

**WESTERN MASSACHUSETTS
& NORTHERN CONNECTICUT**

Commercial & Investment Properties™



NORTHAMPTON, MA: FOR LEASE
207 Main Street – Heart of Downtown

547 SF Storefront Plus Finished Basement with Break Room.
Newly Renovated Former Bank Branch. Enclosed ATM Foyer.
Visible Corner Location Opposite City Hall.
\$3,000 Monthly Rent plus Utilities. See Page 9.



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



SPRINGFIELD: For Lease. 740 SF & 594 SF office spaces in downtown professional building. Reception areas, smaller storage rooms & many windows overlooking Main Street. Great location near MassMutual Center.



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.



CHICPEE: 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.



GREENFIELD: For Lease. 1,000, 2,415 and 2,815 SF office condo in the historic downtown Hayburne building located in downtown area. Located on Rte. 5, 1.3± miles to I-91. Ample onsite parking.



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).



SPRINGFIELD: For Lease. 2,710 SF ready for office, retail or Medical in professionally managed and well-maintained building. Currently 5 offices, reception/waiting area, kitchen, 2 bathrooms & storage area.



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: Anthony <abarile@plotkin.com>



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FOR LEASE BY OWNER

WESTFIELD: 20 TURNPIKE INDUSTRIAL ROAD. 6,500 SF light industrial, including 2000 sf offices, zoned Industrial A. Dock door, drive-in door, paved parking. Rubber membrane, insulated roof, 3-phase power. Available 8/1.



20 TURNPIKE INDUSTRIAL RD, WESTFIELD



250 BLISS ST, WEST SPRINGFIELD

WEST SPRINGFIELD: 250 BLISS STREET. (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. Minutes from major north, south, east & west routes.

Contact Kathy Nekitopoulos, (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
- Warehouse \$8 NNN/Office \$15 NNN
- Easy Access to Rte. 291 and I-90
- Ample Parking • Design to Suit

TINKHAM MANAGEMENT
Contact: Paul Pannier (413) 781-2046

NORTHAMPTON: For Sale/Lease *Prominent Downtown Location*



King St location with high visibility and high traffic count. Formerly, the China Wok restaurant for two decades. Real estate and all equipment included. 1,560 SF and .21 acre. Close to all major routes and shopping. *Listed at \$695,000.*

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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.



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john@vantagepointretail.com



PALMER: For Sale or Lease. Freestanding 3,395 SF former bank building with 24 parking spaces. Ideal for retail, office, or medical. Located on the Route 32 intersection in Palmer center.



WILBRAHAM: For Lease. Free-Standing. 2,475 SF bank building on Main Street with 35 parking spaces. Retail, office, or medical.



WESTFIELD: For Lease. 1,258 SF. In-Line. Located on Main Street near Park Square. High visibility and foot traffic. Co-tenants include Subway, Domino's, Wise Vapors & Liberty Tax.



SPRINGFIELD: For Lease. 2,445 & 4,748 SF. In-Line. Kohl's-anchored center with CVS, 5 Star Supermarket, T-Mobile, & Dollar General. Signal entrance, pylon signage.



HOLYOKE: For Lease. 8,459 SF In-Line at South Street Plaza. Large central space right off of 391. Co-tenants include Save-A-Lot, Master Heo's Tae Kwon Do, Family Dollar, & Kool Smiles.



ATHOL: For Lease. North Quabbin Commons. 1,600 SF & 2,200 SF In-Line with Dollar Tree & Pad Site. Just off Route 2, Exit 77.

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



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, 413.537.9061**.



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. 595 Southampton Rd. Close to MassPike. 1552 SF first floor office/retail. Large primary space, break room/kitchenette, plus 2 office spaces, 2 restrooms - paved parking. Call **Melissa Lemanski, 413.262.2462**.



GREENFIELD: For Sale. 252 Federal St. Don't miss this great mixed use commercial opportunity, featuring an office, apartment and garage bay. Call **Fabio DeSousa, 413.209.0396**.



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 Lease. 38 Elm St. Two affordable spaces on Rts. 20/10/202 downtown. One large room and one individual office; perfect for someone who wants to move out of their home office. Wood floors and bright windows. Call **Melissa Lemanski, 413.262.2462**.



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**.



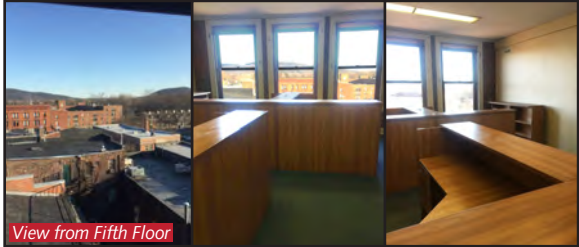
WESTFIELD: For Sale or Lease. 7,070 SF office building (2005). Elevated basement, 1st & 2nd floor. Parking lot (36 spaces). 3 rental units + partially finished basement. Meticulously maintained. Separately metered utils. 1,214 SF for lease with 4 private offices, conf. room and open area. This space could be combined with other 2nd floor suite to make one large suite. Call **Ted Cassell, 413.374.4461**; or **Tim Coughlen, 413.519.5841**.



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**.



LEASING OPPORTUNITIES – DOWNTOWN NORTHAMPTON, MA



View from Fifth Floor

78 MAIN ST, 5TH FLOOR. 3,716 SF. Upscale professional office building. Full floor with spectacular four-side views of downtown. Landlord will custom build-out 11-13 private offices with possible large conference room, reception, new kitchen area, new HVAC, system. Vaulted ceilings as high as 14'. Ideal for law or high-tech firm, nonprofit or financial services. \$20 per SF gross + utilities.

78 MAIN ST, 4TH FLOOR. 987 SF. Office suite with 3 offices plus one additional space for possible use as reception, conference, or waiting room area. Across the street from Hampshire Superior Courthouse. Professional tenant base. Ideal for small law firm. Could come with waiting room furniture. \$18 per SF gross + utilities.

78 MAIN ST, GROUND FLOOR. 2,638 SF. Full floor, office/retail space. New entrance off Kirkland Avenue. Main Street signage available. This inexpensive downtown space is currently being renovated into a vanilla shell space. Landlord will consider a custom build-out with a modest rent adjustment depending on level of build-out required. Currently priced at \$12 per SF as-is gross rent + utilities.

76 MAIN ST, STOREFRONT. 383 SF former Northampton Box Office. Excellent foot traffic. Unique small Main Street storefront. Ideal for jewelry store, ATM or cell company. Affordable Main Street retail location. \$2,150 monthly rent + utilities.



80 MAIN ST, STOREFRONT. 1,468 SF former GoBerry storefront. Buildout as a food service use with two walk-in refrigeration units. The front is plumbed with a counter service area. Bank vault/storage area. \$25 per sq. ft. NNN + utilities. Could be configured with the 2,638 SF ground floor level at \$12 gross per sf.



80 Main St Interior



3-5 CLARK AVE., LAND DEVELOPMENT SITE FOR SALE. 20,000-80,000+ SF. Unique downtown Northampton land parcel two blocks from Main Street in the heart of downtown Northampton. Abutting Roundhouse parking lot and bike path. Site could accommodate a mid-rise residential or office building.

For additional leasing information, please contact Rich@paradise-city.net or (413) 650-6025



LEASING OPPORTUNITIES – DOWNTOWN NORTHAMPTON, MA



207 MAIN ST: 547 SF. Former bank branch that was newly renovated. Enclosed foyer used as former ATM. Finished basement space with break room included. Ideal for retail/office user. Visible corner location opposite City Hall. \$3,000 monthly rent + utilities.



THORNES MARKETPLACE: Retail spaces available in this high-traffic mall with over one million annual visitors, the cornerstone of downtown. First floor has exceptionally strong foot traffic between Main Street and air-walk to parking garage. Average first floor sales were \$559/SF with three retailers' sales exceeding \$1,500/SF.

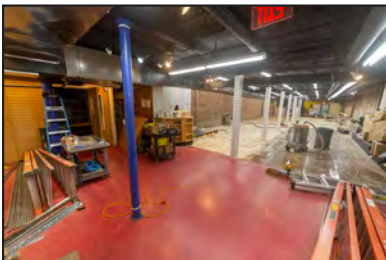
1,165 SF retail space on Lower Level One adjacent to Cornucopia and Herrell's. Three bay sink ideal for food service use. Multi-levels and excellent natural light with many windows and hardwood floors. Ideal for food service, jeweler or gallery owner. \$1,942 monthly rent + electric.



270 SF location on high traffic first floor. Ideal for jewelry store or odorless food service concept. Three bay sink with grease trap. \$1,500 monthly rent + electric.



684 SF on the second floor opposite Jackson & Connor. L-shaped retail space with many display windows. Available June 1st. \$1,500 monthly rent + electric.



3,280 SF. Former ACME Surplus located on lower level featuring the second largest retail space in Thornes. Retail storefront features hardwood floors and brick walls. First time offered in over thirty years. Ideal for large restaurant concept, gallery or arcade. Tenant improvement allowance. \$5,700 monthly rent + electric.

For additional leasing information, please contact Rich@paradise-city.net or (413) 650-6025

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Patricia Patenaude GRI, LMC

pepatenaude@gmail.com

call/text: **(413)374-1779**



DEERFIELD: For Sale. Two commercial condos with office, shop/flex space, storage, private restrooms, 3-phase power, and 10 foot overheads. Close to Rte. 5 & I-91.



AMHERST: For Lease. 900 SF office/retail location at Amherst Crossing, currently built out as professional office. Great visibility next to Florence Savings Bank.



HATFIELD: For Lease. 5,240 SF of office & 14,360 SF of flex/warehouse space, with 720 SF of refrigeration, loading dock & overhead door. May be divided.



NORTHAMPTON: For Lease. 1,800 SF of retail with additional 600 SF of basement storage, new HVAC, new electric service, new lighting, great visibility next to Thomes.



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. Retail & office spaces available in the heart of downtown, handicap accessible building, great visibility and foot traffic.

Developers & Brokers of Commercial Properties

DEVELOPMENT ASSOCIATES

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**SHORT OR
LONG TERM**



EAST GRANBY, CT: For Lease. 2 Gateway Blvd. 4,000-50,500 SF for immediate occupancy in beautiful Class A office building near Bradley International Airport. Attractive gross rents & professional management. Ideal call center, office, software, lab/medical. Back up generator, elevator, HC accessible. Fiber optic & cable connectivity. Raised floor areas. High-visibility branding opportunity on Rte 20.



AGAWAM: For Lease. 200 Silver St. 3,157 SF Second 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. Available for immediate occupancy.



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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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:



Robert C. DeMarco:

Tel: 781-849-1440 | rdemarco@campanelli.com

Brokerage by:



Kevin M. Jennings:

Tel: 413-731-7770 | kmj@jenningsllc.com



413-527-3375

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4 Liberty St., Ste A, Easthampton, MA 01027
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AGAWAM: For Sale. 916 Suffield St. 11,674 SF restaurant and bar in a prime central location! Main dining room with seating capacity of 178, expansive bar with 60 taps and 16 TVs, along with a stage for live entertainment, plentiful outdoor patio seating, and a private party room that seats 45! Total seat capacity of 340, with overall capacity for 400. Well-thought-out kitchen work flow, with ample cooler and freezer storage. **\$1,700,000. Chuck T. Conner, 413-246-2051; and Megan Conner Dragon, 413-222-9091.**



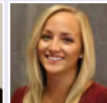
SOUTHAMPTON: For Sale or Lease. 17 College Highway (Rt 10). Prime 27,000 SF single floor commercial building built in 1998, on 6.82 acres on heavily traveled Route 10. Great visibility; right next to Big Y, Walgreens, Tractor Supply Co and O'Reilly Auto Parts. Additional 7,200 SF metal building with heat and power at the rear of lot. The 27,000 SF building is comprised of a 55-car lighted parking lot, 18,000 SF showroom, and 9,000 SF 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. **\$2,850,000 or lease at \$15/SF. Brian Jarrett, 413-218-7119.**



Chuck T. Conner
413-246-2051



Brian Jarrett
413-218-7119



Megan Conner Dragon
413-222-9091

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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. 900-1,800 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 SF. Separate office suite entrance w/ possible signage. Located at the intersection of I-91 and Rt 5; convenient to everything! Ample parking and on 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.



200 North Main St, Suite #3
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.



SPRINGFIELD: For Sale. 2,353 SF street level retail. Also 4,171 SF second floor office space with lots of open work areas, plus private offices.



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-\$900/month. Free parking, on a bus line.



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-291. Half-mile to I-91.



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.



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



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.



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.

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

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**WESTERN MASSACHUSETTS
& NORTHERN CONNECTICUT**

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FOR LEASE: MONARCH PLACE, SPRINGFIELD, MA
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FOR LEASE: 2 Gateway Blvd., East Granby, CT
4,000-50,500 SF Space in Beautiful Class A Office Building
 Immediate Occupancy. Close to Bradley International Airport.
 Ideal for Call Center, Office, Software, Lab or Medical Uses.
 Fiber Optic and Cable. High-Visibility on Route 20. See Page 17.

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