

**WESTERN MASSACHUSETTS  
& NORTHERN CONNECTICUT**

# Commercial & Investment Properties™



**DOWNTOWN SPRINGFIELD, MA: FOR LEASE  
ONE FINANCIAL PLAZA, 1350 MAIN STREET**

1st Floor Retail/Restaurant and Premier Office Space in 17-Story Tower:  
1,044 SF to 40,000 SF of Class A Space in the Heart of the City.  
Café and Fitness Center, 24/7 On-Site Security, Executive Penthouse,  
Full Suites with Reception, Kitchens, Conference Rooms. See Page 3.

**NAIPlotkin**

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# NAI Plotkin

Commercial Real Estate Services, Worldwide.



**SPRINGFIELD: For Sale.** Historic mixed-use mill building complex featuring 171,898 SF warehouse, manufacturing and office space. Potential development opportunity.



**ENFIELD, CT: For Lease.** 1,750 SF of modern office space w/reception, 7 offices and kitchen. Central air. Plenty of parking. Convenient location w/ close access to I-91. Two months free rent!



**SPRINGFIELD: For Lease.** 2,660 SF retail space available in Marshalls Plaza on Boston Rd. High-traffic location. Storefront with large windows. Available immediately.



**AMHERST: For Lease.** 4,600 SF. Perfect for grocery, restaurant, entertainment, brewery; a people place! Join The Mill District, a growing eats, arts and entertainment venue near UMass.



**EAST LONGMEADOW: For Sale.** 2,151 SF medical condo consisting of reception & waiting area, 3 examination rooms & 2 private offices. Excellent first-floor corner unit.



**AGAWAM: For Lease.** 3,000 SF medical space, a former urgent care facility consisting of reception & waiting area, 6 examination rooms & break room. Directly off of Rte. 57 ramp, with excellent visibility and signage.



**SPRINGFIELD: For Sale.** 4,326 SF office building on 1.26 acs. The building consists of private offices and a large open work area. Located on heavily traveled Boston Road, with development potential.



**CHICOPÉE: For Lease.** 2,000 Sf & 5,300 SF retail/multi-use space in Courthouse Plaza. Easy access and visibility. 1/2 mile to Rt 33 Memorial Drive & 1 mile to I-90 (Mass Pike).



**ENFIELD, CT: For Lease.** 5,200 SF retail space in the Scitico Plaza neighborhood shopping center located on Rt 190 in a high-traffic area. Join Family Dollar and McDonald's.



**HOLYOKE: For Sale.** 18,660 SF commercial building (former school) on Rte 5; 1.05 acres; large parking lot. Convenient to all major highways (I-391, I-91). Great development opportunity.



**SPRINGFIELD: For Sale.** 3,394 SF medical condo at Baystate Medical Center, consisting of reception & waiting area, examination rooms & private offices. On-site parking garage, excellent highway access.



**HOLYOKE: For Sale.** 19,092 SF commercial office building (former school). Large, paved parking. Great redevelopment opportunity. Easy and convenient access to Rte 202 & Rte 5, I-391 & I-91.



**AMHERST: For Lease.** Build to suit, 976-4,515 SF subdividable commercial & retail space at The Mill District. 1 mi. to UMass. Join North Square, The General Store, The Closet, Cisco's Café & new brewery (coming soon).



**AMHERST: For Lease.** 2,300 SF former doctor's office with reception, kitchen, and waiting room; and 2,100 SF former Boys & Girls Club in downtown Amherst. 5,400 SF combined. Ample parking.



**AGAWAM: For Sale.** 8,240 SF retail/special purpose property. Currently vacant. Located on 6.26 acres. Redevelopment opportunity with excellent access and visibility on Rte 75. \$740,000.

# 413.781.8000

1350 Main Street, Springfield, MA 01103

- Evan C. Plotkin
- David A. Wolos
- David Moore

- Jim Reardon
- Liam Reynolds

e-mail: Summer <[sredko@spotkin.com](mailto:sredko@spotkin.com)>



OFFICE & 1ST FLOOR RETAIL/RESTAURANT SPACE  
FOR LEASE

## The MassLive Building

AT ONE FINANCIAL PLAZA  
1350 Main Street, Springfield, MA



- 1,044 SF to 40,000 SF of Class A space available now
- 24-hour onsite security & management
- Palazzo Café, state-of-the-art fitness center, conference center & art gallery
- Situated in the heart of the central business district
- Abundant and affordable parking nearby
- Easy access to I-91, I-291, I-391 & I-90
- Located at the "Crossroads of New England" between New York City & Boston



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Medical/Professional Office/Retail  
**400-5,000 SF**

**POTPOURRI PLAZA**  
241-243 KING ST, NORTHAMPTON

## NORTHAMPTON'S BEST COMMERCIAL LOCATION



### Property Highlights

- BUILD TO SUIT
- Signalized intersection
- Fully Sprinklered
- Route 5 Signage
- Traffic Count: 37,614
- 250+ Parking Spaces
- I-91 HWY. Access

Lease Today:

**POTPOURRI  
PLAZA**

Potpourri Plaza is a 74,630 SF high-end mixed-use center consisting of a strong blend of retail and office space.

The center is anchored by Walgreens and the UMASS Five College Federal Credit Union. Located on King Street (Rte. 5), a major thoroughfare in Northampton, Massachusetts.

The stone tower of this office and retail complex is a familiar landmark for Northampton and its surrounding communities. The heritage of the Connecticut Valley is represented in the architecture and decor throughout the complex.

Retail spaces and professional offices exist on the first floor of the complex.



DeLaurentis  
Management Corp.

**914.946.1321**

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[www.delaurentismanagement.com](http://www.delaurentismanagement.com)

# WILLIAM RAVEIS

(413)549-3700  
200 Triangle Street, Amherst, MA 01002

**Patricia Patenaude GRI, LMC**  
[pepatenaude@gmail.com](mailto:pepatenaude@gmail.com)  
call/text: (413)374-1779



**SUNDERLAND:** For Lease. 2,500 SF of R&D and 2,500 SF of office, short drive to UMASS, great visibility, loading dock, private restrooms.



**HADLEY:** For Lease. Multiple retail & warehouse spaces ranging from 4,000 sf to 15,195 SF in three buildings, high visibility and traffic count.



**AMHERST:** For Lease. 500 SF professional office downtown, off street parking, first floor, private restroom.



**NORTHAMPTON:** For Lease. Prime retail location next to Thomes Market, 2,400 SF with 20 feet of high visibility frontage.



**NORTHAMPTON:** For Lease. 1,930 SF of retail space with a showroom, storage, and overhead door. Very high traffic and visibility, close to I-91.



**HADLEY:** For Sale. Professional office condo in high traffic area of Rt 9, 2,795 SF with reception/waiting, 6 private offices, work areas, storage, private restroom.



**AMHERST:** For Lease. Professional office space at the gateway to UMASS, 1,637 SF with reception and 5 private offices, handicap accessible.



**AMHERST:** For Lease. In-town retail location, 1,273 SF in handicap-accessible building close to the Town Common with high foot traffic.



**AMHERST:** For Lease. Downtown first floor professional office, 318 SF, handicap accessible, shared restrooms, kitchenette.



**HADLEY:** For Lease. Professional office space in medical building anchored by Cooley Dickinson, single room up to a 4 room suite, great visibility on Rt. 9.



**HADLEY:** For Lease. Cold storage warehouse on Rt 47, 1,900 SF of refrigerated space with additional 1,400 SF, dry storage, office and restroom, multiple loading docks, great parking.



**DEERFIELD:** For Lease. Heated warehouse/shop space, bays starting at 600 SF up to a total of 14,800 SF, drive-in and multiple docks.



**AMHERST:** For Sale. The iconic Cushman Market & Café, turnkey business with real estate, additional income from an on site apartment, solid cash flow.



**HADLEY:** For Sale. 3,000 SF professional office currently used by a dental practice, convenient location just off Rt 9, great parking.



**HATFIELD:** For Lease. 2,227 sf of warehouse/cold storage with a fully conditioned office, private restroom, additional yard parking, very close to I-91 and downtown Northampton.

## NORTHAMPTON DEVELOPMENT OPPORTUNITY



**1010 RYAN RD, FLORENCE**

**ASKING PRICE: \$439,000**

- 40 acres with (3) single family lots along Ryan Rd.
- Possibility of a cluster development, allowing for more units and reduction in frontage and lot size. Through a cluster development, any number of detached units of whatever size could be permitted. *Planning Board permit required.*
- Within this parcel are an additional 4 acres that can be built on. *City approval required.*
- Previous owner had city approval for a 4 acre Industrial/Commercial complex. *Approved plans are available, done by Berkshire Design.*
- Take advantage of the ponds and trails on the property to create an environment for hiking and dog walking as part of the community.
- City water/sewer at street.
- Buyers to do their own due diligence. City is willing to assist a buyer and work with your plans.
- Contact agent for additional details.

**MAPLE and MAIN**  
REALTY LLC

[www.mapleandmainrealty.com](http://www.mapleandmainrealty.com) | 413.584.2900

Anne Young, Realtor: **413.522.6734**

Lisa Darragh, Realtor: **413.455.4788**

## CAMPANELLI BUSINESS PARK OF WESTFIELD



Located on the Mass Pike at exit 3 with immediate access to the Route 91 corridor in Westfield, MA, this site has 150,000 square feet for development and offers both multi-building and single-building scenarios. The close proximity to the interstate highway system creates a unique opportunity for regional distribution and manufacturing firms servicing the New England Region.

For further information please contact

Developed &  
Owned by:

**Campanelli**

Robert C. DeMarco:

Tel: 781-849-1440 | [rdemarco@campanelli.com](mailto:rdemarco@campanelli.com)

Brokerage by:

**JENNINGS**  
REAL ESTATE SERVICES, LLC

Kevin M. Jennings:

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East Longmeadow, MA 01028

MAILING ADDRESS  
PO Box 60781  
Longmeadow, MA 01116

William H. Low, Jr.  
*President*

Cell: (413) 237-9692  
Bill@lowpicard.com



**EAST LONGMEADOW:**  
**For Lease.** 2,600-7,800  
SF Medical/Professional  
Office space available.  
Near center of town on Rt  
83. 25 minutes to Bradley  
International Airport.



**EAST LONGMEADOW:** For Lease. Executive suites  
available featuring a common waiting area and free  
use of a conference room and kitchenette. Starting  
at \$450/month. Free on-site parking.



**LONGMEADOW:** For Lease. Executive suites for  
lease, all utilities and wifi included in rent. Use  
of kitchen and waiting area. \$450-\$475/month.  
Free parking, on a bus line.



**SPRINGFIELD:** For Sale. Two lots, 10,239 SF, zoned  
Business. One block from I-91 and a half mile from  
Baystate Medical Center.



**CHICOPEE:** For Sale.  
6.92 acres of land,  
zoned Industrial & fully  
permitted for Distribution.  
A quarter mile from the  
entrance to the Mass Pike  
(I-90) and I-295. Half-mile  
to I-91.



**SPRINGFIELD:** For Sale. 28,890 SF historic office  
building in the central business district. Beautiful  
brick work throughout. New elevator mechanicals.  
Upside potential.



**HOLYOKE:** For Sale. 230,000 SF mill with deeded  
water rights. Situated between the 1st & 2nd canals  
with canal walks on both sides of the property and  
walkway over the 2nd canal.



**SPRINGFIELD:** For Sale. Historic Paramount Theater  
& Massasoit Hotel. 122,507 SF in 4 stories on 1.54  
acs. w/ 178' frontage on Main St. B3 Opportunity  
zone. Parking for 94 cars, bus stop.



**PALMER:** For Lease.  
Available June 2024,  
50,000-70,000 SF  
warehouse space,  
18 Ft ceilings, fully  
sprinklered, new  
16' overhead door,  
2 docks. Close to the  
Mass Pike.



**WESTFIELD:** For Lease. Class A office suites plus  
individual offices in executive suite. First floor  
medical suite off main lobby. Nightly cleaning,  
competitive rates, restaurant.

# Colebrook

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1441 Main Street, Springfield, MA 01103



**WEST SPRINGFIELD: For Lease.** 7,500-80,000 SF of 1st class office/R&D space at crossroads of I-91 & I-90 with ample on-site parking in a park-like setting. Easy highway access with visibility.



**NORTHAMPTON: For Lease.** Unique central downtown retail location across from Thomes Market. 6,222± SF of 1st floor space & up to 15,000 SF of lower level space. Sub-division possibilities.



**NORTHAMPTON: For Sale.** Approx. 7,780 SF retail building on .41 acres of land on King Street. This high-traffic Rt. 5 location features great visibility, on-site parking and easy access to I-91.



**SOUTH DEERFIELD: For Sublease.** 11,500 to 65,585± SF of first class office space located just off Rte. 5. The property features easy access to I-91 & Rt. 116 and ample on-site parking.



**NORTHAMPTON: For Sale.** 33,228± SF retail building w/16,770 SF parking lot and lease with TD Bank. Great development opportunity.



**HOLYOKE: For Sale.** 2,731± SF ranch style residence with a 2 car garage, partially finished basement, outdoor gazebo, 3 bedrooms, and 1 1/2 baths. Close to I-91/Rt.5 & Rt. 141.



**WESTFIELD: For Lease.** 2,216 SF-5,369 SF of first-class office space along Rts. 10/202 abutting I-90 w/great visibility, access (Exit 3) & on-site parking. Subdivision possibilities.



**SPRINGFIELD: For Sale.** Two professional office buildings totaling approx. 35,219 SF located along I-91, close to MGM. Great I-91 visibility & access.



**AMHERST: For Lease.** 1,681-18,390 SF of Class A office space close to UMASS and Downtown Amherst. Features include high-speed data access, ample on-site parking and easy access to Rts. 9 & 116.



**AMHERST: For Lease.** 1,262-3,915 SF in popular plaza w/ ample on-site parking. Close to Rts. 9 & 116 and UMASS. Join Athena's Pizza, Hampshire Bicycle Exchange and the National Guard.

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- ◆ Property Management



**ADAMS: For Sale.** 10,517± SF church & 6,147± SF residential bldg. on 2.8 acs. Rt. 8 location w/easy access to Rt. 116, Pittsfield & Upstate New York.



**PITTSFIELD: For Sale/Lease.** 44,650± SF former high school building w/ offices, classrooms, gym, cafeteria & full kitchen on 1.03 acs. Located in the CBD with easy access to Rt. 7.



**WESTFIELD: For Sale.** 3.87± acs. of land in a prime retail location on Rts. 10 & 202, close to Mass Pike Exit 3. Great visibility, traffic counts and redevelopment opportunity. Potential residential development site.



**CHICOPEE: For Sale.** Approx. 10,712 SF church & 7,023 SF rectory w/garage on 1.048 acres. Located in close proximity to Chicopee's CBD with easy access to I-391 & I-91.



**CHICOPEE: For Lease.** Approx. 57,459 SF of educational space w/classrooms, kitchen, library, cafeteria & offices. Features great visibility, easy access and close proximity to I-391 and I-91. FF&E close to turnkey.



**HOLYOKE: For Sale.** 10,212± SF building on 0.80± acres in close proximity to downtown Holyoke, I-291 & S. Hadley. Redevelopment possibilities.



**SPRINGFIELD: For Lease.** Approx. 11,948 SF school building with multiple classrooms and offices in close proximity to Rt. 20 and I-90.



**WARE: For Sale/Lease.** 16,550 SF school bldg. with 9 classrooms, offices, lounge, storage & parking. Close proximity to Ware CBD and Routes 32 & 9.



**SPRINGFIELD: For Sale.** 15,000 SF former St. Francis Chapel building on .194 acres of land in Springfield CBD w/ easy highway access. Redevelopment possibilities.



**HOLYOKE: For Sale.** 16,320 SF former school bldg. on .361 acres in close proximity to downtown Holyoke, South Hadley & I-391. Potential redevelopment opportunity.



**NORTHAMPTON: For Sale.** Former St. Mary's church, rectory & parking lot on downtown corner of Main, State & Elm St (Rt. 9), across from Smith College. Tremendous redevelopment opportunity.



**CHICOPEE: For Sale.** Approx. 1,808 SF garrison style residence. 3 bedrooms, 2 baths w/ one car garage on .189 acre lot.

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1441 Main Street, Springfield, MA 01103



**10,130 SF OF  
NEW LEASES**

**SPRINGFIELD: For Lease.** TD Bank Center. 800-15,000 SF in 100% Class A office tower. Prominent downtown location. Client parking & 24-hour manned security. Outstanding tenant services.



**SPRINGFIELD: For Lease.** Approx. 26,000 SF of industrial/warehouse space with ample loading docks, turn around access and 20 foot ceilings. Located in close proximity to Rt. 20, I-291 & I-91.

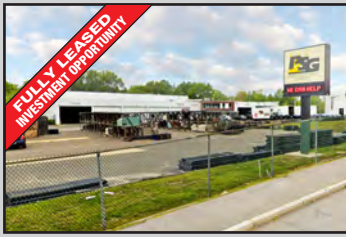


**SPRINGFIELD: For Sale.** 8,000± SF medical/office bldg. on 2 levels on .259 acs. Close to Mercy Medical & Baystate Health with great visibility and easy access to I-91, I-291 & I-391.



**PRICE REDUCED**

**SOUTH DEERFIELD: For Sale/Lease.** Approx. 38,000 SF industrial bldg. on approx. 9.77 acres of land. Located off Rt. 116 with easy access to Rt. 5 and I-91. Expansion potential.



**FULLY LEASED  
INVESTMENT OPPORTUNITY**

**SPRINGFIELD: For Sale.** Total of 60,868 SF warehouse/office space including a 5,000 SF freestanding warehouse on 4.32 acres w/ 5 doors & ample on-site parking. Located off Rt. 20 with easy access to I-90.



**FULLY LEASED  
INVESTMENT OPPORTUNITY**

**GREENFIELD: For Sale.** Approximately 8,800 SF warehouse on approximately .95 acres of land w/ drive-in doors and on-site parking. Great visibility and easy access to I-91 and Rt. 5.



**SPRINGFIELD: For Sale.** Approx. 38,746 SF office/retail building on approx. .26 acres at intersection of Bridge and Barnes Sts. Close to Springfield's CBD with easy access to I-91/I-291.



**SUNDERLAND: For Sale.** 11,971± SF office bldg. on 3.465 acres. Just off Rt. 116, with easy access to I-91, Rt. 5 & Rt. 9, and close to UMass.



**NORTHAMPTON: For Sale.** 31,824 SF bowling center with 32 lanes, pro-shop, bar and game room; on 2.76± acres with ample parking. Close to downtown, great visibility and easy access.



**FULLY LEASED  
INVESTMENT OPPORTUNITY**

**ATHOL: For Sale.** Approximately 10,831 SF warehouse building with drive-in doors on approximately 1 acre of land on Rt. 2A in downtown Athol with easy access to Rt. 2.

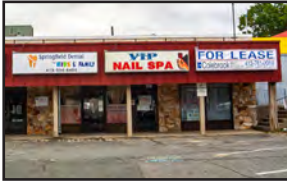
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**SPRINGFIELD: For Lease.** Approx. 1,080 SF of retail space at corner of Breckwood Blvd. & Wilbraham Rd. across from WNEU. High traffic, easy access and great visibility.



**HOLYOKE: For Lease.** 2,500-7,073 SF of Class A office space in premier suburban office tower. Excellent highway access and visibility. Free on-site parking.



**SOUTH DEERFIELD: For Sale.** 75,580± SF office building on 10.21± acs., just off Rt. 5 & close to I-91 & Rt. 116. This first class property features easy access and ample on-site parking.



**SPRINGFIELD: For Sale.** 77,601± SF mixed-use bldg. on 1.52± acs. w/additional 9,383 SF lot across from property on Chestnut St. Zoned Business C w/ easy highway access & visibility.



**SPRINGFIELD: For Lease.** 1,595 SF & 1,679 SF office/medical spaces in North End Medical corridor. Free on-site parking, easy highway access and visibility from I-91. Subdivision possibilities.



**SPRINGFIELD: For Lease.** Rare opportunity to be part of the Basketball Hall of Fame. 1,390 & 4,097± SF of retail/restaurant/ office space available. I-91 access/visibility w/ free ample on-site parking.



**AMHERST: For Lease.** 1,790± SF office/retail bldg. on .46 acres w/ drive-up window & on-site parking. Located at the edge of UMASS campus with easy access to Rt. 116 & Rt. 9.



**SOUTH HADLEY: For Sale.** Approx. 3,406 SF bank branch condominium with drive-up window. Offers first-class finishes, great visibility, on-site parking and Rt. 116 location.



**WEST WARREN: For Sale.** 4,545 SF church with attached 2,780 SF rectory on 1.3 acres. Located just off Rt. 67/Main Street.



**NORTHAMPTON: For Lease.** 7,000 SF-14,000 SF of office space in Northampton Industrial Park. Easy access and close proximity to Rt. 5 & I-91, with ample on-site parking.

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**SOUTH DEERFIELD: For Sale.** Three (3) leased warehouse buildings totaling 33,340 SF w/ 8 docks and 17 doors on 5 acres of land. Located along Rt 91 w/easy access to I-91, Rt 116 & Rt. 5.



**SPRINGFIELD: For Sale/Lease.** Two (2) medical office condos, 3,050± SF & 5,830± SF. Walkway to Baystate Medical Center, on-site parking garage and easy access to I-91/I-291 & Rt. 20.



**ORANGE: For Sale/Lease.** 13,226 SF commercial building on 3.04± acres of land. The property is on Rt. 2A near the Athol border, Hannaford Plaza and in close proximity to Rts. 2 & 202.



**SOUTH DEERFIELD: For Sale or Lease.** Approximately 32,088 SF industrial building on 4.8 acres. Easy access to Rt. 5 and I-91.



**SOUTH HADLEY: For Sublease.** 25,069 SF of warehouse space with access to 2 docks. Close to Rt. 202 & Rt. 33 with access to I-90/I-91.



**WILBRAHAM: For Sale.** Approx. .80 acres of land located on Rt. 20. On retail corridor, features visibility, easy access and proximity to regional and national retailers.



**SPRINGFIELD: For Lease.** 3,500-6,930 SF of office space in central downtown location. Close proximity to parking. Subdivision possibilities.



**WILBRAHAM: For Sale.** Wooded residential estate lot on Burleigh Road. This secluded upland parcel of 6.74 acres presents a great development opportunity.



**MONTAGUE: For Sale.** Approx. 14.47 ac. land development site along Millers Falls Rd. 4 existing condo units w/potential for more. Site is partially paved w/utilities on-site. Zoned General Business.



**CHICOPEE: FOR SALE.** Two houses on 2± acres on Rte. 33 close to I-90 Exit 5. High traffic counts, highway access and visibility. Zoned Business B. Great development opportunity.



**DEERFIELD: For Lease.** 15,208± SF industrial building including a 2,668 SF mezzanine office on 0.52 ac. Features include drive-in doors, on-site parking and close proximity to Rt. 5 & I-91.



**SPRINGFIELD: For Sale.** Approx. 0.207 acre parcel currently a paved parking lot. Located just off Chestnut Street along Pearl St. Easy access to I-91 and I-291.

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**GREENFIELD: For Sale.** 3.505± acres on Rt. 2/ Mohawk Trail. Zoned GC, the site is in a great location, with easy access to I-91 & proximity to national & regional retailers along Rt. 2.



**CHICOPEE: For Sale.** Approx. 12.47 acres of Res. C zoned land along Montgomery & Dale Streets. Easy access to I-90 and Rt. 33/Memorial Dr. retail corridor.



**DEERFIELD: For Sale.** Approx. 18.38 acres of land improved with approx. 114,000 SF of greenhouse space with 2 residential homes. Licensed cultivation facility.



**WEST SPRINGFIELD: For Lease.** 2,200± SF of street retail in West Springfield center w/ great visibility and easy access. Close to CVS, Walgreens, Advanced Auto Parts and M&T Bank.



**WEST SPRINGFIELD: For Lease.** 4,000 SF of 2nd fl. office space in the Westside Professional Building. Ample on-site parking, great visibility & easy highway access.



**DEERFIELD: For Sale.** 15,208± SF industrial building including a 2,668 SF mezzanine office on 0.52 ac. Features drive-in doors & on-site parking. Close to Rt 5 & I-91.



**LUDLOW: For Sale.** Approximately 10,468 SF church building on .568 acres of land. Located along Rt. 21 with easy access and great visibility.



**SPRINGFIELD: For Lease.** 500-2,949± SF office space in central downtown location. Close proximity to parking. Aggressive lease rates.



**CHICOPEE: For Lease.** 1.05 acre land site with 1,680 ± SF building on Rt. 33. Great highway access, visibility and proximity to national & regional retailers. Excellent redevelopment opportunity.



**NORTHAMPTON: For Sale.** 6,250± SF retail building on .40 acres on King Street. This high-traffic Rt. 5 location features great visibility, on-site parking and easy access to I-91.



**WEST SUFFIELD, CT: For Sale.** Approx. 1,564 SF former bank branch with drive-thru window on .53 ac of land on Rt. 168. Features include great visibility, easy access and ample on-site parking..



**LEVERETT: For Sale.** 3,480± SF former animal shelter on 5.09 ac of land. Proximate to Rtes 63, 47 and 116, the property features easy access, ample on-site parking and an idyllic setting.

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## WEST SPRINGFIELD: FOR LEASE BY OWNER

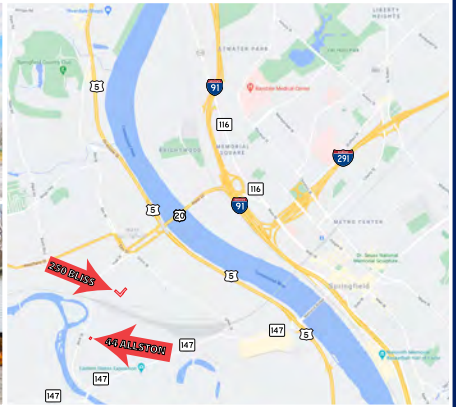
*Two excellent locations, each minutes from major north, south, east & west routes, in an industrial area with other trucking companies.*



**250 BLISS ST**



**44 ALLSTON AVE**



**250 BLISS ST.** 11,700 SF shared warehouse space. (3) 150 SF offices on 2 floors, for 450 SF total office space. 4 bay shared, covered dock. Insulated membrane roof, sprinklered, 19' ceiling height.

**44 ALLSTON AVE.** 2,600 SF Business B-1 zoned space suitable for light industrial, heated, 12' clear height, 9' wide x 9' high drive-in door. Two offices.

**Contact Kathy Nektopoulos, (413) 374-4628**  
*We are a family business with 45+ years in commercial rentals*

## WHY LOOK ANYWHERE ELSE?



### SPRINGFIELD: FOR LEASE 66-88-96 & 112 Industry Ave

- 3,200 sf Office/Warehouse & 12,000 sf Office
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**SOUTHAMPTON: For Sale. 74 College Highway (Rt 10).** Commercial building with close to 20,000 SF of gross building area, a 60+ paved parking lot, and an additional gravel parking lot. The site contains approximately 4.31 acres of land. The building is currently used as a bowling alley (Canal Bowling Lanes), and a lounge (Tin Can Alley) with a full liquor license. The building had previously housed a third business: Canal Trophy. It has been utilized as a bowling alley and other support businesses since it was constructed in 1962. The lounge section is approx. 2,200 SF, the former trophy business is approx. 1,200 SF with the remaining space primarily used by the lanes & equipment area in the back. There are 4 bathrooms, 2 heating systems, and 3 mini-splits. Located on heavily traveled Route 10 with great visibility and accessibility. **\$750,000. Chuck T. Conner, 413-246-2051.**



**SOUTHAMPTON: For Sale or Lease. 17 College Highway (Rt 10).** Prime 27,000 SF single floor commercial building built in 1998, located on heavily traveled Route 10, provides great visibility and is right next to major retailers Big Y, Walgreens, Tractor Supply Co and O'Reilly Auto Parts. Property sits on 6.82 acres and there is an additional 7,200 SF metal building at the rear of the lot with heat and power. The 27,000 SF building is comprised of a 55-car lighted parking lot, 18,000 SF showroom, a 9,000 SF space currently set up as warehouse space with finished offices in the rear. There are 3 bathrooms and 1 overhead door. The Commercial Highway zoning allows for a variety of uses. **\$3,000,000 or lease at \$15/SF. Brian Jarrett, 413-218-7119.**



Chuck T. Conner  
413-246-2051



Brian Jarrett  
413-218-7119

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**AGAWAM: For Lease. 200 Silver St.** 3,901 SF first floor space remaining in this secure, multi-tenant, Class A professional medical/office building. High-visibility location on 4-way busy intersection with easy access to Rte 57 and I-91.



**GREENFIELD: For Lease. 101 Munson St.** 2,418 SF up to 7,302 SF space in Class A office building on 25-acre campus at the intersection of I-91 and Rt 2. Security desk/card access system, Backup generator, fiber optic telecom.



**GREENFIELD: For Lease. 143 Munson St.** 7,485 SF of medical/professional office space on a 25-acre campus at the intersection of I-91 and Rt 2. Ample parking. Available for immediate occupancy.





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**413.789.9830**  
 470 Westfield St, W Springfield, MA 01089

**Westfield Office:**  
**413.568.9226**  
 44 Elm St, Westfield, MA 01085



**WESTFIELD: For Sale.** 7,070 SF office building (2005). Elevator basement, 1st & 2nd floor. Parking lot (36 spaces). 3 rental units + partially finished basement. Meticulously maintained. Separately metered utils. Call **Ted Cassell, 413.374.4461**; or **Tim Coughlin, 413.519.5841**.



**SOUTHAMPTON: For Lease.** Affordable warehouse/office space just off Rte 10 and north of Mass Pike. Spaces from 935 SF to 11,717 SF. Some attic space available. Call **Eric Grigoryan, 413.537.9081**.



**WESTFIELD: For Lease.** 2,000-7,450 SF available. Join New Dunkin! New construction could be retail, office, restaurant, or medical. Property is zoned Business A. Situated on Southampton Rd (Routes 10/202), close to the Mass Pike. Call **Ted Cassell, 413.374.4461**.



**WESTFIELD: For Lease.** 34 Elm St. One suite left in an iconic building with reception, offices and conference room. Easy walking distance to restaurants, banks and the Park Square Green. Call **Melissa Lemanski, 413.262.2462**.



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**WESTFIELD: For Lease.** Busy strip mall located on Routes 10/202. Only one space available with 1,760 SF. Ample on-site parking. Call **Melissa Lemanski, 413.262.2462**.



**WESTFIELD: For Sale.** Attention investors! Great income producing property. The school tenant will remain and will sign a new 5 year lease. Includes single family with 3 beds/1.5 baths. Call **Tim Coughlin, 413.519.5841**.



**WESTFIELD: For Lease.** Attention banks and credit unions! Brand new ATM location at Dunkin'. On Routes 10/202 just north of Mass Pike. Excellent visibility and signage. Get your brand exposure in this busy spot! Call **Ted Cassell, 413.374.4461**.



**SPRINGFIELD: For Sale.** Turnkey 2,147 SF restaurant with real estate and signage across the street from American International College. Ample parking with drive thru on .4 acre lot. Call **Fabio DeSousa, 413.209.0396**.



**AGAWAM: For Sale.** 17.2 acs. zoned Industrial B. Former lumberyard - over 50,000 SF w/showroom, office, multiple storage buildings & garages. Additional land & buildings available. Subdividing possible. Bring your ideas! Call **Tim Coughlin, 413.519.5841**; or **Ted Cassell, 413.374.4461**.



**WESTFIELD: Land for Sale.** 7.82 acre Business A & Industrial A zoned parcel on Southampton Road (Rts 10/202) north of the Mass Pike. Property has 685' frontage on Southampton Rd and 100' on Airport Road. Call **Ted Cassell, 413.374.4461**.



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**WEST SPRINGFIELD: For Lease.** Century Center, Memorial Ave. Two 2,200 SF spaces remaining. Join TJ Maxx, Planet Fitness, Bob's Discount Furniture, Big Y and Skechers! High-traffic area just off of Route 5 and I-91, and under a mile from MGM Casino.



**WEST SPRINGFIELD: For Lease.** 181 Park Ave. 900-1,230 SF available. Move-in ready or build to suit. Convenient parking; located less than 1 mile from Route 5, I-91 and I-291.



**ENFIELD, CT: For Lease.** 115 Elm St. 1,000-1,300 SF medical suites and 3,000 SF build-to-suit new construction. Adjacent to Kohl's. Ample free parking, adjacent to I-91, Exit 48. Call today!



**WEST SPRINGFIELD: For Lease.** Ashley Ave. 1,268-9,000 SF. Separate office suite entrances w/ possible signage. Located at the intersection of I-91 and Rt 5; convenient to everything! Ample parking and on a bus route. Move-in ready or build to suit.



**PALMER: For Lease.** Only one space remaining! Ideal 2,150 SF end cap location with great signage opportunities. Join Rocky's Ace Hardware, Bank of America, Dollar Tree, and more! Large well-lit parking lot and on the bus line.



**SPRINGFIELD: For Lease.** Northgate Professional Center, 1985 Main St. 850-1450 SF available. Rarely available office suites. Both built out to offices, but also can be build-to-suit. Elevator access, convenient parking. On a bus route at the crossroads of I-291 and I-91.



**WEST SPRINGFIELD: For Lease.** 59 Interstate Dr. 1,260-2,700 SF in great location at the crossroads of I-90/I-91. One suite has a separate entrance with a kitchenette and bathroom; the other suite is a prime location in the front of the building with lots of light.

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*Pictured L to R: Dan Thies, Commercial Portfolio Coordinator; Shelby Downey, Cash Management Specialist; Jeff Simpson, Chief Commercial Officer; Taylor Robbins, Business Relationship Manager*



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