

Heather Lattuca Ferrari
 William Raveis
 (c): 917.609.5557
 heather.ferrari@raveis.com



MLS # 73526038 - Active
 Commercial/Industrial - Mixed Use

665 Amherst Rd
 Sunderland, MA 01375
 Franklin County

List Price: \$2,100,000

Directions: **GPS to 665 Amherst Rd. Amherst Rd is Route 116. Please park in front parking lot.**

Exceptional opportunity to acquire 10,000+ sq ft chemical R&D/Life Sciences laboratory space on nearly 2 acres! Prominently situated in highly visible commercial location w/excellent traffic count, 665 Amherst Rd is on Amherst/Sunderland border off Route 116. Less than 2 miles from University of Massachusetts & Amherst College, facility includes approx. 6,000 sq ft wet lab space, 1,500 sq ft high-bay manufacturing space, precision instrument room, library, multiple conference rooms, office & cubicle work spaces. Building was purpose built to NFPA 45 & OSHA standards w/ firewall/firebreak between lab & office areas, fresh air ventilation, 5 fume hood workstations, segregated hazardous chemical storage & disposal facilities, dedicated wastewater collection & loading dock capabilities. Flexible layout for multi-tenant occupancy & zoned R&D & light manufacturing. Lab supplies & equipment, precision instrumentation & glassware can be included. In the heart of Pioneer Valley Tech corridor!

Building & Property Information

	# Units	Square Ft:	Assessed Value(s)	
Residential:	0	0	Land: \$178,500	Space Available For: For Sale
Office:	8	4,000	Bldg: \$600,700	Lease Type:
Retail:	0	0	Total: \$779,200	Lease Price Includes:
Warehouse:	0	0	# Buildings: 1	Lease: No Exchange: No
Manufacturing:	1	6,600	# Stories: 2	Sublet: No
Total:		10,600	# Units: 1	21E on File: No

Disclosures: **Zoning is C+I, C-1. Currently Commercial/Industrial/Research & Development Lab Space. Buyers to conduct due diligence for potential use.**

Drive in Doors: 1	Expandable: Unknown	Gross Annual Inc:
Loading Docks: 1	Dividable: Unknown	Gross Annual Exp:
Ceiling Height:	Elevator: No	Net Operating Inc:
# Restrooms: 2	Sprinklers: No	Special Financing:
Hndcp Accessibl: No	Railroad siding: Unknown	Assc: No Assoc Fee:
Lot Size: 79,889 Sq. Ft.	Frontage:	Traffic Count:
Acres: 1.83	Depth:	Lien & Encumb: Unknown
Survey: Unknown	Subdivide: Unknown	Undrgrnd Tank: Unknown
Plat Plan: Unknown	Parking Spaces: 21	Easements: Unknown
Lender Owned: No	Short Sale w/Lndr.App Req: No	

Features

Construction: **Aluminum**
 Location: **Suburban, Park, Shopping Mall, Free Standing, Highway Access, Public Transportation, Neighborhood**
 Parking Features: **21+ Spaces**
 Roof Material: **Aluminum, Rubber**
 Site Condition: **Level**
 Utilities: **Public Water, Public Sewer**

Other Property Info

Disclosure Declaration: **No**
 Exclusions: **See agent for details.**
 Year Established: **1984**
 Year Established Source: **Public Record**

Tax Information

Pin #:
 Assessed: **\$779,200**
 Tax: **\$10,145** Tax Year: **2025**
 Book: **3527** Page: **2**
 Cert:
 Zoning Code: **C+I, C-1**
 Zoning Desc: **Legal Conforming**
 Map: Block: Lot:

Office/Agent Information

Listing Office: **William Raveis R.E. & Home Services** (413) 549-3700

Listing Agent: **Heather Ferrari** (917) 609-5557

Team Member(s):

Sale Office:

Sale Agent:

Listing Agreement Type: **Exclusive Right to Sell**

Entry Only: **No**

Showing: Sub-Agency:

Showing: Buyer's Broker: **Call List Agent, Accompanied Showings, Sign, Email List Agent**

Showing: Facilitator: **Call List Agent, Accompanied Showings, Sign, Email List Agent**

Special Showing Instructions: **Call/text/email Heather to schedule a showing. Some notice please. Accompanied showings only.**

Firm Remarks

See agent for details regarding lab equipment, precision instrumentation, glassware and lab supplies which can be included with sale. Back part of property has been consistently leased for \$7000/month excluding utilities. High bay area has been leased in the past for \$10,000/month. Current tenants in back part of property will be vacating 8/31/2026. There have been active tenants since 2020, with rents in the \$20 - \$22/square foot range (average of \$8,500/month plus utilities for roughly half the building). See attachments for Town Property Card and Map and Floor Plans. Please send offers in one PDF to heatherferrarihomes@gmail.com. Offers must include proof of funds or pre-approval, MA Relationship Disclosure, Lead Paint Disclosure & MA Home Inspection Disclosure. DepositLink available for deposits. Second deposit must be a bank check if using a check.

Market Information

Listing Date: **5/28/2026**

Days on Market: Property has been on the market for a total of **5** day(s)

Expiration Date: **11/19/2026**

Original Price: **\$2,100,000**

Off Market Date:

Sale Date:

Listing Market Time: MLS# has been on for **5** day(s)

Office Market Time: Office has listed this property for **5** day(s)

Cash Paid for Upgrades:

Seller Concessions at Closing:

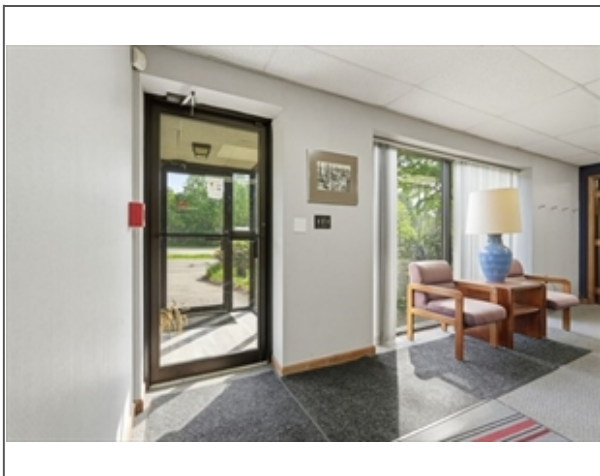
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Market History for 665 Amherst Rd, Sunderland, MA 01375

MLS #	Date			DOM	DTO	Price
73526038	5/28/2026	Listed for \$2,100,000	Heather Ferrari	5		\$2,100,000
Market History for William Raveis R.E. & Home Services (AN8246)				5		
Market History for this property				5		

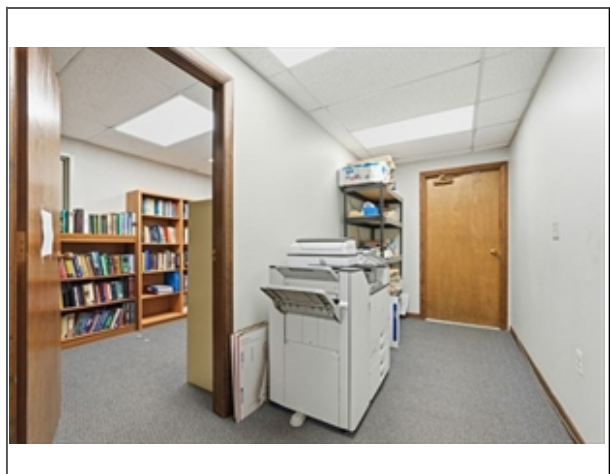
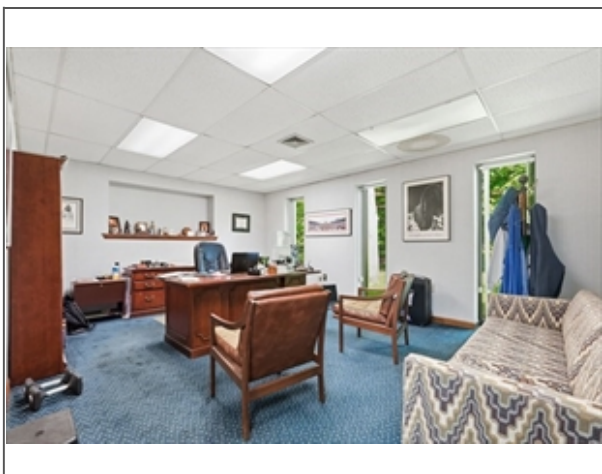
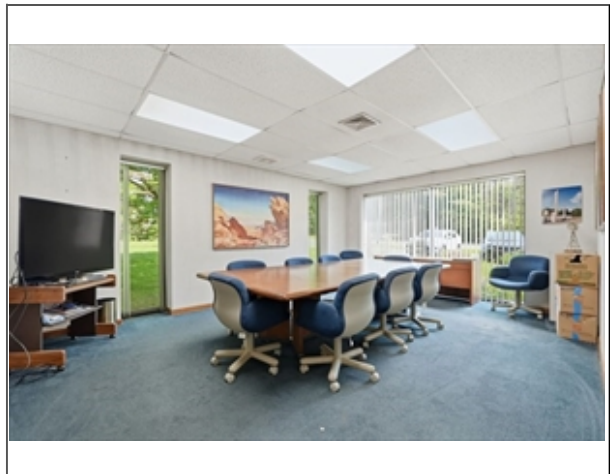
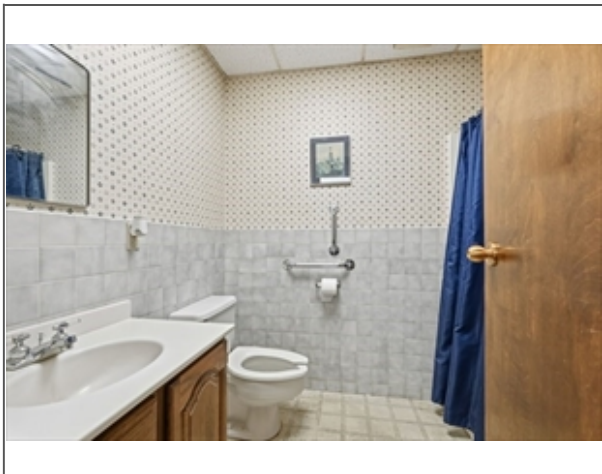
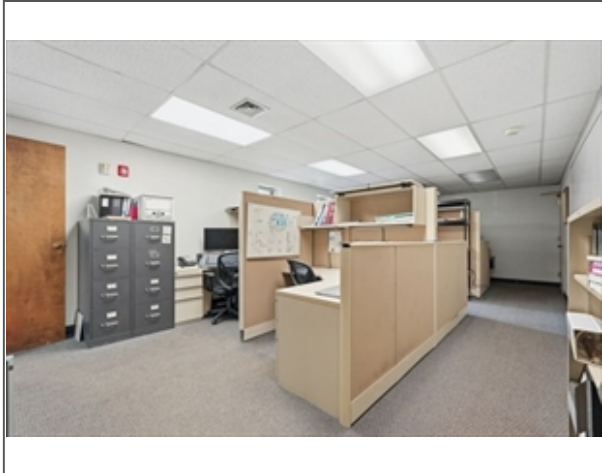
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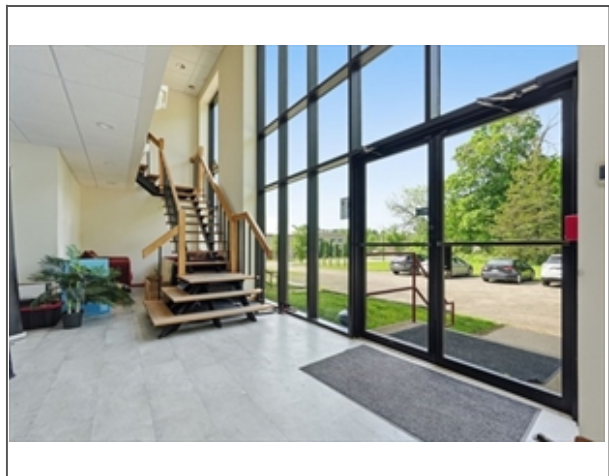
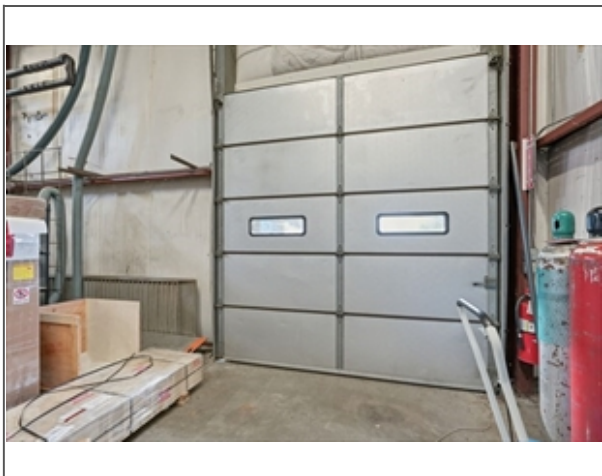
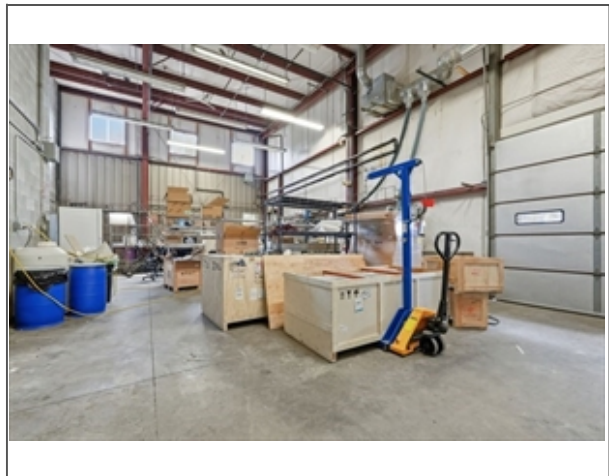
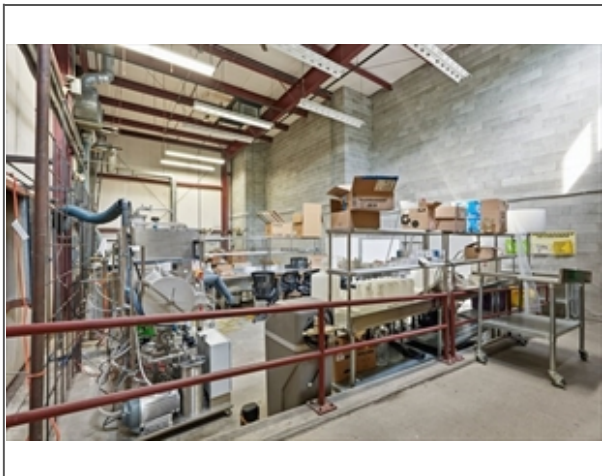
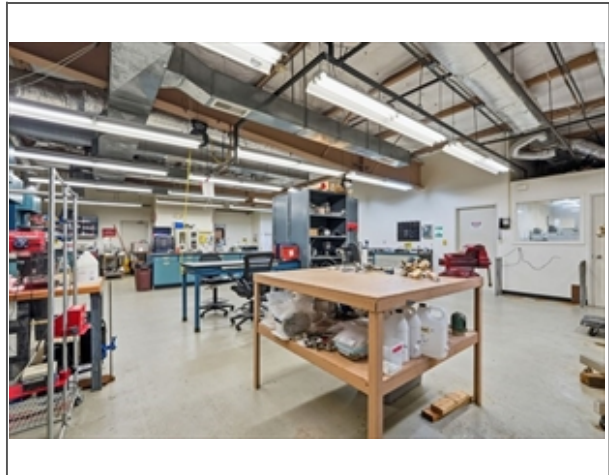
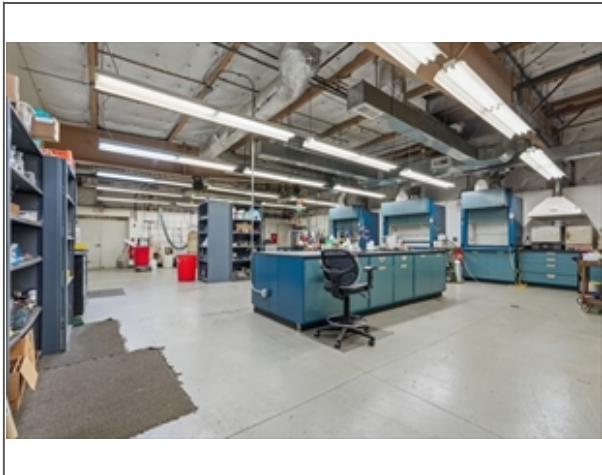
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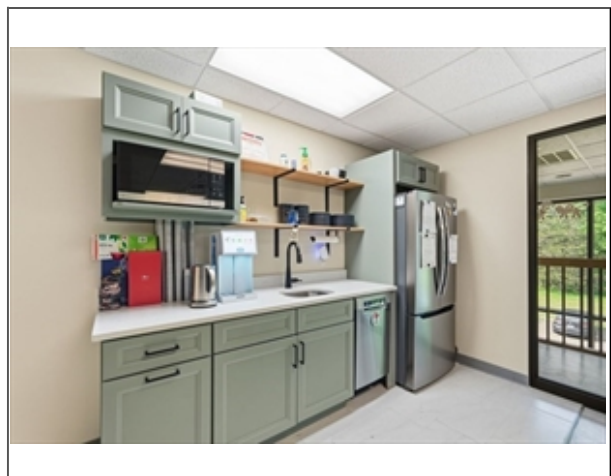
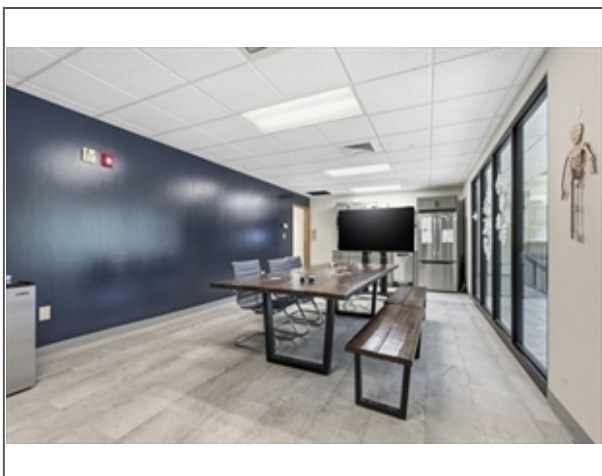
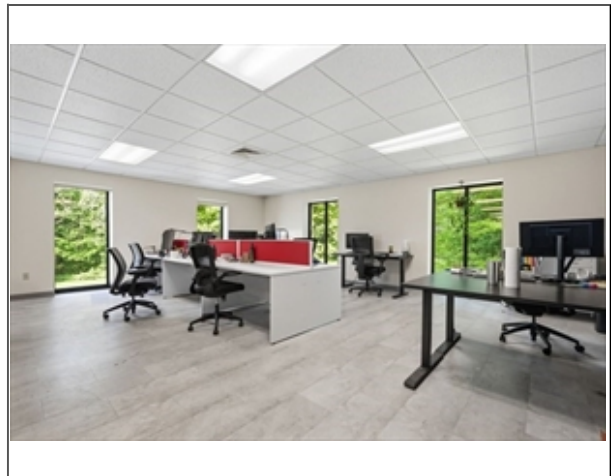
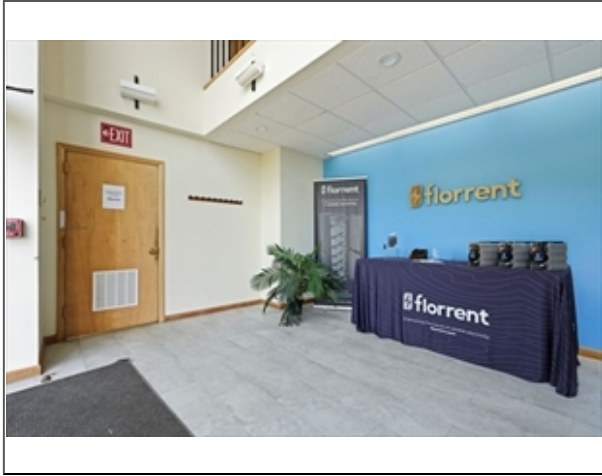
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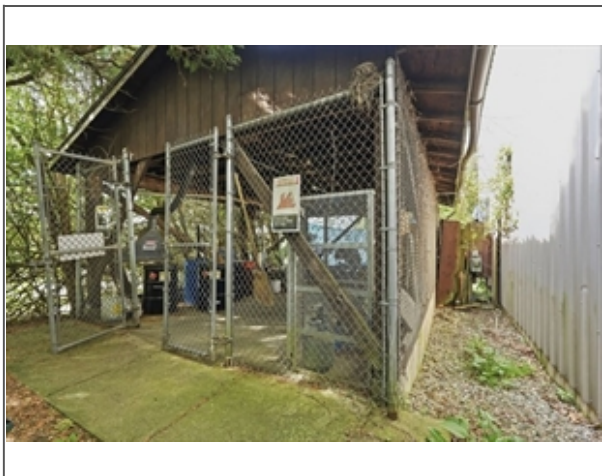
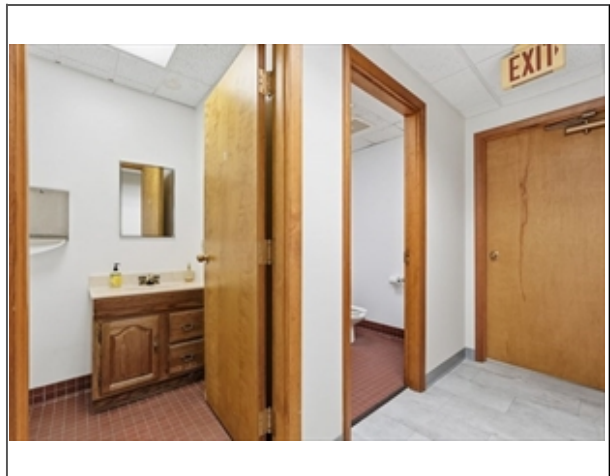
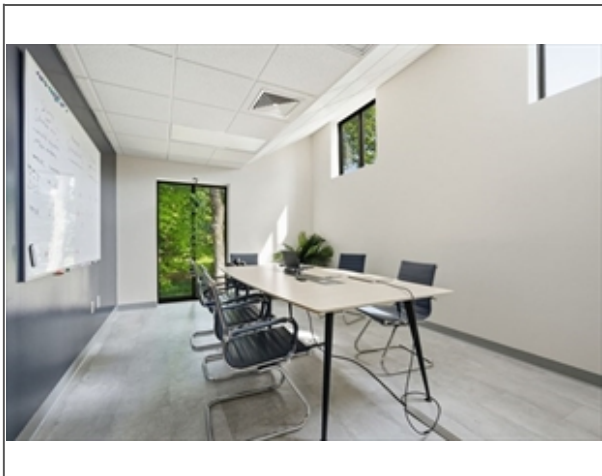
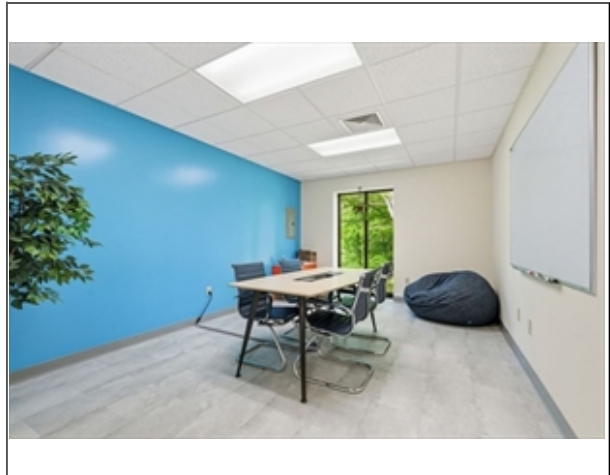
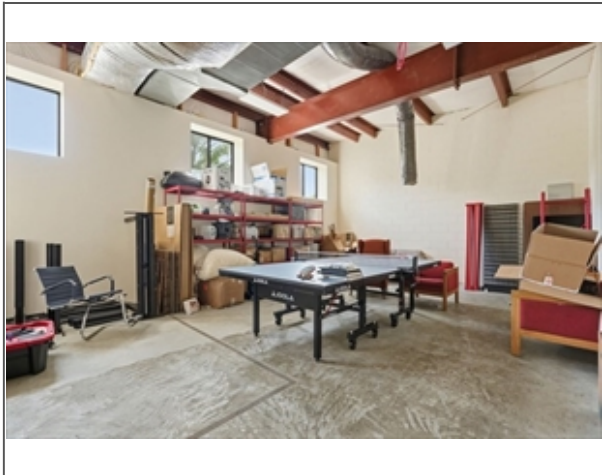
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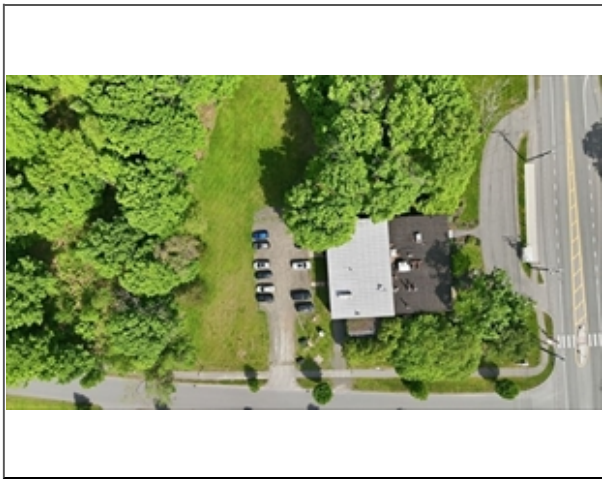
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