

**WESTERN MASSACHUSETTS
& NORTHERN CONNECTICUT**

Commercial & Investment Properties™



FOR LEASE: GREENFIELD CORPORATE CENTER
Greenfield, MA—Less Than 2 Miles from I-91 & Rte 2.
2,418-7,302 SF Available. Class A Office Building on
Beautiful 25-Acre Campus. Security Desk/Card Access.
Backup Generator. Fiber Optic Telecom. See Page 9.

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ASSOCIATES**

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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. 594 & 3,036 SF office space in downtown professional building. The 3,036 SF suite consists of 5 private offices, conference room, kitchenette, waiting area and private lavatory.



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.



CHICOPEE: 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).



LONGMEADOW: For Lease. Up to 11,700 SF subdivisible into 5,400 sf & (3) 2,100 sf units. Under construction; set to reopen in fall of 2024. Ample parking, and each unit has basement storage.



GREENFIELD: For Sale. Investment opportunity of 8 leased office condo units in historical building with ample on-site parking. Located in the downtown area with convenient highway access.



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 subdivisible 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

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1350 Main Street, Springfield, MA



- 1,044 SF to 40,000 SF of Class A space available now
- 24-hour onsite security & management
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- 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



www.NAIPlotkin.com



DOWNTOWN AMHERST: For Lease. 191 North Pleasant Street. Wonderful storefront opportunity in thriving Amherst town center. Great location with plenty of foot traffic. 750 SF storefront with plenty of basement storage. Also features free customer parking in the rear of the building. For lease at \$1250/mo.

HATFIELD: For Lease. 131 Main St. 168-800 SF available in this conveniently-located affordable commercial building. Offices & studios suitable for established business or startups, plus temperature-controlled storage units. Great location 7 min. from I-91, 20 min. from Amherst, & 15 min. from Northampton. Broadband available. Rent includes all utilities, snow removal, trash, water/sewer charges, and taxes!



Kamins REAL ESTATE Pat Kamins: (413) 253-2515
400 Amity Street, Amherst, MA 01002 • www.kaminsrealestate.com pdk@kaminsrealestate.com

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:



Robert C. DeMarco:

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

Brokerage by:



Kevin M. Jennings:

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



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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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.**



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.**



Chuck T. Conner
413-246-2051



Brian Jarrett
413-218-7119



Megan Conner Dragon
413-222-9091

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West Springfield Office:
413.789.9830
 470 Westfield St. W Springfield, MA 01089

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



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.**



SOUTHWICK: For Sale. 660 College Hgwy. Versatile log cabin commercial building on 3 acres. Ample parking lot. Main Hall (40' X 44') with 20' vaulted ceilings is sure to impress! Another large room, office, 2 restrooms, small kitchenette area, 2 new furnaces & new roof. Call **Terry Hooper, 413.406.8126.**



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.**



WEST SPRINGFIELD: For Lease. 1252 Elm St. Professional office space near Riverdale Rd (Rte 5), I-91, I-90, & Rte 20. Two large, private offices with ample windows & large open area. Rent includes heat, electricity, taxes & more. Call **Ted Cassell, 413.374.4461.**



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/Lease. 7,070 SF office building (2005). Elevatorated basement, 1st & 2nd floor. Parking lot (36 spaces), 3 rental units, separately metered, 1,214 SF for lease w/ 4 private offices, conf. room & open area. **Ted Cassell, 413.374.4461/Tim Coughlen, 413.519.5841.**



WESTFIELD: For Sale or Lease. 39 Court St. Mixed use w/ professional office space on 1st floor & apartment on 2nd floor. Ample off street parking & two car garage. Office has beautiful hardwood floors and is in move in condition. Call **Jeremie Lambert 413.454.4089.**



WEST SPRINGFIELD: Land for Sale. 20.2 acres near the Holyoke Mall, Rte 5, I-90 & I-91. RA-2 Zoned for sf homes, cluster development, churches, education/child care, wireless communication & agriculture. Zone change & special permits possible. **Ted Cassell, 413.374.4461.**

DEVELOPMENT ASSOCIATES



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, corporate offices, software, lab/medical. Back up generator, elevator, HC accessible. Fiber optic & cable connectivity. Raised floor areas. High-visibility branding opportunity on Rte 20.



EAST LONGMEADOW: For Lease. 270 Benton Drive, Unit B. 1,331± SF of professional office space in a 8,900 SF Class B facility. Ideal for professional or medical office in a modern state-of-the-art facility. Rare opportunity for office space in a high-quality, modern, professional setting located in the East Longmeadow Industrial Park. Open Office Space • Large Conference Room or Private Office • Separate Entrance Available for Immediate Occupancy • Ample On-Site Parking • Minutes from I-91 and Route 5 • Attractive Professional Building Space can be rented fully furnished for additional cost.

Developers & Brokers of Commercial Properties

(413) 789-3720

200 Silver St, Suite 201, P.O. Box 528 Agawam, MA 01001



AGAWAM: For Lease. 630 Silver St, Unit 5A. 2,000 SF available in multi-tenant industrial building located in Agawam Regional Industrial Park. Location features easy access to Rt-57 and I-91, local shopping and conveniences. Office area with warehouse, 1 dock-height door, ample parking, conveniently located near Bradley Airport.



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. 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.



West Springfield Office:
413.789.9830
 470 Westfield St. W Springfield, MA 01089

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



WESTFIELD: For Sale or Lease. 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. 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: For Lease. 38 Elm St. Affordable space on Rts. 20/10/202 downtown. One individual office available for immediate occupancy; 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. 212 Southampton Rd. 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.



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Ted Cassell



Tim Coughlen



Fabio DeSousa



Terry Hooper



Denise Kane Peterson



Jeremie Lambert



Melissa Lemanski



WEST SPRINGFIELD: For Lease. 180 Westfield St. Great opportunity to locate your business on Route 20 close to Downtown West Springfield. Easy access to Route 91, the Mass Pike (Rte 90) and Route 5. Ample parking. Call Ted Cassell, 413.374.4461.



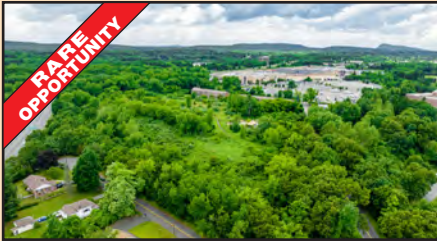
SPRINGFIELD: For Sale. 90 Berkshire St. Approximately 4,818 SF medical office building suitable for chiropractor, massage, day spa or general office space. .68 acre lot with ample parking lot. Zoned Commercial A. Call Denise Kane Peterson, 413.262.4038.



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.



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88 Industry Ave



96 Industry Ave



112 Industry Ave

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Contact: Paul Pannier (413) 781-2046



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e-mail: erappaort@centuryinvestment.com
181 Park Ave Ste 1, West Springfield, MA 01089

Commercial Real Estate

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WEST SPRINGFIELD: For Lease. Century Center, Memorial Ave. Only one space remaining! 2,200 SF. 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.



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 a bus route. Move-in ready or build to suit.



WEST SPRINGFIELD: For Lease. 181 Park Ave. 1,300 SF available. Move-in ready or build to suit. Convenient parking; located less than 1 mile from Route 5, I-91 and I-291.



WEST SPRINGFIELD: For Lease. 59 Interstate Dr. 1,400 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.



413.567.2900
john@vantagepointretail.com



SOUTH HADLEY: For Lease. 2,188 SF former restaurant available immediately and 10,854 SF retail space available Spring 2025. Rocky's Ace Hardware, Dollar General, Dunkin Donut's, Egg & I Restaurant, and Northampton Cooperative Savings.

RESTAURANT FOR SALE BUSINESS ONLY

Neighborhood Bistro in Hampshire County
1,800 SF Full Service Restaurant
Fine Food with Signature Drinks
Indoor and Outdoor Dining
Upgraded Gas Kitchen / Turn-key condition

Additional information can be provided for qualified buyers upon the signing of a non-disclosure agreement.



HADLEY: For Sale. 12,197 SF triangle of land prominently located on Route 9 east of the Coolidge Bridge. 13 Russell Street. Former service station with 518 SF building and clean environmental assessment. \$350,000.



HADLEY: For Lease. 1,000 SF, 2,200 SF, and 9,000 SF retail or office space. Hadley Village Shops. Manny's Appliances and Hampton Inn & Suites.



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.



SPRINGFIELD: For Lease. 2,445 in-line Kohl's-anchored center with CVS, 5 Star market, T-Mobile, & Dollar General. Signal entrance, pylon signage.

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- **Mike Benoit**



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.



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



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.



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

RECENT TRANSACTIONS



BOYS & GIRLS CLUB OF SPRINGFIELD



RESTAURANT FOR SALE WITH REAL ESTATE

Full Service Restaurant with Bar

3,500 SF with 130 Seats

Experienced Staff

Turn-key Condition

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Additional information can be provided for qualified buyers upon the signing of a non-disclosure agreement.

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up to 30 years.

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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

Looking for more information?
Contact our business experts.

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commercialservices@umassfive.coop

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**WESTERN MASSACHUSETTS
& NORTHERN CONNECTICUT**

Commercial & Investment Properties™



FOR LEASE: 150 MAIN ST, NORTHAMPTON, MA

3,280 SF Former ACME Surplus Located on Lower Level, Second Largest Retail Space in Thornes. Storefront Features Hardwood Floors and Brick Walls. First Time Offered in Forty-Three Years. Ideal For Large Scale Retail or Restaurant Concept, Gallery or Arcade. \$5,700 Monthly Rent + Electric.

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NORTHAMPTON, MA: FOR LEASE
POTPOURRI PLAZA, 241-243 KING ST (RTE. 5)

Medical/Professional Offices from 400 to 2,500 SF.

Ample On-Site Parking, 24 Hour Access,

Handicap Accessible, Build-to-suit Options. See Page 5.



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