

Real Estate Journal

THE LARGEST WEEKLY COMMERCIAL/INVESTMENT NEWSPAPER COVERING THE STATE

Kelleher & Sadowsky Assoc. brokers two sales totaling \$4.1m at 70 Hartwell St. and 120 Goddard Memorial Dr.



70 Hartwell Street - West Boylston, MA



120 Goddard Memorial Drive - Worcester, MA

D & S Realty, Inc., a commercial property owner in the Worcester market, recently purchased 70 Hartwell St. for \$2.6 million. Mercantile Image Press had most recently occupied the property prior to closing its doors in 2006.

Soon after D & S Realty acquired the property, a lease was negotiated with Columbia Tech and DCI Engineering, both Worcester-based subsidiaries of Coghlin Companies, Inc., a privately held contract manufacturing and engineering services organization. William Kelleher IV and James Umphrey of Kelleher & Sadowsky Associates represented both the buyer and seller in the sale of the building, and also represented Columbia Tech in lease negotiations.

The 53,000 s/f manufacturing facility was built in 2000, and is considered one of the area's finest manufacturing buildings. The industrial property offers many amenities including Class A office space, air conditioning throughout, humidity control, conference facilities, ample room for expansion and highway access to Rtes. 190 and 290 in Worcester.

Columbia Tech and DCI Engineering provide creative design, engineering and manufacturing solutions to a diversified group of capital equipment and device manufacturers throughout the United States, utilizing a practical approach. The business model contains a unique blend of front-end design and engineering services and combines worldwide purchasing leverage and customized manufacturing programs renowned for extreme flexibility and attentiveness to detail. Industries actively being served by Columbia Tech and DCI Engineering include homeland security, environmental, telecommunications, semiconductor equipment, alternative energy, automated assembly, inspection and test, medical instruments, pharmaceutical, storage, wireless, food service, robotic, automation, military, vending and x-ray.

In another transaction, 120 Goddard Memorial Dr., Worcester was recently sold by C & G Investment Trust to Angel Guard Realty LLC, a partnership between local businessmen Fred Cormier and William McGuirk. The 42,000 s/f manufacturing and distribution facility is located in the Airport Industrial Park, providing Class A industrial and manufacturing space. William Kelleher IV, vice president of Kelleher & Sadowsky Associates represented C & G Investment Trust, and Thomas Kelleher, senior vice president, represented Angel Guard Realty LLC in the transaction. The property was sold for \$1.5 million.

According to Cormier, "120 Goddard Memorial Dr. will provide me with very functional space for my business, Angel Guard Products, Inc., as manufacturers of rescue equipment, and other safety related products. Bill McGuirk's company, CRC Line, a wholesale distributor of automotive supplies, will utilize the remainder of the building. The acquisition affords us both the opportunity to locate in Worcester, a very important factor to both businesses given our local employee base."

Angel Guard Products and CRC Line are in the process of renovating the building with plans to move operations within the next few weeks, bringing new life and manufacturing back to the Airport Industrial Park.