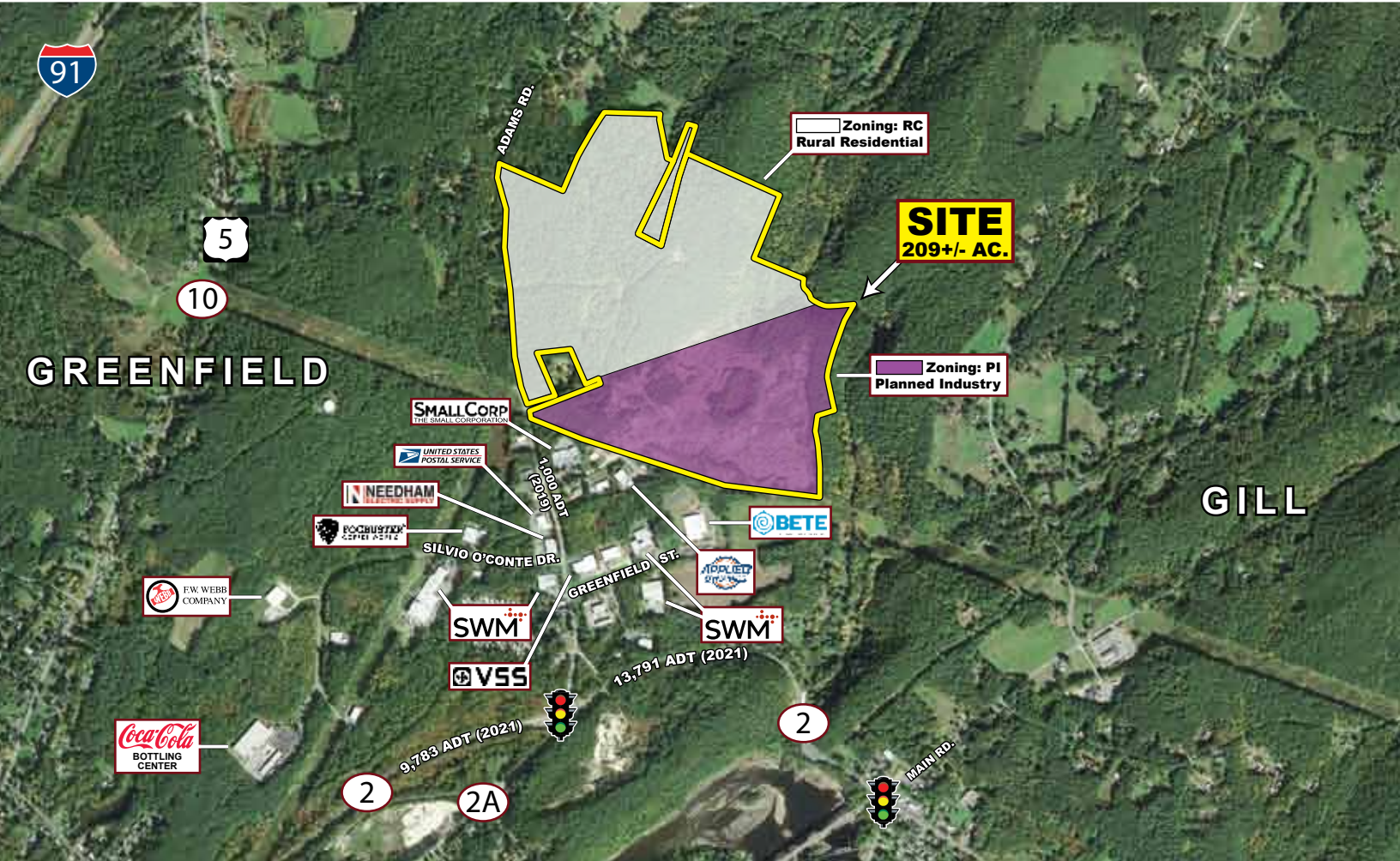


# DEVELOPMENT OPPORTUNITY FOR SALE

37 Butternut Street, Greenfield, Massachusetts



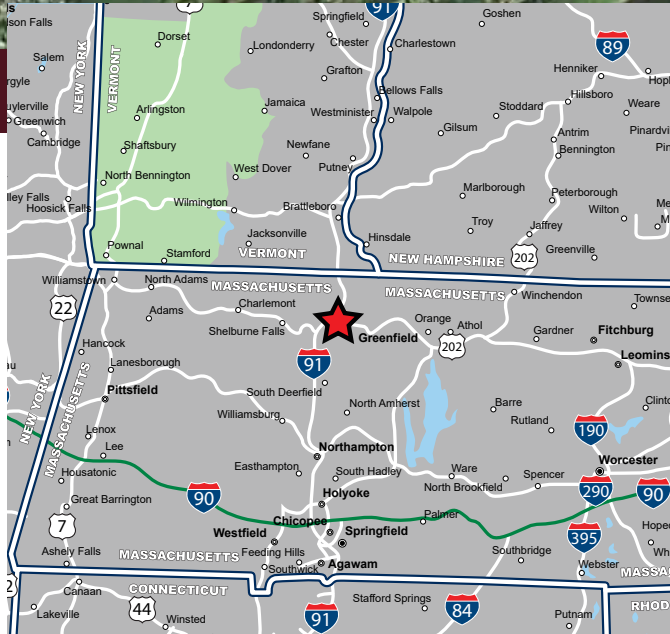
**GREENFIELD**

**GILL**

**AVAILABLE FOR SALE**

## PROPERTY HIGHLIGHTS

- » 209 +/- Acre Site
- » 82 +/- Acres Zoned Industrial
- » Existing Aggregate Processing Operation
- » Zoned Planned Industrial and Rural Residential
- » Multiple Uses Allowed
- » Convenient Access to Route 2 and Interstate 91
- » Development Friendly Community
- » Cell Tower on Site (Income Producing)

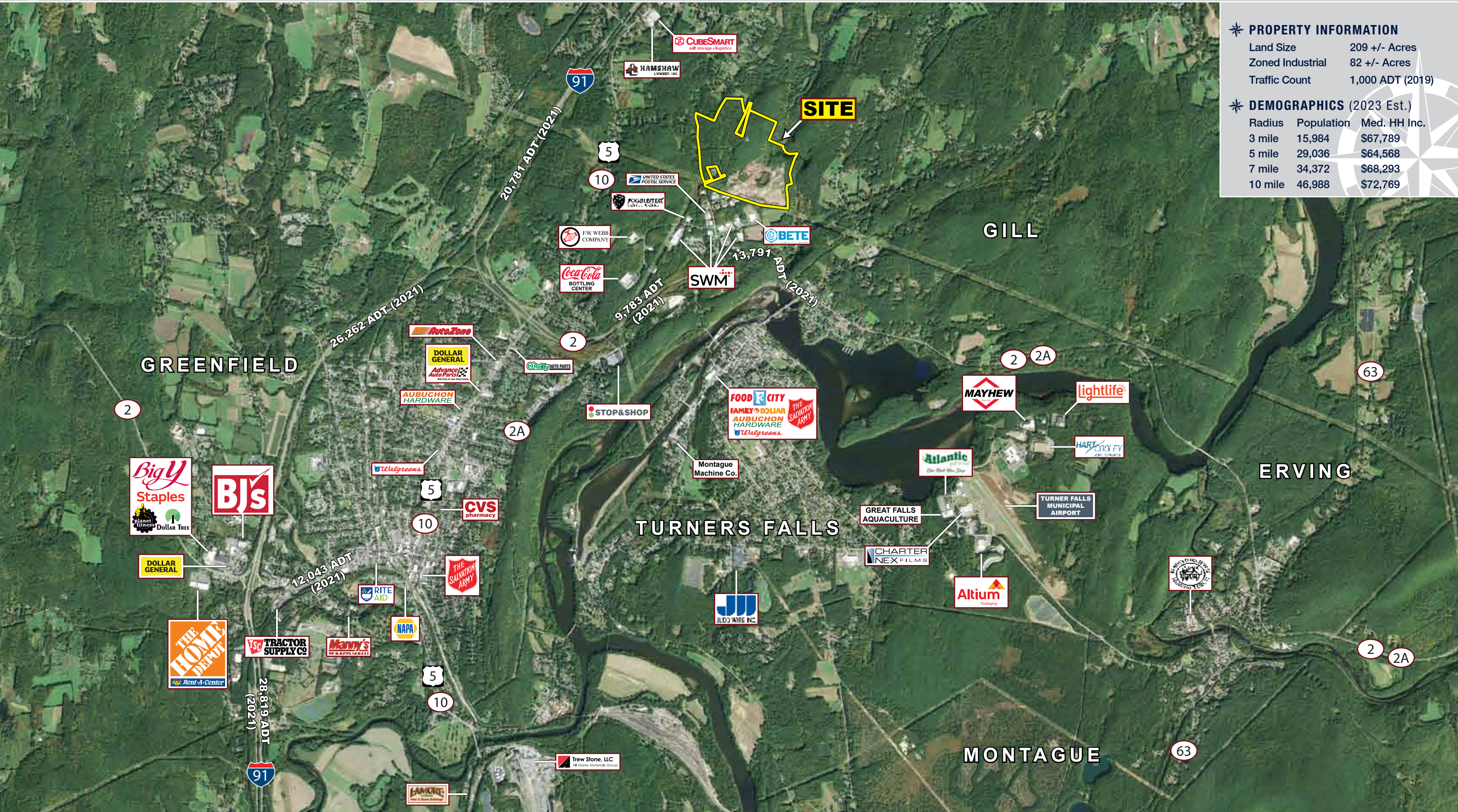


# DEVELOPMENT OPPORTUNITY

37 Butternut Street, Greenfield, Massachusetts



**EASTERN**  
RETAIL PROPERTIES

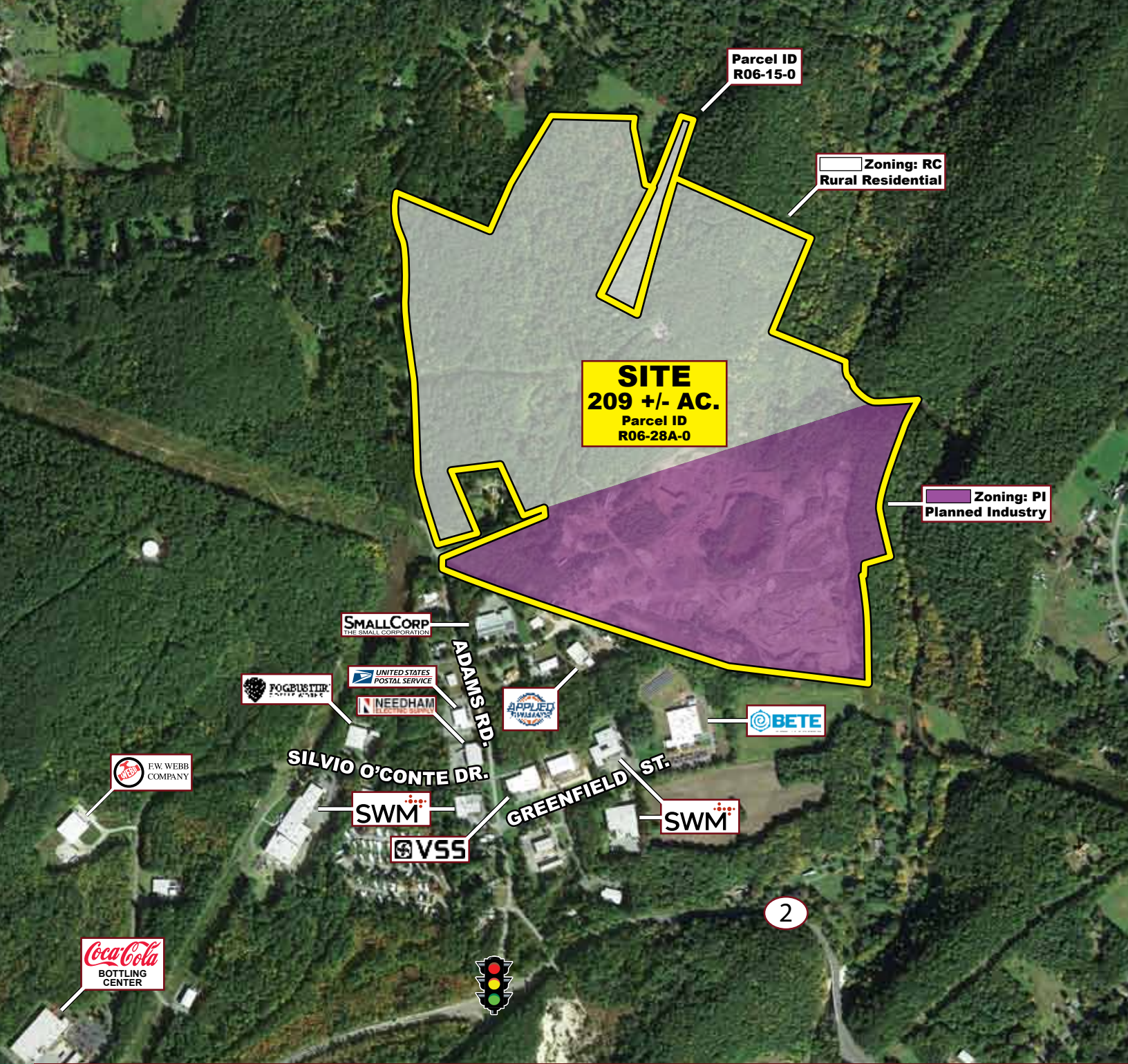


**PROPERTY INFORMATION**

Land Size	209 +/- Acres	
Zoned Industrial	82 +/- Acres	
Traffic Count	1,000 ADT (2019)	

**DEMOGRAPHICS (2023 Est.)**

Radius	Population	Med. HH Inc.
3 mile	15,984	\$67,789
5 mile	29,036	\$64,568
7 mile	34,372	\$68,293
10 mile	46,988	\$72,769



## Development Opportunity - 37 Butternut Street, Greenfield, Massachusetts



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