is already divided. Plenty of parking out front and down below. If you want a salon, the space has 3 smaller separate areas for business, 2 massage rooms and a large open area for 5 stylists plus 2 separate stations. THERE IS ROOM TO EXPAND! Many improvements include gas furnace, on demand hot water and air conditioning unit which are about 7 years old. Lower level walks out and could be converted to more working space. Route 202 is the major route through town going to Holyoke or out to Granby and Belchertown.
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.

COMMERCIAL REAL ESTATE FOR SALE AND LEASE

CITY	ADDRESS	SIZE	PRICE	AGENCY / AGENT / PHONE / EMAIL	DESCRIPTION
	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
WESTFIELD	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
	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