

New England Real Estate Journal

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**SALES AND LEASES  
TRANSACTION REPORT**

**SEPTEMBER 2012**

As published in the  
New England Real Estate Journal

# MONTHLY SALES AND LEASE REPORT

As Reported In The New England Real Estate Journal

## Month of SEPTEMBER 2012

**Key:** Desc = Property Type; S/L = Sale or Lease

SELLER/LESSOR	REP. OF SELLER	BUYER/LESSEE	REP. OF BUYER	ADDRESS	PRICE	SIZE	DESC.	S/L
Coca Cola Refreshments USA, Inc.	The Conrad Group	Sealcoating Inc.	The Conrad Group	825 Granite St. Braintree, MA	\$2.975M	Bldg. on 4 acres	Ind.	S
Limerick Props	Chozick Realty	Trowbridge LLC	Chozick Realty	38 Highland Ave. Naugatuck, CT	\$1.84M	33 Units	Res.	S
—	Colliers Int'l.	Pathfinder Int'l.	Cassidy Turley FHO	9 Galen St. Watertown, M	—	30,167 sf	Non-Profit	L
Boston Post Road Bldg. 65, LLC (Rosewood Mgmt)	Greater Boston Comm'l. Props.	Advans IT Services, Inc.	Cassidy Turley FHO	65 Boston Post Rd. Marlborough, MA	—	4,216 sf	Off.	L
Boston Post Road Bldg. 65, LLC (Rosewood Mgmt)	Greater Boston Comm'l. Props.	Visting Nurses Assn. of New England	Cassidy Turley FHO	65 Boston Post Rd. Marlborough, MA	—	1,713 sf	Off.	L
Boston Post Road Bldg. 65, LLC (Rosewood Mgmt)	Greater Boston Comm'l. Props.	Northern Benefits	Cassidy Turley FHO	65 Boston Post Rd. Marlborough, MA	—	1,123 sf	Off.	L
Westminster Business Park LLC	Westminster Business Park LLC	Montachusett Regional Transit Authority	Montachusett Regional Transit Authority	Westminster, MA	—	18.6 acres	Land	S
Four-L-Realty	KW Comm'l.	NeighborWorks	KW Comm'l.	801 Elm St. Manchester, NH	—	14,805 sf	Off.	S
J, J & K Ent.	Auburndale Realty Co.	Happy Tails Doggy DayCare	Re/Max	7 Forge Park Franklin, MA	—	20,800 sf	Ind.	L
The Barkan Cos.	—	The Davis Cos.	The Davis Cos.	24 Farnsworth St. Boston	—	75,000 sf	Off.	S
J. Bucciarelli, LLC	Grubb & Ellis R.E. Advisors	Kang Ent., LLC	Shea Comm'l. Props., Inc.	63 Range Rd. Windham, NH	\$1.3m	21,276 sf	Off.	S
David Ossoff & NTC Concord Holdings, LLC	Concord Comm'l. R.E.	N.H. Public Employee Labor Relations; Atty. Rose Culver; Defender Direct; Butler's Bus Svc.; Joseph St. Pierre Photography; Atty Mary Stewart	—	2 1/2 Beacon St. Concord, NH	—	4,600 sf	Off.	S
Brady Sullivan Technology Pk.	Brady Sullivan Props.	YMCA of Strafford County	YMCA of Strafford County	35 Industrial Way Rochester, NH	—	26,762 sf	Off.	L
Brady Sullivan Technology Park	Brady Sullivan Props.	E-Coast Sales Solutions	Cushman & Wakefield	35 Industrial Way Rochester, NH	—	22,000 sf	Off.	L
McCarthy Props	Cardente R.E.	11 Millbrook, LLC	NAI Dunham Group	11 Millbrok Rd. Saco, ME	—	16,000 sf	Ind.	S
N.H. Catholic Charities	Stebbins Comm'l. Props., Inc.	Covenant Fire Protection	NAI Norwood Group	62 West Brook St. Manchester, NH	\$55,000	18,000 sf	Off./Whse./Dist.	S
Litchfield Vantage, LLC	Grubb & Ellis/Northern N.E.	Pride Star EMS, Inc.	Prolman Realty, Inc.	4 Bud Way Nashua, NH	—	2,000 sf	Ind.	L
Ceratec Corp.	NAI Norwood Group	Marmon Utilities	Vear Comm'l.	Rte. 101A Amherst, NH	—	53,000 sf	Ind./Res.	S
Buckstar, LLC	—	Dr. Joseph Melnick & Assoc.	The Boulos Cos.	178 Middle St. Portland, ME	—	2,500 sf	Off.	L
Dead River Atlantic Place	The Boulos Co.	University of Medicine & Health Sciences	—	Atlantic Pl. Portland, ME	—	8,268 sf	Off.	L

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477 Time and Temperature, LLC	The Boulos Co.	GAZ Environmental	The Boulos Co.	477 Congress St. Portland, ME	—	6,600 sf	Off.	L
Mapo Assoc.	Fini R.E. Group, Inc.	Phoenix Lane, LLC	Vear Comm'l.	Hollis, NH	\$1.965M	26,266 sf on 12 acres	Ret.	S
Shaunna Brown	Stebbins Comm'l. Props.	Howard & Rouff, PLLC	Grubb & Ellis/ Northern New England	831 Union St. Manchester, NH	\$330,000	3,500 sf	Off.	S
Patryn Family Trust	Stebbins Comm'l. Props	Century Magnetics, Inc.	—	548 Donald St. Manchester, NH	—		Whse.	L
Patryn Family Trust	Stebbins Comm'l. Props	Charter Water Treatment, Inc.	—	548 Donald St. Manchester, NH	—	TOTAL 14,200 sf	Whse.	L
Patryn Family Trust	Stebbins Comm'l. Props	Fireplace Products, Inc.	—	548 Donald St. Manchester, NH	—		Whse.	L
John M. Corcoran & Co.	CB Richard Ellis - N.E. Ptrs., L.P.	Universal Mgmt.	Universal Mgmt.	Rte. 109 Millis, MA	\$21M	202 units	Res.	S
John M. Corcoran & Co.	Boston Realty Advisors	Universal Mgmt.	—	86 Commonwealth Ave. Boston	\$4.71M	7 units	Res.	S
Walpole Park	NAI Hunneman	CertiFit Inc.	—	Walpole Park South Bldg. B Walpole, MA	—	29,622 sf	Off/Whse.	L
Walpole Park	NAI Hunneman	PSS World Medical	Pointline Inc.	Walpole Park South Bldg. B Walpole, MA	—	47,606 sf	Off/Whse.	L
Walpole Park	NAI Hunneman	Keefe Commissary Network	CRESA Ptrs.	Walpole Park South Bldg. B Walpole, MA	—	30,242 sf	Off/Whse.	L
Carl D'Angio	United Multi Family	Metro Realty Corp.	—	17 Sherman St. Foxboro, MA	\$750,000	8 units	Res.	S
Lotus Investment Trust	NAI Hunneman	KC Fall River Holdings	—	9 Fifth Ave. Taunton, MA	\$1.69M	24 units	Res.	S
Ceratec Corp.	NAI Norwood Group	Marmon Utilities	Ver Comm'l.	Rte. 101A Amherst, NH	—	53,000 sf	Ind./Ret.	S
Triff Realty Trust	Baldwin Realty Group	Heather Cozby, CPA	—	124 Long Pond Rd. Plymouth, MA	—	1,000 sf	Off.	L
Weinstein Family Irrevocable Trust	Baldwin Realty Group	AO Danner	—	32 Scotland Blvd. Bridgewater, MA	—	2,500 sf	Ind.	L
Carver Square Corp.	Baldwin Realty Group	Lawrence Hall Atty.	—	128 Main St. Carver, MA	—	1,100 sf	Off.	L
New Boston Fund	CB Richard Ellis - N.E. Ptrs	Neoprobe Corp.	Neoprobe Corp.	10 New England Business Ctr.	—	3,821 sf	Off.	L
New Boston Fund	CB Richard Ellis - N.E. Ptrs	Liberty Mutual Insurance Co.	CRESA Ptrs.	10 New England Business Ctr.	—	3,776 sf	Off.	L
New Boston Fund	CB Richard Ellis - N.E. Ptrs	Manpower	USI R.E. Brokerage Services, Inc..	10 New England Business Ctr.	—	1,371 sf	Off.	L
Riverside Holdings, LLC	NAI Dunham Group	Mattress Firm, Inc.	NAI Norwood Group	2001 Woodbury Ave. Newington, CT	—	4,475 sf	Rte.	L
David Weeks	NAI Dunham Group	WWS Props., LLC	—	7 Saunders Way Westbrook, NH	—	2.74 acres	Land	S
Warren Ave. Realty Trust	NAI Dunham Group	Fournier Fitness & Matrtial Arts Ctr.	—	517 Warren Ave. Portland, ME	—	5,580 sf	Ret.	L

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265 Franklin Street Advisors, LLC	Richards Barry Joyce & Ptrs.	J.P. Marvel Investment Advisors	Avison Young	265 Franklin St. Boston	—	3,640 sf	Off.	L
Brookfield Office Props.	Richard Barry Joyce & Ptrs.	Richards Barry Joyce & Ptrs.	Richards Barry Joyce & Ptrs.	75 State St. Boston	—	—	Off.	L
John Crane	Capstone Props. and Jones Lang LaSalle	Donnelly's	MG Comm'l.	50 Sharpe Dr. Cranston, RI	\$2.33M	56,594 sf	Ind.	S
Beacon Armory, LLC	Stone Tower Props.	Spectra Systems Corp.	Olympus Group R.E.	296 Wampanoag Trail East Providence, RI	—	20,000 sf	Ind.	L
Three Hundred Ten Knollwood Ave., LLC	Albert Realtors	—	Albert Realtors	310 Knollwood Ave. Cranston, RI	\$296,000	3,115 sf	Off.	S
FNC, LLC	Coldwell Banker Residential Brokerage	Mineral Springs Holdings	MG Comm'l. R.E. Services	1527 Mineral Spring Ave. No. Providence, RI	\$830,000	4,300 sf on 0.5 acre	Ret.	S
295 Industrial Park, LLC	—	Club Assist US, LLC	Paramount Props.	60 Amflex Dr. Cranston, RI	—	6,000 sf	Off./ Whse.	L
600 Steamboat	Jones Lang LaSalle	RSR Ptrs.	Newmark Grubb Knight Frank	600 Steamboat Greenwich, CT	—	9,412 sf	Off.	L
RREEF Funds	Cushman & Wakefield	U.S. Realty Advisors	U.S. Realty Advisors	68 Elm St. and 5 Parkwood Dr. Hopkinton, MA	\$31.5M	198,000 sf	Off./ R&D	S
HK Maine Props.	NAI Dunham Group	Save-A-Lot	—	20 Concourse West Waterville, ME	—	15,560 sf	Ret.	L
B&L Assoc.	NAI Dunham Group	Bayview Dental Assoc.	—	247 Portland St. Yarmouth, ME	—	5,090 sf (to be built)	Off.	L
Estate of Rebecca Rice	NAI Dunham Group	LaJolla Holdings	Cardente R.E.	79 Ocean St. So. Portland, ME	—	6 units / Mixed use	Res.	S
—	—	Noble Westfield, LLC	Churchill & Banks	495 East Main Rd. Westfield, MA	\$1,037,500	7,100 sf on 1.43 acres	Ret.	S
Multi-Employer Property Trust	CB Richard Ellis - N.E. Ptrs.	The Endurance Int'l. Group	Colliers Int'l.	10 Corporate Dr. Burlington, MA	—	38,062 sf	Off.	L
One Financial Holdings, LLC	CBRE	Robinson & Cole	RM Bradley Brokerage Co. and Paramount Props.	One Financial Plaza Providence, RI	—	9,300 sf	Off.	L
A.W. Perry	Perry Brokerage Assoc.	The Boston Foundation	McCall & Almy	420 Boylston St. Boston	—	8,412 sf	Off.	L
CMI Property Inc.	Elliot & Co.	The Northeast Group	—	129 Morgan Dr. Norwood, MA	—	2,800 sf	Off.	L
Brookwood Milford, LLC	—	Accelrys, Inc.	Greater Boston Comm'l. Props.	9 Industrial Rd. Milford, MA	—	19,556 sf	Off.	L
Joint Venture Ptrshp.	HK Group	Campana 125, LLC	David Adam Realty	125 Main St. Westport, CT	\$33.5M	—	Ret.	S
Fairlane Props.	Godino & Co.	Mise, Inc.	—	59-83 Chapel St. Newton, MA	—	3,309 sf	Wholesale	L
Fairlane Props.	Godino & Co.	Ame & Lulu, LLC	—	59-83 Chapel st. Newton, MA	—	3,684 sf	Ret.	L

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Drazen 1993 LP	Drazen 1993 LP	—	HLC Realty	9 Washington Hamden, CT	\$6.03M	—	Off.	S
—	Bondi Comm'l.	210 Route 32, LLC	Allyn Assoc	Rte. 32 Franklin, CT	\$310,000	5,755 sf	Off.	S
—	Chozick Realty	—	—	380 West Main St. Waterbury, CT	\$1.48M	49 apts. 13,000 sf	Res./ Ret.	S
—	Northeast Private Client Group	—	Higgins Group	128 Church St. Torrington, CT	\$975,000	27 units	Res.	S
Corporate Drive Business Park	Hodson Realty, Inc.	WGT, LLC	Vidal/ Wettenstein	100 Corporate Dr. Trumbull, CT	\$335,000	—	Off.	S
Corporate Drive Business Park	Hodson Realty, Inc.	Automatic Garage Door Co.	Hodson Realty, Inc.	100 Corporate Dr. Trumbull, CT	\$160,000	—	Off.	S
Corporate Drive Business Park	Hodson Realty, Inc.	A207 Realty	Hodson Realty, Inc.	100 Corporate Dr. Trumbull, CT	\$465,000	—	Off.	S
—	Mountain Development	Subway	Coldwell Banker Comm'l. NRT	500 Bic Dr. Milford, CT	—	100,000 sf	Whse.	L
Cornerstone Realty	Matthews Comm'l.	Eemax Inc.	Capitalize 360 Group	400 Capt. Neville Dr. Waterbury, CT	—	36,000 sf	Ind./ Off.	L
—	Windsor Mgmt. Co.	Groundwater Environmental Services	Cushman & Wakefield	425C Hayden Station Rd. Windsor, CT	—	7,000 sf	Off.	L
—	Windsor Mgmt. Co.	Apex Cos.	—	52G Connecticut Ave. So. Windsor, CT	—	2,500 sf	Off./ Whse.	L
57 Ozick Drive Assoc.	Levey Miller Maretz	57 Ozick Drive Realty	Levey Miller Maretz	57 Ozick Dr. Durham, CT	\$970,000	18,700 sf on 6 acres	Off./ Whse.	S
Metro Star R.E. Development	Vidal/ Wettenstein	State Farm Insurance Agency	—	One New Haven Ave. Milford, CT	—	1,739 sf	Off.	L
John Dresty, Jr.	Mary O'Brien Realty	Lower Conn. River Valley Council of Governments	Geenty Group	145 Dennison Rd. Essex, CT	—	5,200 sf	Off.	L
Meritage	CBRE/N.E.	Bank of America	CBRE/N.E.	One Financial Plaza Providence, RI	—	84,690 sf	Off.	L
Meritage	CBRE/N.E.	Edwards Wildman Palmer, LLC	FHO Ptrs. and Hayes & Sherry	One Financial Plaza Providence, RI	—	74,319 sf	Off.	L
Meritage	CBRE/N.E.	Morgan Stanley	Cushman & Wakefield and Hayes & Sherry	One Financial Plaza Providence, RI	—	32,014 sf	Off.	L
Meritage	CBRE/N.E.	Robinson & Cole, LLP	R.M. Bradley	One Financial Plaza Providence, RI	—	9,238 sf	Off.	L
Clarion Ptrs.	CB Richard Ellis	Klein Hornig LLP	Cresa Boston	101 Arch St. Boston	—	9,689 sf	Off.	L
—	—	Colony Grill	Atherton & Assoc.	Milford, CT	—	4,993 sf Land Parcel	Ret.	L
—	—	—	KW Comm'l.	162 Pembroke Rd. Concord, NH	\$1.55M	23,000 sf	Off.	S
—	Stebbins Comm'l. Props.	Loureiro Engineering Assoc.	KW Comm'l.	779 South Main St. Manchester, NH	—	3,250 sf	Off.	L

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The Gutierrez Co.	The Gutierrez Co.	Tokyo Electron U.S. Holdings, Inc.	Cassidy Turley FHO	900 Middlesex Tpke. Billerica, MA	—	91,649 sf	Ind.	L
150 Cordaville, LLC	Greater Boston Comm'l. Props.	Play Town Express, LLC	Re/Max Executive Realty	150 Cordaville Rd. Southborough, MA	—	13,058 sf	Whse.	L
The Bulfinch Cos.	The Bulfinch Cos.	Cambridge Healthtech Institute	NAI Hunneman	250 First Ave. Needham, MA	—	29,965 sf	Off.	L
Wilder Cos.	Wilder Cos.	Guitar Center	—	Woodbury Ave. Portsmouth, NH	—	7,358 sf	Ret.	L
ACV Skyline Rad08 LLC	Ref Advisory, LLC	P&P Realty Trust	Fini R.E. Group, Inc.	Bedford, NH	\$3.85M	23,497 sf	Ret.	S
Camblex Realty Trust	NAI Hunneman	Stone River Props.	—	Marrett Rd. Lexington, MA	\$2.52M	16,791 sf	Ret.	S
TIAA-CREF	TIAA-CREF	Nordstrom Rack	CBRE/ Grossman Retail	Boston	—	38,000 sf	Ret.	L
Bowdoin Construction	Bowdoin Construction	Big Y World Class Market	—	Franklin, MA	—	57,000 sf	Ret.	L
Lakeview Center Assoc.	O,R & L Comm'l., LLC	Goodwill Industries	—	249 West Main St. Branford, CT	—	11,400 sf	Ret.	L
Linear Retail Props.	Linear Retail Props.	Snap Top Market	—	303 Columbus Ave. Boston	—	—	Ret.	L
Drive-In Development Corp.	Capital Comm'l. R.E.	Sullivan Tire Co., Inc.	—	690 Bridge St. Weymouth, MA	—	4,590 sf	Ret.	L
—	HK Group	Jonathan Adler	The Dartmouth Co.	166 Main St. Westport, CT	—	2,162 sf	Ret.	L
The Residences at Munroe Place	The Grossman Cos.	Lapels Dry Cleaning	The Grossman Cos.	1205 Hancock St. Quincy, MA	—	1,247 sf	Ret.	L
Hackman Capital and Calare Props.	The Stubblebine Co.	Radant Technologies	The Stubblebine Co.	100 Adams Rd. Clinton, MA	—	58,852 sf	Ind.	L
Plympton St. LLC	United Multi Family	Emerald Park LJS/LLC	—	89 Plympton St. Middleboro, MA	\$1,512,500	16 units	Ret.	S
Alexandria R.E. Equities	Colliers Int'l.	Pall Corp.	Cushman & Wakefield	20 Walkup Dr. Westboro, MA	—	113,000 sf	Off./ Lab	L
The Mackin Group	NAI Hunneman	Crossfit Automile	—	661 Pleasant St. Norwood, MA	—	7,040 sf	Ind.	L
Boston Post Road Bldg. 65, LLC	Greatest Boston Comm'l. Props.	Advans IT Services, Inc.	—	65 Boston Post Rd. Marlborough, MA	—	4,216 sf	Off.	L
Boston Post Road Bldg. 65, LLC	Greatest Boston Comm'l. Props.	Visiting Nurses Assn. of New England	—	65 Boston Post Rd. Marlborough, MA	—	1,713 sf	Off.	L
Boston Post Road Bldg. 65, LLC	Greatest Boston Comm'l. Props.	Northern Benefits	—	65 Boston Post Rd. Marlborough, MA	—	1,123 sf	Off.	L