

MONSON, MASSACHUSETTS DEVELOPMENT OPPORTUNITIES

UPDATED OCTOBER 2025

96 MAIN ST MONSON MA (095-025)

- 1.33 ACRE LOT (VACANT LAND) OLD FOUNDATION STILL IN PLACE
- LISTING PRICE: \$269,000
- ZONED "CENTRAL COMMERCIAL" PREVIOUSLY USED FOR RECREATION/RESTAURANT
- OWNER: DANIEL LEVESQUE
- CONTACT LISTING AGENT: BRENDA CUOCO, (413) 333-7776



151 PALMER RD MONSON MA

- LOT SIZE 69,696 SQ FT, 1.6 ACRES
- COMMERCIAL BUILDING WITH 6,400 SQ FT
- LEASE PRICE: \$3,000/MONTH
- OWNER: EAST WEST REAL ESTATE, LLC
- CONTACT LISTING AGENT: REBECCA HUANG, (617) 888-0018



45 BETHANY RD MONSON MA

- LOT SIZE: 1.14 AC
- BUILDING WITH 6,795 SQ FT
- INDUSTRIAL, WAREHOUSE, BUILDING CLASS C
- LIST PRICE: \$650,000
- OWNER: BERKSHIRE HATHAWAY HOME SERVICES BROKERS
- CONTACT LISTING AGENT: CHESTER ARDOLINO, (413) 221-0310



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288 MAIN ST MONSON MA (ELLIS MILL) 3 RENTAL SPACES AVAILABLE

#1

- APPROXIMATELY 15,000 SF OF FIRST FLOOR WAREHOUSE/INDUSTRIAL SPACE. PRIVATE ENTRANCE AVAILABLE. RATE INCLUDES UTILITIES, BUILDING SERVICES AND PROPERTY EXPENSES
- RENTAL RATE: \$4.00 /SF/YR, TERM NEGOTIABLE
- CONTACT LISTING AGENT: PAUL BONGIORNI, PIONEER CRE, (413) 459-0570



#2

- SIZE 67,000 SF, +/- 27,000 SF OF HIGH-BAY WAREHOUSE/INDUSTRIAL SPACE WITH 28FT MAX CEILING HEIGHT, AND AN ADDITIONAL +/-40,000 SF OF OPEN WAREHOUSE/INDUSTRIAL SPACE WITH 18FT MAX CEILING HEIGHT. A TOTAL OF 4 LOADING DOCKS AND 2 DRIVE-IN DOORS. CAN EASILY BE DIVIDED. PRIVATE RESTROOMS. RATE INCLUDES UTILITIES, BUILDING SERVICES AND PROPERTY EXPENSES
- RENTAL RATE: \$4.00 /SF/YR, TERM NEGOTIABLE
- CONTACT LISTING AGENT: PAUL BONGIORNI, PIONEER CRE, (413) 459-0570



#3

- SKYLIGHTED 2ND FLOOR SPACE WITH EXPOSED CEILING. APPROXIMATELY 14,000 TOTAL SQUARE FEET WITH POTENTIAL OFFICE SPACE AND A PRIVATE BATHROOM. LOTS OF NATURAL SUNLIGHT. RATE INCLUDES UTILITIES, BUILDING SERVICES AND PROPERTY EXPENSES.
- RENTAL RATE \$3.00 /SF/YR, TERM NEGOTIABLE
- CONTACT LISTING AGENT: PAUL BONGIORNI, PIONEER CRE, (413) 459-0570



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