

# 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<br>(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. | 733 sq. ft.    | \$1,200/month   | Aspen Square/Jeff Strole<br>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.  |
|         | 83 Gold Street                        | 20,892 sq. ft. |                 | Development Associates/Ken Vincunas<br>(413) 789-3720/kvincunas@devassociates.com     | 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 warehouse 90' x 160' clear span 2 - 20' x 14' drive-thru doors 20' clear height. Ideal for manufacturing/distribution. Modern, attractive, functional building  |
| AMHERST | 664 Main St., Unit 52, Amherst, MA    | 460 sq. ft.    | \$39,900        | Mark Abramson; Mark.Abramson@cbumr.com  | Looking for office space that you can own for less than the cost to rent? One of two office condos 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 section to a beautiful brick historic property. Front and back windows. Nice size for one or two professionals. Shared restroom in hall, (shared with one other unit), and maintained by the Association. Parking for you and your clients available on site. Located at Salem Place, Professional Office Building, just down the street from Amherst Center. |
|         | 664 Main St., Unit 61, Amherst, MA    | 340 sq. ft.    | \$36,900        | Mark Abramson; Mark.Abramson@cbumr.com  | Need a professional office space for your business or perhaps a place for your hobby? Owning this 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 from Amherst Center. Shared restrooms located in halls and maintained by the association. This unit has dividing wall created 2 rooms, and it also has a closet. Low condo dues. Seller also owns a slightly larger unit on first floor, at bottom of stairs from this unit if you need more space or prefer a first floor location.                          |
|         | 19 Montague Road                      | 1,400 sq. ft.  | \$19.71/sq. ft. | NAI Plotkin/Kristin Sleeper<br>ksleeper@splotkin.com/(413)200-6024                    | 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 offers excellent access and visibility, pylon signage for your business, and ample parking.  |



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President



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|             | 20 Belchertown Road                  | 6,000 sq. ft. | \$1,400,000    | Coldwell Banker Commercial Upton-Massamont Realtors/<br>Brad Spry; Brad.Spry@cbCommunityRealtors.com/<br>413-519-4049 | 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 though out the entire building, fire suppression was updated in the kitchen. This location is on the PVRTA bus 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 are many. Come take a look today! |
|             | 29 Cottage St.                       | 3,300 sq. ft. | \$21/sq. ft.   | NAI Plotkin/Kristin Sleeper<br>ksleeper@splotkin.com/(413)200-6024  | 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 private offices. Ideal downtown location near new apartment buildings, Amherst High School track, retail, restaurants, and services. Lots of private parking and excellent street traffic. Endless possibilities-bring your imagination and your architect - could be combined for 5,400 total SF! For more informat  |
| BERNARDSTON | 23 Kringle Drive                     | 5.62 acres    | \$695,000      | Coldwell Banker Upton-Massamont Realtors/Michael Pratt<br>(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/<br>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 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.   |

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|             | 434 Northfield Road, Bernardston, MA | 5.88 Acres                      | \$125,000       | Coldwell Banker Upton-Massamont Realtors/ Michael Pratt; 413-648-7455/michael.pratt@cbumr.com                | 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 115 Northfield Road which is now an opened Dollar General store. Located in an expedited permitting zone. Partial tax information and deed reference. Can be purchased with additional lots see listing # 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 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.  |
|             | 16-18 & 20 State Street,             | 3,252 sq.ft.                    | \$875,000       | Cohn & Company Real Estate/Cathy Roberts (413) 522-3023/cathy@cohnandcompany.com                             | Beloved and iconic, West End Pub Restaurant complex is now for sale. This well established, anchor business in Shelburne Falls, has become the focal point of the community and is located at the end of the Bridge of Flowers along the Deerfield River. Fantastic location, high traffic flow with tourists and visitors from around the world at your doorstep. Sale includes 16-18 & 20 State Street buildings, West End Pub Restaurant business, all furniture, fixtures & equipment. Restaurant seats 50, has a 12 seat bar, full liquor license & includes a 2nd-floor studio apartment w cathedral ceiling, sleeping loft, galley kitchen & bath. 20 State Street offers 1st-floor retail space, private bath & currently rented as a Bookstore. Upstairs is a 1 bedroom apartment, w private deck, overlooking the river. Updates include newer heating systems, AC, electrical, enclosed year-round deck, fire alarm, burglar alarm, camera 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 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 Sq. ft. office space and workspace on 1st floor with drive-in door Elevator, ample parking, high speed telecom  |
|             | 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 sq. ft. available, Combination of assembly, open space and warehouse Low cost municipal electric power   |
| DEERFIELD   | Deerfield Innovators Mill            | 3 -15,000 sq. ft.               | Call            | Phil Nash/flashnash@comcast.net  | Commerical, industrial warehouse, and shop space, 3 -15K sq ft. Multiple docks, rail, three phase power, can finish to spec for long-term tenant. (413) 539 0433 www.Deerfieldinnovatorsmill.com  |
|             | 711 Greenfield Rd.                   | 5,400 sq.ft.                    | \$315,000       | Coldwell Banker Commercial Upton-Massamont Realtors/ Kaitlin Scutari; kaitlin.scutari@cbumr.com/413-824-2766 | Take advantage of this amazing business opportunity. There are three potential income generating areas in this building. One is an office, which is currently being rented out for \$825/month. The other is a salon, and if desired, the 3 vintage porcelain sinks and 4 chairs could be included! The third is currently an antique shop, which is large open space featuring showroom doors to get cars in and 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 been 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 use, agricultural, child care, municipal facilities, non-profit, bank, retail sales, artisan studio, print or publishing, service shop, bakery, cafe, deli. Natural gas at street.                                  |
| EAST GRANBY | 2 Gateway Boulevard, East Granby, CT | 54,969 sq. ft.                  | \$15.75/sq. ft. | Development Associates/Ken Vincunas; kvincunas@devassociates.com/413-789-3720                                | 4,000 - 54,969 Sq. ft. Class A, High-Quality Professional/Medical Office Space available for immediate occupancy. Excellent location near Bradley International Airport. Located midway between Hartford, CT and Springfield, MA. Ideal for Call Center, Office, Software, Lab or Medical Uses. Highly visible. 6/1,000 Sq. ft. parking ratio with potential for expansion. Back up Generator Power, Elevator and HC Accessible. Attractive Gross Rents with Professional Management.   |
| 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      | 5 West Main St.                      | 4,747                           | \$375,000       | Coldwell Banker Commercial Upton-Massamont Realtors / Jennifer Gross; jennifer.gross@cbumr.com/413.835.1352  | 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, 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 comfortable year round. The store will convey with all equipment and currently has full liquor and lottery licenses. 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 great studio/art space or maybe an AirBnB. Exterior porches and stairs have all been rebuilt. Plenty of parking, great visibility, high traffic counts all make this a great owner occupied business with live/work potential or a good investment |
| GILL        | 1 Main Rd.                           | 12,621 sq.ft.                   | \$695,000       | Coldwell Banker Upton-Massamont Realtors/Michael Pratt; michael.pratt@cbumr.com/413-648-7455                 | Prime commercial location at major intersection and traffic light on Route 2 in Gill. Just outside of Greenfield and I-91. Additional 6,000 s.f. metal building for warehousing in the rear of the property. You can purchase the real estate and get the business good will for free. Great Visibility.  |
|             | 326 Main Road, Gill, MA              | Contact Seller                  | \$225,000       | 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. This is a great opportunity to live on the second floor in a charming 2 bedroom apartment and receive rental income from the restaurant to help subsidize your purchase. It has a kitchen, dining and living room, full bath and private entrance. The downstairs has an attractive bar, original built-ins, wood floors, good size kitchen, walk-in cooler, restroom, office and outside dining area. There is a large full walk out basement with high ceilings, ample amounts of storage and updates that include steel beams for additional supports, updated the electrical and plumbing, insulation and a new roof was installed in 2005 and the Buderus heating system is only 12 years old. This special building comes with 10 parking spaces, garden area and it is located in the town's center. Awesome building to own, call today for details.   |
| 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   |
|             | Prime Office Space Available         | 2,600 sq.ft.                    | \$0             | Dunphy Real Estate/Jack Dunphy Jdunphy2@comcast.net/413-522-1545   | 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 changes to 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 be converted to an inn, B&B, etc. Close to downtown and next door to the YMCA.   |

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|          | 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 professional 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, and asphalt roof. There are 18+ rooms, 2 kitchens areas, 7-8 bedrooms, a large open lounge space and 3.5 baths. There is a fire alarm system, sprinkler system, and security system in place, plus emergency lighting throughout. Handicapped access is provided to the first floor from the back parking lot. The parking area allows for 16 on-site vehicles, 6 in the front and 10 in the rear lot. Zoned CC and close to downtown. The highest and best use of the property is for it's continued use in a group-home related capacity. |
|          | 265 Main Street,  | 1,700 sq.ft.                                 | \$1,450   | Cohn & Company Real Estate/Tim Grader (413) 223-1375/tim@cohnandcompany.com                       | Highly visible restaurant location in high traffic downtown Greenfield. Tenants to pay for utilities and maintenance.  |
|          | 16 Butternut Street   | 1,350 sq.ft.                                 | \$1,300   | Cohn & Company Real Estate/Tim Grader (413) 223-1375/tim@cohnandcompany.com                       | Nice office space in the Greenfield Industrial Park. Approximately 1,300 sq.ft. nicely finished with hardwood floors - mostly open. Private restrooms, shared kitchen facilities. Additional storage space available. Tenant to pay for propane to heat.   |
|          | 158 Main Street Unit 15                                     | 1,000 sq.ft.                                 | \$725   | Cohn & Company Real Estate/Tim Grader (413) 223-1375/tim@cohnandcompany.com                       | Beautiful space, all open with maple floors and 3 skylights. Former yoga studio. Excellent space for 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 available for lease. Two store fronts for one business with a handicap accessible space, large main room, half bath, 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 responsibility of tenant with gas forced hot air heat and window air conditioner.  |
|          | 448 Bernardston Road, Greenfield, MA                        | 3,068 sq.ft.                                 | \$95,000  | Mark Abramson; Mark.Abramson@cbumr.com  | Inexpensive warehouse building with multiple overhead doors, cement floor, and close access to Routes 5 & 10, Route 2, and Interstate 91. In need of repair but well worth doing to get 3,000+ sq.ft. warehouse space.   |
| 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.   |
| 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 Rd.                                       | 10,000 sq.ft. to lease; 50,000 sq.ft. to buy | \$5 nnn (triple 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. to lease; 50,000 sq.ft. to buy. 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.  |
|          | 72-100 Front St.  | 24,000 sq. ft.                               | Contact Seller  | Hampshire Property Management Group, Inc./Rich Madowitz413-650-6025/rmm@hpmgnoh.com               | Completely renovated mill building, with on-site management, featuring exposed brick and large 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..  |
|          | L4 Open Square Way, Holyoke, MA                             | 1,268 sq.ft.                                 | \$1,126/month   | Open Square marketing@opensquare.com/413-532-5057 ext. 205  | Suite 409 is available immediately. 1,268 square feet plus the use of a shared conference room for 10. Lots of parking. 24/7 card access system and site-wide camera security systems. Three high speed 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.  |
| 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!  |
|          | 185 West Ave.   | 3,000 sq.ft.                                 | \$18.50/sq.ft.  | NAI Plotkin/Kristin Sleeper ksleeper@splotkin.com/(413)200-6024                                   | Medical/Office Space for Lease. 185 West Avenue is an established office building for physicians, 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 immediate 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 more.  |
| 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  |
|          | 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. Think of your idea's for use of this property.  |



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| NORTH AMHERST | 75 Cows Road                          | 18,000 sq.ft. | \$20-\$30/sq.ft.      | NAI Plotkin/Kristin Sleeper<br>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 growing 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. Open 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 balance of offerings between food-related, retail, and services.   |
| NORTHFIELD    | 105 Main Street                       | 12,000 sq.ft. | \$410,000             | Coldwell Banker Commercial Upton-Massamont Realtors/<br>Jennifer Gross (413) 835-1352/jennifer.gross@cbumr.com          | This handsome, well maintained, versatile mixed use commercial property sits on busy Main Street (Route 10/63) in Northfield MA. There are currently 6 spaces with income potential (only the smallest is vacant), one of which is a quality apartment. Current & recent occupants include retail, art gallery, office space, restaurant, specialty beverage creations, light entertainment and auction house. Owned by a master woodworker/cabinetmaker the attention to detail throughout this space make it one you will be proud to have as your own rental/income space. Visibility, quality spaces, modern restrooms, 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 Northfield create one of the most dramatic and classic streetscapes found anywhere in New England..." This is 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<br>(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<br>(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  |
|               | 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 created 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                                  | Former high tech office space fully wired with server room and largely open floor plan. Professional office suites in downtown Northampton close to Post Office, and bike path. Stand-alone two-story brick building with four separate entrances. Ideal for high-tech user. Amenities include off-street parking, exposed ceilings, fully carpeted, HVAC, kitchen, conference room and reception area  |
|               | 15 Atwood Drive, Northampton          | 36585 sq. ft. | Call                  | Development Associates/Ken Vincunas<br>(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 sq. ft. available on 2nd floor and up to 20,185 sq. ft. 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/<br>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 St., 3rd Floor                | 2,150 sq.ft.  | \$20/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 with 2,150 sq. ft. at \$20/ sq. ft.. Available July 1st.   |
|               | 59 Service Center Road                | 6,250 sq. ft. | \$12+/sq. ft.         | Dimension Realty LL; jfort6279@gmail.com/413-587-9609   | Commercial space ( Retail, Office, Other) located near center Northampton and one quarter mile to Route 91 Exit 18. First floor, ADA accessible, with free parking for 30 cars adjacent to building. Call 413-587-9609 for information.   |
|               | 3-5 Clark Ave, Northampton MA         | 40,000 sq.ft. | Contact Seller        | Hampshire Property Management Group, Inc./Rich Madowitz;<br>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. Adjacent to Roundhouse parking lot, in back of Pulaski Park, with frontage on Clark Avenue. One block from Main Street  |
|               | 150 Main Street, 2nd floor suite      | 1,307 sq.ft.  | \$22/sq.ft.           | Hampshire Property Management Group, Inc./Rich Madowitz; rmm@hpmgnoho.com/413-650-6025                                  | Stunning, light filled retail or office space on the second floor of Thomes Marketplace. Ten large newer windows including two oversized architecturally accurate one which overlook Main Street and City Hall. 12' high ceilings and original hardwood floors; high end finishes throughout. Suite contains its own single zone HVAC system. ideal for financial services, medical use, office/retail, hair salon or spa; Located in the heart of downtown Northampton. Thomes Marketplace is attached by an air-walk to the Gare Parking Garage with hourly and monthly parking options available. Space benefits from unique location and unparalleled foot traffic.   |
|               | 557 Easthampton Road, Northampton, MA | 7,700 sq.ft.  | \$995,000             | Linda Webster Coldwell Banker Commercial Upton-Massamont Realtors/Linda Webster; Linda.Webster@cbumr.com/413-575-2140   | Many possibilities with this 7700 sf building on Rt 10, with great location and visibility. Sitting on over 8 acres on the Northampton/Easthampton line, this building is was most recently used as a child care center, but this property would be a great location for manufacturing, research/development ,offices, artist studios, education, religious use, municipal facility, kennel, mixed residential work space...the list of possibilities is long. Zoned OI and SR. There is a newer roof, solar panels, and replacement windows. There is a sprinkler system. 3 phase electric. Three fenced areas of the property. This building has great potential for a variety of uses  |
| NORTHFIELD    | 168 Main St., U:1                     | 9840 sq. ft.  | \$449,900             | Coldwell Banker Commercial Upton-Massamont Realtors/<br>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             | Jennifer Gross Coldwell Banker Commercial Upton-Massamont Realtors/Jennifer Gross;413.835.135 /jennifer.gross@cbumr.com | 10,700 Sq. ft. of light manufacturing/industrial warehouse with private offices & a 1 bdrm apartment. 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 Phase, 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 would be a turnkey operation if a buyer was interested in purchasing the equipment that is already in place & ready to go. Just flip the switch. If it is quality manufacturing space a buyer is seeking, this 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. |

# COMMERCIAL REAL ESTATE FOR SALE AND LEASE

| CITY             | ADDRESS                                       | SIZE                           | PRICE                       | AGENCY / AGENT / PHONE / EMAIL  | DESCRIPTION  |
|------------------|---|--------------------------------|-----------------------------|---|--|
|                  | 105 Main St.                                  | 12,000 sq.ft.                  | \$410,000                   | Jennifer Gross Coldwell Banker Commercial Upton-Massamont Realtors/Jennifer Gross;413.835.135 /jennifer.gross@cbumr.com | This handsome, well-maintained, versatile mixed-use commercial property sits on busy Main Street (Route 10/63) in Northfield. There are currently 6 spaces with income potential (only the smallest is vacant), one of which is a quality apartment. Current and recent occupants include retail, art gallery, office space, restaurant, specialty beverage creations, light entertainment and auction house. Owned by a master woodworker/cabinetmaker the attention to detail throughout this space make it one you will be proud to have as your own rental/income space. Visibility, quality spaces, modern restrooms, 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 Northfield create one of the most dramatic and classic streetscapes found anywhere in New England..." This is 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. High ceiling and lots of light. Located on busy Main Street in Northfield MA in a handsome commercial mixed use building. 2 convenient parking spaces in front of building with access to many more in the rear.   |
|                  | 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               | Quality mixed use commercial property (12,000 sq.ft. +/-) WITH onsite sustainable solar array (61 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 occupants include retail, art gallery, office, restaurant, specialty beverage creations, light entertainment & auction house. Owned by a master woodworker/cabinetmaker the attention to detail throughout 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 area of recreational, tourist and educational opportunities with convenient access to North/South I-91 or East/West Route 2 for consumer access.   |
| ORANGE           | 131 West Main Street, Orange                  | Multi                          | \$199.00/mo - \$1,499.00/mo | Dunphy Real Estate/Jack Dunphy Jdunphy2@comcast.net/413-522-1545  | 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/Jack Dunphy Jdunphy2@comcast.net/413-522-1545  | 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.  |
| 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  |
| PITTSQ. FT.IELD  | 80 Industrial Drive, Pittsq. ft.Ield, MA      | 10,860 sq.ft.                  | \$500,000                   | Mark Abramson, Mark.Abramson@cbumr.com  | 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        | 1204 Mohawk Trail, Shelburne, MA              | 2,160 sq.ft.                   | \$329,000                   | Coldwell Banker Commercial Upton-Massamont Realtors Carol Bolduc/carol@cbumr.com/413-834-1576                           | 411 feet of prime road frontage on MA. Rt. 2; 4 miles up Rt. 2 from Greenfield and I-91, 5 miles to the village of Shelburne Falls; solid 1440 square foot one story building and a 24 x 30 barn connects to the main building with a 24 x 16 breezeway.   |
| 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   |
|                  | 20 Industrial Drive East, South Deerfield, MA | 17,550 sq. ft.                 | \$8.00/sq. ft.              | Development Associates/Ken Vincunas; kvincunas@devassociates.com/413-789-3720   | Flex/Industrial building with ample parking located in established industrial park setting just off Exit 24 on I-91. Excellent access to Springfield, Northampton and Amherst. 17,550 Sq. ft. office/assembly areaModern, high open spaceDirect solar lightingDock AccessLarge power serviceKitchen, break room with fenced in patio area  |
| 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@macmillan.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  |