	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
	Agawam Corporate Center - 67 Hunt St. 83 Gold Street	733 sq. ft. 20,892 sq.ft.	\$1,200/month	Aspen Square/Jeff Strole jms@aspensquare.com/(413) 439-6344 Development Associates/Ken Vincunas (413) 789-3720/kvincunas@devassociates.com	Ideal space for accountants/lawyers/financial professionals at entrance to class A, 83,000-square foot, multi-tenant office building. 20,892 Sq. ft. Flex space located in Suburban Industrial Park setting with easy access to highway systems and Bradley International Airport.2,400 sq. ft. office space; 18,492 sq. ft. open warehouse90' x 160' clear span2 - 20' x 14' drive-thru doors20' clear heightIdeal for manufacture.
MHERST	664 Main St., Unit		(20.000	Mark Abramson: Mark.Abramson@cbumr.com	distributionModern, attractive, functional building Looking for office space that you can own for less than the cost to rent? One of two office cond available from Seller, with 2nd unit located above this unit on 2nd floor. Join the many other professionals in one of the 17 office units. This unit is located on the first floor of the back sectio
ICN31	52, Amherst, MA	460 sq. ft.	\$39,900	יאימוג Awidiison; Mark.Abramson@cbumr.com	a beautiful brick historic property. Front and back windows. Nice size for one or two professional Shared restroom in hall, (shared with one other unit), and maintained by the Association. Parking you and your clients available on site. Located at Salem Place, Professional Office Building, just of the street from Amherst Center. Need a professional office space for your business or perhaps a place for your hobby? Owning the
	664 Main St., Unit 61, Amherst, MA	340 sq. ft.	\$36,900	Mark Abramson; Mark.Abramson@cbumr.com	unit would be less expensive than rent. Nicely maintained office condo building at Salem Place, with 17 units presently used by a variety of professionals. Quiet building, just down the street fro Amherst Center. Shared restrooms located in halls and maintained by the association. This unit h dividing wall created 2 rooms, and it also has a closet. Low condo dues. Seller also owns a slight larger unit on first floor, at bottom of stairs from this unit if you need more space or prefer a first
	19 Montague Road	1,400 sq.ft.	\$19.71/sq.ft.	NAI Plotkin/Kristin Sleeper ksleeper@splotkin.com/(413)200-6024	floor location. For Lease: Retail Space at Riverside Park. 1,400 SF of retail space available in a neighborhood shopping center located in The Mill District. The property is also located along a high traffic commuter route and the Mill River, only a half-mile North of the UMass campus. The location off
				Coldwell Banker Commercial Upton-Massamont Realtors/	excellent access and visibility, pylon signage for your business, and ample parking. Great Amherst MA college town location with proven track record. This building has hosted successful business that include asian restaurants, night clubs, billiards hall, pizza shop, and an exercise studio. the building is in great shape having recently been updated for previous Asian Restaurant Tenant. The roof is 10 YO, the vinyl siding is 1 YO. Sprinkler systems are installed thou
	20 Belchertown Road	6,000 sq.ft.	\$1,400,000	Brad Spry; Brad.Spry@cbCommunityRealtors.com/ 413-519-4049	out the entire building, fire suppression was updated in the kitchen. This location is on the PVTA route and near many local apartments. Currently set up for a restaurant and exercise studio, and both tenants would return in better times, or you can move your business in. With 6,000 sq.ft., 4 public and 1 employee restrooms, parking for ~50 cars, and multiple entrances the possibilities a
	29 Cottage St.	3,300 sq.ft.	\$21/sq.ft.	NAI Plotkin/Kristin Sleeper ksleeper@splotkin.com/(413)200-6024	many. Come take a look today! For Lease: Medical/Office Space in Downtown Amherst. Two abutting spaces available: 3,300 SF former doctor's office, divided into plumbed offices, a reception area, kitchen, and waiting room; and 2,100 SF former Boys & Girls Club with large activity spaces, full kitchen, and multiple privat offices.Ideal downtown location near new apartment buildings, Amherst High School track, reta
	22 Kringla Driva	5.62 acros	\$605,000	Coldwell Banker Upton-Massamont Realtors/Michael Pratt	restaurants, and services. Lots of private parking and excellent street traffic.Endless possibilities- your imagination and your architect - could be combined for 5,400 total SF!For more informat Directly across from Kringle Candle manufacturing facility. Visable from Route 10 and I-91 southbound. All open land, borders Fall River on the west. Industrial Drive is a dead-end. NO
BERNARDSTON	23 Kringle Drive 43 River St.	5.62 acres 3,000 sq. ft.	\$695,000 Contact Seller	(413) 648-7455/michael.pratt@cbumr.com Mark Abramson; Mark.Abramson@cbumr.com	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 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 at
	107 Northfield Road, Bernardston, MA	9 acres	\$299,900	Coldwell Banker Commercial Upton-Massamont Realtors/Mark Abramson, Mark.Abramson@cbumr.com	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. 9 Acre commercial parcel on own Water and excellent visibility and proximity to I-91. Abutting 1' Northfield Road which is in the process of being developed as a commercial retail entity will incr 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 a 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, Bernards has seen higher volume traffic and this intersection of Routes 5 & 10 has perfect exposure, acros
	434 Northfield Road, Bernardston, MA	5.88 Acres	\$125,000	Coldwell Banker Upton-Massamont Realtors/ Michael Pratt; 413-648-7455/michael.pratt@cbumr.com	from the Park and within walking distance to the village. Septic system for Inn and restaurant sti intact. Come forth with your plans and let's make a deal. Surveyed 5.88 acres of commercial/industrial land. Elevated setting with potential exposure to the road. Driveway roughed-in, electricity at the street, need to drill a well.
	107 Northfield Road	7.53 acres	\$185,000	Mark Abramson; Mark.Abramson@cbumr.com	7.53 acre commercial parcel on town water and excellent visibility and proximity to I-91. Near 1. Northfield Road which is now an opened Dollar General store. Located in an expedited permittin zone. Partial tax information and deed reference. Can be purchased with additional lots see listin 72610114,111 Northfield Rd Lot. See restriction in disclosures.
BUCKLAND	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 ov 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 new 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 of the second floors are handicap accessible.
BUCKLAND					on the second floor. Third floor is the Bridge of Flowers Business Center, a shared co-working spa with various working options available. Excellent rental history, minimal vacancies. Located direc across from the Green Iron Bridge; a National Historic landmark Building overlooking the Deerfie River and the internationally acclaimed Bridge of Flowers in the Village of Shelburne Falls. Beloved and iconic, West End Pub Restaurant complex is now for sale. This well established, and
	16-18 &; 20 State	3,252 sq.ft.	\$875,000	Cohn & Company Real Estate/Cathy Roberts (413) 522-3023/ cathy@cohnandcompany.com	business in Shelburne Falls, has become the focal point of the community and is located at the er of the Bridge of Flowers along the Deerfield River. Fantastic location, high traffic flow with touris and visitors from around the world at your doorstep. Sale includes 16-18 & 20 State Street buildi West End Pub Restaurant business, all furniture, fixtures & equipment. Restaurant seats 50, has a
	Street,	. ,		catny@connandcompany.com	seat bar, full liquor license & includes a 2nd-floor studio apartment w cathedral ceiling, sleeping galley kitchen & bath. 20 State Street offers 1st-floor retail space, private bath & currently rented Bookstore. Upstairs is a 1 bedroom apartment, w private deck, overlooking the river. Updates inc newer heating systems, AC, electrical, enclosed year-round deck, fire alarm, burglar alarm, camer security & music systems. Town water, town sewer. Profitable, turn-key business!
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 Sq. ft. Office/Industrial/Manufacturing Space Modern, high image facility in business par setting Easy access to I-90 Mass Pike and I-291 ±14,200 sq. ft. office space on 2nd floor; and/or 8,35 ft. office space and workspace on 1st floor with drive-in door Elevator, ample parking, high speed tele 53,250 square feet available for Lease in 80,040 square foot building. Ideal for manufacturing/
DEFENSIVE D	102 First Avenue, Chicopee, MA	53,250 sq.ft. 3 -15,0000	Contact Seller	Development Associates/Ken Vincunas, kvincunas@ devassociates.com/413-789-3720	warehouse/distributionStrategically located at junction of I-90 (MA Turnpike) and I-291, Located Gateway city with a mature industrial park setting, 3 dock doors plus recessed side-load dock, 3, 45,250 or 53,250 sq. ft. available, Combination of assembly, open space and warehouseLow cost municipal electric power Commerical, industrial warehouse, and shop space, 3 -15K sq. ft. Multiple docks, rail, three phase
DEERFIELD	Mill	sq. ft.	Call	Phil Nash/flashnash@comcast.net	power, can finish to spec for long-term tenant. (413) 539 0433 www.Deerfieldinnovatorsmill.cc Take advantage of this amazing business opportunity. There are three potential income generatir areas in this building. One is an office, which is currently being rented out for \$825/month. The o is a salon, and if desired, the 3 vintage porcelain sinks and 4 chairs could be included! The third is
	711 Greenfield Rd.	5,400 sq.ft.	\$315,000	Coldwell Banker Commercial Upton-Massamont Realtors/ Kaitlin Scutari; kaitlin.scutari@cbumr.com/413-824-2766	currently an antique shop, which is large open space featuring showroom doors to get cars in an out, and used to be a garage. The roof was replaced and reconstructed to a slope during the fall 2019. The office side roof is 3 years old. The septic is pumped every 18 months and a pump has be replaced. The building is heated with gas. There are three electric meters to separate businesses. There is central air. The furnace is 5-6 years old. This property is zoned for educational or religious
EAST GRANBY	2 Gateway	F.	<u>.</u> .	Development Associates/Ken Vincunas; kvincunas@	use, agricultural, child care, municipal facilities, non-profit, bank, retail sales, artisan studio, print publishing, service shop, bakery, cafe, deli. Natural gas at street. 4,000 - 54,969 Sq. ft. Class A, High-Quality Professional/Medical Office Space available for imme occupancy. Excellent location near Bradley International Airport. Located midway between
	Boulevard, Éast Granby, CT		\$15.75/sq. ft.	devassociates.com/413-789-3720 Development Associates / Ken Vincunas	Hartford, CT and Springfield, MA. Ideal for Call Center, Office, Software, Lab or Medical Uses. Hi visible. 6/1,000 Sq. ft. parking ratio with potential for expansion. Back up Generator Power, Elevand HC Accessible. Attractive Gross Rents with Professional Management. Flexible automotive space in multi-tenant automotive plaza with Firestone, Enterprise Rent-A-Ca
:NFIELD, CT	33 Palomba Dr.	8,100 sq. ft.	\$12/sq. ft.	(413) 789-3720 / kvincunas@devassociates.com	and others; high-traffic location near Enfield Malls, in auto district adjacent to several dealership easy access to I-91, positioned between Route 220 and 190 A stop on a busy commuter/tourist highway or a well-established market/deli serving the local community, this turn key business provides both, AND income from 2 quality residential units. The building has been extensively renovated and has many upgrades/updates including vinyl siding,
ERVING	5 West Main St.	4,747	\$375,000	Coldwell Banker Commercial Upton-Massamont Realtors / Jennifer Gross; jennifer.gross@cbumr.com/413.835.1352	newer roofs, commercial flooring in the store, and replacement windows. Each unit is heated separately with newer mechanicals and separate electric. A mini-split keeps the store comfortabl year round. The store will convey with all equipment and currently has full liquor and lottery licer 1st floor 2 br sunny apartment was rebuilt from the studs and is handicap accessible with ramp and walk in shower. 2nd floor unit is 3 br was once a motel so spacious sunny rooms would make
GILL	4M + = :	12.624	teer	Coldwell Banker Upton-Massamont Realtors/Michael Pratt;	great studio/art space or maybe an AirBnB. Exterior porches and stairs have all been rebuilt.Plent parking, great visibility, high traffic counts all make this a great owner occupied business with live work potential or a good investment Prime commercial location at major intersection and traffic light on Route 2 in Gill. Just outside of
GILL GREENFIELD	1 Main Rd.	12,621 sq.ft. 3,925 sq. ft. to 23,300 sq. ft.	\$695,000 \$16/sq. ft.	Coldwell Banker Upton-Massamont Realtors/Michael Pratt; michael.pratt@cbumr.com/413-648-7455 Development Associates / Ken Vincunas (413) 789-3720 / kvincunas@devassociates.com	Greenfield and I-91. Additional 6,000 s.f. metal building for warehousing in the rear of the prope You can purchase the real estate and get the business good will for free. Great Visibility. 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
	Prime Office Space Available	sq. ft. 2,600 sq.ft.	\$0	Dunphy Real Estate/Jack Dunphy Jdunphy2@comcast.net/413-522-1545	I-91 and Route 2 in Greenfield, less than 30 minutes from the 5 College area Great Office Space available with 2,600 Sq. ft., 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 chang meet tenants needs.
	479 Main St., Greenfield	5,353 sq. ft.	\$345,000	Mark Abramson; Mark.Abramson@cbumr.com	Presently being used as an office building. Handicapped access has been provided to first floor with a newer addition. Many classic features are built in and personality galore. May be able to converted to an inn, B&B, etc. Close to downtown and next door to the YMCA.
	143 Munson St., Greenfield, MA	7,485 sq. ft.	Contact Seller	Development Associates/Ken Vincunas; kvincunas@ devassociates.com/413-789-3720	7,485 Sq. ft. Professional/Medical Office Space located in the Greenfield Corporate Center. High quality, 25-acre suburban corporate campus. Suitable for service agencies, medical or profession offices. Zoned for medical and general office. Available for immediate occupancy. Ample parking. On-site management and maintenance.Located at the intersection of Interstate 91 and Route 2 in Greenfield - less than 30 minutes from the 5 college area.
	107-109 Conway Street	5,170 sq.ft.	\$259,900	Cohn & Company Real Estate/Cathy Roberts (413) 522-3023/ cathy@cohnandcompany.com	Recently used as a residential group home for juveniles with addiction and mental illness. The building is a one and two-story, wood-frame structure with replacement windows, vinyl siding, a asphalt roof. There are 18+ rooms, 2 kitchens areas, 7-8 bedrooms, a large open lounge space ar 3.5 baths. There is a fire alarm system, sprinkler system, and security system in place, plus emerg lighting throughout. Handicapped access is provided to the first floor from the back parking lot.
	158 Main Street				parking area allows for 16 on-site vehicles, 6 in the front and 10 in the rear lot. Zoned CC and clot downtown. The highest and best use of the property is for it's continued use in a group-home related capacity. 2nd floor space, 3 rooms total. 1 office, 1 waiting area with storage, and 1 large open room. Wes
	Suite 7 265 Main Street,	1,100 sq.ft. 1,700 sq.ft.	\$750 \$1,450	Cohn & Company Real Estate/Tim Grader (413) 223-1375/tim@ cohnandcompany.com Cohn & Company Real Estate/Tim Grader (413) 223-1375/tim@ cohnandcompany.com	facing windows allow plenty of natural light. Heat included. No elevator. [property_map]Plenty of parking in rear of building. Highly visible restaurant location in high traffic downtown Greenfield. Tenants to pay for utilities maintenance.
	91 Main Street	3,300 sq.ft.	\$2,750	Cohn & Company Real Estate/Tim Grader (413) 223-1375/tim@cohnandcompany.com Cohn & Company Real Estate/Tim Grader (413) 223-1375/tim@	Once a restaurant/bar, the space is now gutted and ready to build out with Landlord for next use Could be two 1,600/sq.ft. spaces. Good for retail, office, etc. Highly visible downtown location wiplenty of parking. Less than 1 mile to I-91 Exit 26. Nice office space in the Greenfield Industrial Park. Approximately 1,300 sq.ft. nicely finished with
	16 Butternut Street 158 Main Street Unit 15	1,350 sq.ft. 1,000 sq.ft.	\$1,300 \$725	cohnandcompany.com Cohn & Company Real Estate/Tim Grader (413) 223-1375/tim@ cohnandcompany.com	hardwood floors - mostly open. Private restrooms, shared kitchen facilities. Additional storage sp available. Tenant to pay for propane to heat. Beautiful space, all open with maple floors and 3 skylights. Former yoga studio. Excellent space f yoga, dance, etc. Building is next door to Greenfield's Market.
	10 Miles St.	1,100 sq.ft.	\$850/Month	Mark Abramson; Mark.Abramson@cbumr.com	Located just off the Main Street in downtown Greenfield, this store front or office space is availated for lease. Two store fronts for one business with a handicap accessible space, large main room, heath, and storage room make up the 1,100 sq.ft. available, in addition, there is a partial basement for tenant use. The bathroom is not handicap accessible at this time. Utilities are the responsibilities.
HADLEY	107 Russell St.	1 acre	\$700,000	CBR Realty / Bob Tudryn (413) 387-0303 / bobtudryn@icloud.com	tenant with gas forced hot air heat and window air conditioner. This is a potential development opportunity located on Route 9 next to Cumberland Farms. Located in Hatfield Center across from City Hall in a country setting near the Connecticut River.
HATFIELD	62 Main St. 79-83 Lower	610-1,522 sq.ft.	\$14+ gross	Hampshire Property Management Group, Inc.; Rich Madowitz/ rmm@hpmgnoho.com; (413) 650-6025	for professional office or medical use, with 5 private offices, reception/waiting room area, confer room, kitchen and private bathroom. Amenities include private entrances, off-street parking, and hardwood floors, HVAC. Landlord build out is possible
HOLYOKE	Westfield Road, Holyoke Crossing- Ingleside	1.5 acres 10,000 sq.ft.	Call \$5 nnn (triple	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 Rd. 14,500-50k Sq.	to lease; 50,000 sq.ft. to buy	net) per sq.ft. for lease; \$3.9 million to buy	Chris Parent/caparent@aol.com	Great location! One mile from Holyoke mall at the intersection of Routes 90 and 91; 10,000 sq.ft lease; 50,000 sq.ft. to buy. Lighted parking lot for 150 cars. 5 acre lot. Premier Building in Holyok Approximately 14,500 to 50k contiguous sq. ft. of warehouse, distribution, or storage space in
	Ft. Warehouse, Distribution or Storage Space	14,500 sq. ft.	Call	Open Square/Maggie Bergin (413) 532-5057 ext. 205/marketing@opensquare.com	Holyoke, Massachusetts. Centrally located for quick N/S and E/W highway access. Warehouse ter 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 natur light. Well-lit parking at night. Completely renovated mill building, with on-site management, featuring exposed brick and large
	72-100 Front St.	24,000 sq. ft.	Contact Seller	Hampshire Property Management Group, Inc./Rich Madowitz413-650-6025/rmm@hpmgnoho.com	wooden beams, and modern amenities, a/c and parking. Join DTA. Three full-floor office spaces; 12,000sq. ft. on second floor; 6,000sq. ft. each on the fourth and fifth floors. Custom build out by landlord possible. Space can be sub-dividable to 6,000sq. ft Unique Professional property on the access road to the Holyoke Mall. Pier 1 and Kaoud Rugs are
	Holyoke Mall Crossing	2,500 sq ft 16,200 sq. ft.	\$20-25/sq. ft.	Ned Barowsky; 413-563-1100 nbarowsky@bre-hmc.com	both vacating leaving 13,000sq. 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 N Great location for Medical, legal, etc. Great signage! Suite 409 is available immediately. 1,268 square feet plus the use of a shared conference room from the conference of the c
LUDLOW	L4 Open Square Way, Holyoke, MA	1,268 sq.ft.	\$1,126/month	Open Square marketing@opensquare.com/413-532-5057 ext. 205	10. Lots of parking. 24/7 card access system and site-wide camera security systems. Three high s providers to choose from in the building. Kitchen area with sink. Three large windows flood the space with natural light. Three-year lease required. \$1,126/month* inclusive of all but data and a representative share of heat/taxes.
	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 exclosest convenience store/gas station (Planet Gas, Belchertown). Could be one-of-a-kind. This beau property sits on 2.3 acres with many uses. Surrounded by agricultural-zoned propertiesthis could the unique site you have been waiting foron well-traveled Route 21. Current paved drive has part
	Office/Retail/Medical	4.059 cg. ft	2000 00/month	Richard Kelleher; dick.kelleher01@gmail.com	for 10-12 vehicles. The site itself has a multitude of possibilities. Act nowopportunity knocks!!! Beautiful space in newer building, on busy street in desirable Town of Ludlow. Front, corner unit high visibility, perfect for retail, medical, or office use. Main floor is handicapped accessible, with (accessible) bathrooms, and 2,811 square feet of bright, open space. Second floor has 703 square feet, with full bathroom, large (stfacing) window and two skylights. Basement space is 544 square feet, with full bathroom, large (stfacing) window and two skylights.
	Space for Lease	4,058 sq. ft.	3900.00/month	kichard kellener, dick.kellenero i ©ginali.com	feet, with plenty more available, if needed. Economical, natural gas heat. Well-lit private parking 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! Medical/Office Space for Lease. 185 West Avenue is an established office building for physicians,
	185 West Ave.	3,000 sq.ft.	\$18.50/sq.ft.	NAI Plotkin/Kristin Sleeper ksleeper@splotkin.com/(413)200-6024	psychiatrist & therapy offices. 600 sq. ft. and 3,000 sq. ft. office space for immediate occupancy. Whether starting a new practice or expanding your existing one, this office will provide immedia exposure to new patients or clients. And, its professional construction and décor will provide the positive impression you're looking for. Centrally located with easy access from Chicopee, Ludlow Indian Orchard, and major highways. Ample parking, fully handicap accessible, elevator, and mo
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 custom check out this location to continue your new venture and carry on the tradition; seller will consider financing
	20 Masonic Avenue, Montague, MA	4,844 sq.ft.	\$249,900	Coldwell Banker Commercial Upton-Massamont Realtors/Don Mailloux, don@cbumr.com/413-834-1524	Brick multi-level former Lodge; high ceilings; ew Commercial kitchen featuring stainless steel appliances and gas stove; wood floors, 2 restrooms, open floor plan on both levels plus separate office space. newer hot water, are some of its features, plus close to 5 acres near the bike path. To of your idea's for use of this property.
NORTH AMHERST	75 Cowls Road	18,000 sq.ft.	\$20-\$30/sq.ft.	NAI Plotkin/Kristin Sleeper ksleeper@splotkin.com/(413)200-6024	For Lease: retail/restaurant/entertainment space in North Square at The Mill District. 500 sq.ft. to 18,000 sq.ft. of sub-dividable commercial space with up to 20' ceilings in the Valley's fastest gro destination for eats, arts, and entertainment - The Mill District. Join many businesses that have already found a home in North Square, a mixed-use development with 130 new apartments. Op your business in the path of 25,000 daily commuters, surrounded by over 9,000 area rentals and
					homes. We are seeking dynamic tenants with a careful curation of the space maintaining a balar of offerings between food-related, retail, and services. This handsome, well maintained, versatile mixed use commercial property sits on busy Main Stre (Route 10/63) in Northfield MA. There are currently 6 spaces with income potential (only the small)
NORTHFIELD	105 Main Street	12,000 sq.ft.	\$410,000	Coldwell Banker Commercial Upton-Massamont Realtors/ Jennifer Gross (413) 835-1352/jennifer.gross@cbumr.com	is vacant), one of which is a quality apartment. Current & recent occupants include retail, art gal office space, restaurant, specialty beverage creations, light entertainment and auction house. Ow by a master woodworker/cabinetmaker the attention to detail throughout this space make it one will be proud to have as your own rental/income space. Visibility, quality spaces, modern restroop handicap accessibility, plenty of on-site parking & great curb appeal are all here. I couldn't say it
					better than the local tourism bureau did when they said "The grand homes they built in Northfie create one of the most dramatic and classic streetscapes found anywhere in New England" Thi an area full of recreational, tourist and educational opportunities. Condo conversion possible.
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 Northam unique opportunity for high-volume retailer to leverage the heavy foot traffic of Thornes Marketp 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 qua 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
	78 Main St., Ground Floor	2,638 sq.ft.	\$12/Sq. ft./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 create entrance off of Kirkland Avenue. High foot traffic in this walkable downtown setting.
	19 Hawley St.	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, and bike path. Stand-a two-story brick building with four separate entrances. Ideal for high-tech user. Amenities include street parking, exposed ceilings, fully carpeted, HVAC, kitchen, conference room and reception and the street parking.
	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 th new 3-story office building under construction at 15 Atwood Drive. Pre-leasing for 2018! This is prime location adjacent to I-91 Exit 18 with immediate highway access. Office suites finished to suit tenant requirements up to 16,400 sq. ft. available on 2nd floor and up to 20,185 sq. ft. avail on 3rd floor. Located in a corporate campus setting adjoining two other major office buildings.
	574 Haydenville			Coldwell Banker Commercial III	Hundreds of parking spaces 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
	Road, Northampton, MA	6,466 sq.ft.	\$599,000	Coldwell Banker Commercial Upton-Massamont Realtors/David Ryan, dave@cbumr.com/413-977-9184	buildings was built in 2005 with 2nd building built in 1954. Shop areas are 40'X80' with 19' ceil 2nd shop area is 32'X52', with adjoining offices. 480V - 3 Phase power. State traffic count is 10,0 vehicles per day. 5 Ton crane is not included in sale. Available separately
	78 Main St., 3rd Floor	2,150 sq.ft. 6,250 sq. ft.	\$20/sq. ft. \$12+/sq. ft.	Hampshire Property Management Group, Inc.; Rich Madowitz/ rmm@hpmgnoho.com; (413) 650-6025 Dimension Realty LL; ifort6279@gmail.com/413-587-9609	Premier office building with spectacular views. Third floor suite, formerly a law office with 2,150 ft. at \$20/sq. ft Available July 1st. Commercial space (Retail, Office, Other) located near center Northampton and one quarter mile Route 91 Exit 18. First floor, ADA accessible, with free parking for 30 cars adjacent to building. C
	Road 3-5 Clark Ave, Northampton MA	6,250 sq. ft. 40,000 sq.ft.	\$12+/sq. ft. Contact Seller	Hampshire Property Management Group, Inc./Rich Madowitz;	413-587-9609 for information. Downtown Northampton office building site available on a build-to-suit basis. Building can be constructed in 12-18 months once design is completed. Adjacent to Roundhouse parking lot, in
NORTHFIELD	Northampton MA 168 Main St. , U:1	40,000 sq.π. 9840 sq. ft.	\$449,900	rmm@hpmgnoho.com/413-650-6025 Coldwell Banker Commercial Upton-Massamont Realtors/Don Mailloux/ (413) 834-1524/don@cbumr.com	of Pulaski Park, with frontage on Clark Avenue. One block from Main Street Well maintained multi-use condominium. Located on the north end of town. The outside offers p of off St. parking, newer roofs, vinyl siding, handicapped ramp and carport area. The inside cons 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 10,700 Sq. ft. of light manufacturing/industrial warehouse with private offices & a 1 bdrm aparts Sited on 2 acres the property is tractor trailed capable w/drive-in doors. Heated w/oil fired Smith Mills 4 zone boiler supplemented by an outdoor Woodmaster wood fired boiler. Electric is 3 Phas
	158 Birnam Road, Northfield	10,700 sq.ft.	\$450,000	Jennifer Gross Coldwell Banker Commercial Upton-Massamont Realtors/Jennifer Gross;413.835.135 /jennifer.gross@cbumr.com	600 amp service w/Busbar. Operated since 2000 as a high end millwork/cabinetry operation consisting of 8,700 Sq. ft. it offers an open machinery/mill room, 2 bench rooms, sawdust system spray/paint room, 2 finishing rooms w/UL approved dry hydrant fire-suppression system. This wo be a turnkey operation if a buyer was interested in purchasing the equipment that is already in place & ready to qo. Just flip the switch. If it is quality manufacturing space a buyer is seeking, the switch is already in place & ready to qo. Just flip the switch. If it is quality manufacturing space a buyer is seeking, the switch is already in the switch.
					one comes with the opportunity to receive income from a quality apartment, rental office space or possibly divide the space & rent out the mill rooms. There are many options available with this offering. Brochure available. This handsome, well-maintained, versatile mixed-use commercial property sits on busy Main Stre
	105 Main St.	12,000 sq.ft.	\$410,000	Jennifer Gross Coldwell Banker Commercial Upton-Massamont Realtors/Jennifer Gross;413.835.135	(Route 10/63) in Northfield. There are currently 6 spaces with income potential (only the smalles vacant), one of which is a quality apartment. Current and recent occupants include retail, art gal office space, restaurant, specialty beverage creations, light entertainment and auction house. Ow by a master woodworker/cabinetmaker the attention to detail throughout this space make it one will be proud to have as your own rental/income space. Visibility, quality spaces, modern restroor
		, .		/jennifer.gross@cbumr.com	handicap accessibility, plenty of on-site parking & great curb appeal are all here. I couldn't say it better than the local tourism bureau did when they said "The grand homes they built in Northfic create one of the most dramatic and classic streetscapes found anywhere in New England" Thi an area full of recreational, tourist and educational opportunities.
	105 Main St. U:G	785 sq.ft.	\$500	Coldwell Banker Commercial Upton-Massamont Realtors/ Jennifer Gross; jennifer.gross@cbumr.com/413.835.1352	For Lease. Easy access to this 785 sq ft of space with a large drive-in door and large windows. Hi ceiling and lots of light. Located on busy Main Street in Northfield MA in a handsome commerci mixed use building. 2 convenient parking spaces in front of building with access to many more in the rear.
	1077	40.5		Coldwell Banker Commercial Upton-Massamont Realtors/	Quality mixed use commercial property (12,000 sq.ft. +/-) WITH onsite sustainable solar array (6 kW); generates enough electricity to offset use, AND comes with SREC/REC income for 10 more years. Located on a busy Main Street (Routes 10 & 63) in Northfield MA. Currently 6 spaces w/income potential (only the smallest is vacant), include a quality apartment. Current/recent occup include retail, art gallery, office, restaurant, specialty beverage creations, light entertainment &
	105 Main St. U:G	12,000 sq.ft.	\$509,000	Coldwell Banker Commercial Upton-Massamont Realtors/ Jennifer Gross; jennifer.gross@cbumr.com/413.835.1352	include retail, art gallery, office, restaurant, specialty beverage creations, light entertainment & auction house. Owned by a master woodworker/cabinetmaker the attention to detail throughou make it one you will be proud to have as your own. Visibility, quality spaces, modern restrooms, handicap accessibility, plenty of on-site parking & great curb appeal are all here. Northfield is an of recreational, tourist and educational opportunities with convenient access to North/South I-9
DRANGE	131 West Main	Multi	\$199.00/mo - \$1.499.00/mo	Dunphy Real Estate/Jack Dunphy Idunphy/@comcast.net/413-572-1545	East/West Route 2 for consumer access. 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 their separately metered electric use. DSL-capable phone lines pre-wired to each office studio w
ORANGE	Street, Orange	wull	\$1,499.00/mo	Jdunphy2@comcast.net/413-522-1545	high-speed cable Internet available. New energy-saving windows and multiple 20 amp circuit-br wiring with plenty of outlets, high ceilings; sunny and bright, beautifully finished floors, some manub-divided. Orange Innovation Center - Industrial, Warehouse Space: Large industrial warehouse spaces with
	131 West Main Street, Orange	119,612 sq.ft.	Contact Seller	Dunphy Real Estate/Jack Dunphy Jdunphy2@comcast.net/413-522-1545	common-use truck height docks, heavy-duty 7,000lb. 8' x 14' freight elevator, concrete or wood floors 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 rar from 700 sq.ft to 16,000 sq.ft and utilities vary with each space. These industrial spaces are perfect
					breweries, distilleries, manufacturing, building and design companies, etc.
ALMER	21 Wilbraham St.	31,000 sq. ft.	\$3.75/sq. ft.	MapleTree Industrial Center / John Rottman (413) 283-8955 / jrottman@presrealty.com	Pike
ALMER ITTSQ. FT.IELD HELBURNE	80 Industrial Drive, Pittsq. ft.ield, MA	10,860 sq.ft.	\$500,000	(413) 283-8955 / jrottman@presrealty.com Mark Abramson, Mark.Abramson@cbumr.com Coldwell Banker Commercial Upton-Massamont Realtors	Pike 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. 411 feet of prime road frontage on MA. Rt. 2; 4 miles up Rt. 2 from Greenfield and I-91, 5 miles in
HELBURNE	80 Industrial Drive, Pittsq. ft.ield, MA			(413) 283-8955 / jrottman@presrealty.com Mark Abramson, Mark.Abramson@cbumr.com	Pike 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. 411 feet of prime road frontage on MA. Rt. 2; 4 miles up Rt. 2 from Greenfield and I-91, 5 miles the village of Shelburne Falls; solid 1440 square foot one story building and a 24 x 30 barn conn to the main building with a 24 x 16 breezeway. 10,800 sq. ft. office/flex/lab/technology space with ample parking located in established industrial
ITTSQ. FT.IELD	80 Industrial Drive, Pittsq. ft.ield, MA 1204 Mohawk Trail, Shelburne, MA	10,860 sq.ft. 2,160 sq.ft. 2,700 sq. ft. to 8,100	\$500,000	(413) 283-8955 / jrottman@presrealty.com Mark Abramson, Mark.Abramson@cbumr.com Coldwell Banker Commercial Upton-Massamont Realtors Carol Bolduc/carol@cbumr.com/413-834-1576 Development Associates / Ken Vincunas	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. 411 feet of prime road frontage on MA. Rt. 2; 4 miles up Rt. 2 from Greenfield and I-91, 5 miles the village of Shelburne Falls; solid 1440 square foot one story building and a 24 x 30 barn conni

Dot Lortie Realty, a Landmark Co. Dot Lortie/DotLortie@verizon.net (413) 783-0195.

The Macmillan Group; Walter Kroll/walter@macmillang.com; (413)-736-7338

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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.

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.

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.

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.

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

34 Mulberry St

70 Court Street Westfield

84 Myron St.

52-54 Wayside

Avenue

63 Myron St.

WESTFIELD

WEST SPRINGFIELD

36

4,000+

1,700 sq.ft.

14,476 +/-sq. ft.

4,280 sq./ft

13,300 sq. ft.

\$250,000

\$14-\$16/sq. ft.

Call

\$999,999