



2 Weston Street

WILBRAHAM, MA 01095

BRENDAN GREELEY

bg@rjgco.com
413.734.7923

RETAIL PROPERTY

FOR LEASE

Executive Summary

FOR LEASE

2 WESTON STREET, WILBRAHAM, MA



OFFERING SUMMARY

Lease Rate:	\$3,000/Mo/NNN
Building Size:	2,600 SF
Lot Size:	0.2 Acres
Zoning:	R
Year Built:	1935
2026 RE Taxes:	\$3,702.89

PROPERTY OVERVIEW

R.J. Greeley Company is pleased to offer, exclusively, for lease a retail opportunity in Wilbraham, MA. This well-maintained 2,600 SF freestanding commercial building offering outstanding visibility, on-site parking, and convenient access to major highways. Situated on 0.20 acres just one mile from the Massachusetts Turnpike (I-90), this versatile property is ideal for professional office, medical, retail, service, or owner-occupant use. The building features a functional layout with updated LED lighting, forced-air HVAC, 200-amp electrical service, and a newer roof installed in 2021. A brick veneer exterior provides lasting curb appeal, while 12 on-site parking spaces ensure convenience for employees and customers. Located along a well-traveled corridor in Wilbraham, this property offers excellent accessibility and signage opportunities. This property is also for sale.

PROPERTY HIGHLIGHTS

- Single-story retail building optimized for specialty storefronts
- Dedicated customer parking for convenient access
- Located 1 mile from the MA Turnpike

Brendan Greeley
bg@rjgco.com
413.734.7923

www.rjgco.com/ | 413.734.7923 | 1 Federal Street Building 104-2R, Springfield, MA 01105



Site Description

FOR LEASE

2 WESTON STREET, WILBRAHAM, MA

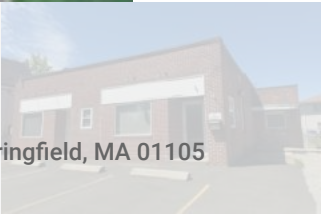


SITE INFORMATION

Street Address	2 Weston Street
City, State, Zip	Wilbraham, MA 01095
County	Hampden
Land Area	0.2 Acres
Zoning	R
Parking	On-site ,12 Vehicles
Access	Located 1 mile from the MA Turnpike
2026 RE Taxes	\$3,702.89

Brendan Greeley
bg@rjgco.com
413.734.7923

www.rjgco.com/ | 413.734.7923 | 1 Federal Street Building 104-2R, Springfield, MA 01105



Building Description

FOR LEASE

2 WESTON STREET, WILBRAHAM, MA

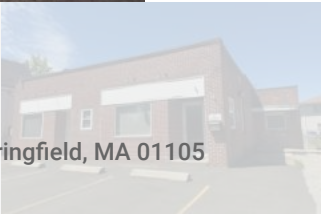


BUILDING INFORMATION

Building SF	2,600 SF
Available SF	2,600 SF
Year Built	1935
Free Standing	Yes
Exterior	Brick Veneer
Flooring	Carpet
Lighting	LED
Roof	2021 , flat
HVAC	Forced air
Security System	Interior & exterior
Electrical	200 AMP electric
Utilities	Internet - Charter / Spectrum Electric - National Grid Phone - Verizon

Brendan Greeley
bg@rjgco.com
413.734.7923

www.rjgco.com/ | 413.734.7923 | 1 Federal Street Building 104-2R, Springfield, MA 01105



Additional Photos

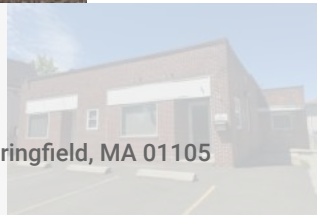
FOR LEASE

2 WESTON STREET, WILBRAHAM, MA



Brendan Greeley
bg@rjgco.com
413.734.7923

www.rjgco.com/ | 413.734.7923 | 1 Federal Street Building 104-2R, Springfield, MA 01105





R.J. GREELEY COMPANY, INC.