

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.
	630 Silver Street, Unit 8	3200 sq. ft.	\$7/sq. ft.	Development Associates; Ken Vincunas kvincunas@devassociates.com; 413-789-3720	3,200 sq. ft flex space located well-maintained multi-tenant building in the Agawam Industrial Park. Easy access to all major highways and Bradley International Airport; 1,800 sq. ft finished office space; 3 finished offices plus 1 large open office area; 1,400 sq. ft warehouse area; ample employee parking; drive-in door; warehouse clear height 10'6"
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; \$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
	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.
	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 entry will increase traffic and create great visibility for this parcel. Located in an Expedited permitting zone.
BUCKLAND	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.
	1-5 State Street, Buckland, MA	9,600 sq. ft.	\$975,000	Coldwell Banker Commercial Upton-Massamont Realtors/ Phil Pless; 413-834-5179/phil@cbumr.com	The crown jewel of Shelburne Falls, the iconic Oddfellows Hall, is available for the first time in over 40 years. Lovingly restored and maintained, this building has had numerous significant upgrades and has no deferred maintenance. Recently painted, re-wired, re-plumbed, membrane roof, 2 newer boilers and newer HVAC on first floor. Three full floors of retail and office space. First and second floors are handicap accessible. First floor lease has 8 years remaining. There are 7 professional offices on the second floor. Third floor is the Bridge of Flowers Business Center, a shared co-working space with various working options available. Excellent rental history, minimal vacancies. Located directly across from the Green Iron Bridge; a National Historic landmark Building overlooking the Deerfield River and the internationally acclaimed Bridge of Flowers in the Village of Shelburne Falls.
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.
	102 First Avenue, Chicopee, MA	53,250 sq/ft	Contact Seller	Development Associates/Ken Vincunas, kvincunas@devassociates.com/413-789-3720	53,250 square feet available for Lease in 80,040 square foot building. Ideal for manufacturing/warehouse/distribution Strategically located at junction of I-90 (MA Turnpike) and I-291, Located in Gateway city with a mature industrial park setting, 3 dock doors plus recessed side-load dock, 3,500, 45,250 or 53,250 sf available, Combination of assembly, open space and warehouse Low cost municipal electric power
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	180 Denslow Road, Unit 8, East Longmeadow, MA	1,371 sq. ft.	\$179,900	Keller Williams Realty Pioneer Valley, Rick McCullough, (413)531-5557, mcculloughbldrs@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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	270 Benton Drive, East Longmeadow, MA	1,294 sq/ft	Contact Seller	Development Associates/Ken Vincunas, kvincunas@devassociates.com/413-789-3720	Rare opportunity for office space in high-quality, modern, professional industrial park. 4 private offices, 1 conference room, Open general office space, Separate Entrance, Ample, on-site parking
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
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
	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
	Prime Office Space Available	2,600 sq/ft	\$0	Dunphy Real Estate; Brianna Drohen/ bdrohen@gmail.com; 917-331-4992	Great Office Space available with 2,600 SF, 11 separate offices, 3 baths, 2 kitchens & meeting rooms. Bright & Sunny with many windows and skylights. Handicapped Accessible with plenty of parking, close to Route 2 and 91. \$2,000 plus utilities per month. Owner willing to make changes to meet tenants needs.
	38 Haywood Street, Greenfield, MA	49,478 sq. ft.	\$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 first refusal.
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.
	Holyoke Mall Crossing, 98 Lower Westfield Rd.	2,500 sq/ft - 16,200 sq/ft	\$20-\$25/ sq/ft	Ned Barowsky (413) 563-1100 / nbarowsky@bre-hmc.com	Unique professional property on the access road to the Holyoke Mall. Pier 1 and Kaoud Rugs are both vacating leaving 13,000 sq. ft. of contiguous space on the ground floor. This space can be subdivided into custom smaller units. Excellent exposure at the busiest intersection in Western Mass. Great location for Medical, legal, etc. Great signage!
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!!!
	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 Thomes Marketplace; one of the top five retail storefronts in Northampton; unique opportunity for high-volume retailer to leverage the heavy foot traffic of Thomes 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

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	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
	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
	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
ORANGE	131 West Main Street, Orange	Multi	\$199.00/ mo - \$1,499.00/ mo	Dunphy Real Estate; Brianna Drohen/ bdrohen@gmail.com; 917-331-4992	Orange Innovation - office suites, office space; beautiful, spacious office spaces available of all sizes that can accommodate single office to multiple offices. Heat is included - Tenant pays only for their separately metered electric use. DSL-capable phone lines pre-wired to each office studio with high-speed cable Internet available. New energy-saving windows and multiple 20 amp circuit-breaker wiring with plenty of outlets, high ceilings; sunny and bright, beautifully finished floors, some may be sub-divided.
	131 West Main Street, Orange	119,612 sq/ft	Contact Seller	Dunphy Real Estate; Brianna Drohen/ bdrohen@gmail.com; 917-331-4992	Orange Innovation Center - Industrial, Warehouse Space: Large industrial warehouse spaces with common-use truck height docks, heavy-duty 7,000lb. 8' x 14" freight elevator, concrete or wood floors, air lines, commercial-duty three phase or single phase power- 600, 480, 240, 120 volt. Some spaces come with a combination of large workshops, expansive windows, river views, attached offices, conference room spaces, basin sinks, storage and counter space, drive-in door-forklift and much more! Spaces range from 700 sq/ft. to 16,000 sq/ft. and utilities vary with each space. These industrial spaces are perfect for breweries, distilleries, manufacturing, building and design companies, etc.
PITTSFIELD	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.
SHELburne	904 Mohawk Trail, Shelburne, MA	6,000 sq. ft.	\$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.
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
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.
WESTFIELD	70 Court Street Westfield	1,700 sq/ft		The Macmillan Group; Walter Kroll/walter@macmillang.com; (413)-736-7338	Medical or professional office spaces available. 2 story medical office building. Secure-access building, wheelchair access, ample parking, and extremely close-by to Nobel Hospital make the spaces appealing with medical, dental, or therapists. Also ideal for chiropractor, physical therapists, or attorneys. Common areas and hallways nicely finished. Landlord will build to suit for the right tenant. Conveniently located across from the YMCA and the Main Street rotary.
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