

New England Real Estate Journal

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**SALES AND LEASES  
TRANSACTION REPORT**

**DECEMBER 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 DECEMBER 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
Lincoln Street LP	CBRE	Target Logistics	CBRE	510 Lincoln St. Allston, MA	\$2.78M	8,000 sf	Ind.	S
Tosi LP	NAI Hunneman	Jocote, LLC	—	45 & 47 Bay State Rd. Boston	\$6.9M	20 units	Res.	S
Duralectra Inc.	R.W. Holmes Realty	Wheeler Lane Realty, LLC	—	56-58 North Ave. Natick, MA	\$1.5M	34,427 sf to be built to apts.	Mfg. to be res.	S
Commonwealth Mgmt LLC	Glickman Kovago & Co.	—	Glickman Kovago & Co.	90-106 Grove St. Worcester,, MA	\$4.45M	190,281 sf on 3.5 acres	Res.	S
—	Conway Comm'l.	Elerts Corp.	—	Rte. 18 Weymouth, MA	—	3,500 sf	Off.	L
City Square Holdings, LLC	Avison Young	Six Red Marbles, LLC	Jones Lang LaSalle	10 City Sq. Charlestown, MA	—	10,940 sf	—	L
Winter Dreams Trust	United Multi Family	50-2 Shepard St. LLC	United Multi Family	50-52 Shepard St. Brighton, MA	\$1.15M	6 units	Res.	S
Sunshine Farms Realty LLC	Greater Boston Comm'l. Brokers	Petroleum Processing Solutions, LLC	—	206 Turnpike Rd. Southboro, MA	—	6,041 sf on 2.29 acres	Off.	S
Butson Lincoln, LLC	Wason Assoc. Hospitality R.E. Brokerage Group	Amba Hotel, LC	Wason Assoc. Hospitality R.E. Brokerage Group	21 Railroad St. Lincoln, NH	\$4.7M	81 rooms	Res.	S
—	Lang McLaughry Comm'l.	groSolar	—	Wilder, VT	—	2,700 sf	Off.	L
Hilltop Village	Grubb & Ellis/ Northern New England	Bay Bridge LLC	—	Hooksett, NH	\$975,000	11 units	Res.	S
—	Stebbins Comm'l. Props., Inc.	Crossfit NH	—	540 North Commercial St. Manchester, NH	—	8,800 sf	Ret.	L
Manchester Commons	Brady Sullivan Props.	South Willow Animal Hospital	Brady Sullivan Props.	Manchester, NH	—	2,713 sf	Ret.	L
Manchester Commons	Brady Sullivan Props.	The Dance Studio of Manchester	Brady Sullivan Props.	Manchester, NH	—	3,595 sf	Ret./Off.	L
Manchester Commons	Brady Sullivan Props.	Geico Insurance	Brady Sullivan Props.	Manchester, NH	—	1,200 sf	Off.	L
Manchester Commons	Brady Sullivan Props.	Auto Equity Loans	CB Richard Ellis	Manchester, NH	—	1,525 sf	Off.	L
Manchester Commons	Brady Sullivan Props.	Royal Palace Dance Studio	Jackman Comm'l. Realty	Manchester, NH	—	2,310 sf	Ret./Off.	L
Brady Sullivan Props.	Fini R.E. Group, Inc.	Manchester Christian Church	—	250 Commercial St. Manchester, NH	—	12,724 sf	Ind.	L
630 West Main St., LLC	Fini R.E. Group, Inc.	Subway R.E. LLC	—	630 West Main St. Manchester, NH	—	1,500 sf	Ind.	L
630 West Main St., LLC	Fini R.E. Group, Inc.	Title Cash of NH	—	630 West Main St. Manchester, NH	—	2,500 sf	Ind.	L
CPEX Pharmaceuticals, Inc.	The Kaye Co.	Anvil Int'l.	—	2 Holland Way Exeter, NH	—	15,735 sf	Ind.	L
JB Brown & Sons	Cardente R.E.	NGL Supply Terminal Co.	The Dunham Group	65 West Commercial St. Portland, ME	—	1,300 f	Off.	L

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Maric Strathmore, Inc.	New Dover Assoc.	CMG 21 Strathmore Rd., LLC	—	21 Strathmore Rd. Natick, MA	\$3M	15,504 sf	Off.	S
Atlantic Mgmt.	R.W. Holmes Realty Co., Inc.	Global Experience Specialists, Inc.	Cushman & Wakefield	90 Norfolk St. Mansfield, MA	—	104,000 sf	—	L
Crosspoint Assoc.	Marcus & Millichap	Centercorp Retail Proprs.	Marcus & Millichap	1255 Worcester Rd. Framingham, MA	\$1.85M	12,080 sf	Ret.	S
—	Atherton & Assoc	—	—	300 Queen St. Southington, CT	\$925,000	11,500 sf	Off.	S
—	HJallKeen Com'l.	CVS Pharmacy	—	Allston, AM	—	15,000 sf	Ret.	L
Capital Lease Group	Kinlin Grover Comm'l. R.E.	Quantum Sales Inc.	ERA Belsito 2 Assoc.	36 Holt Rd. Buzzards Bay, MA	—	5,500+ sf	Ret./ Whse.	S
Tonetti Enterprises	Coldwell Banker Comm'l.	Innovative Food, LLC	—	1764 Mendon Rd. Cumberland, RI	—	3,500 sf	Ret.	L
Navigant Credit Union	BisMarc Proprs.	Duquette & Rodriguez	—	200 Webster St. Pawtucket, RI	\$250,000	75,528 sf on 1+ acres	Ind.	S
St. Lawrence Church	BisMarc Proprs.	Pathfinder, LLC	—	625 Woonas-Quatucket Ave. No. Providence, RI	\$250,000	27,000 sf	School/ Res.	S
Chapel Veiw Assoc.	BisMarc Proprs.	Steven Fazzini, DDS	—	1000 Chapel View Blvd. Cranston, RI	—	—	Off.	L
Heathersfield Assoc.	BisMarc Proprs.	Gold Loan Co.	—	2200 Warwick Ave. Warwick, RI	—	3,000 sf	Off.	L
—	BisMarc Proprs.	—	—	21 Phenix Ave. Cranston, RI	\$75,000	7,100 sf	Off.	S
Cardi Corp	BisMarc Proprs.	Bobcat Corp. of R.I.	—	421 Lincoln Ave. Warwick, RI	—	16,000 sf	Ind.	L
CMI Property Inc.	Elliot & Co. LLC	Harrows Chicken Pies	Mayflower Realty Group	810 Providence Hwy. Dedham, MA	—	950 sf	Ret.	L
Brickman Assoc.	HFF	Divco West Proprs.	—	Congress, Sleepers & Asts. Boston	\$106.75M	362,562 sf	Off.	S
Claverick Realty	MG Comm'l. R.E.	Johnson & Wales University	C&W/ Hayes & Sherry	Providence, RI	\$2.8M	18,000 sf	Off.	S
Churchill & Banks Cos., LLC	Churchill & Banks Cos., LLC	Swiple	—	39 Pike St. Providence, RI	—	7,500 sf	Off.	L
Stor-More Assoc., LLC	M&G Comm'l. R.E.	Churchill & & Banks Cos., LLC	—	Veazie St. & Woodward Rd. Providence, RI	\$405,000	33,300 sf	Self Storage on 8.4 acres	S
—	Residential Proprs. Ltd.	—	—	Washington Rd. Little Compton, RI	\$7.8M	16.25 acres	Land	S
Shamrock Assoc. LLC	Binswanger	—	—	50 Chase Hill Rd. Ashaway, RI	—	170,000 sf on 94 acres	Ind./ Dist.	S
Spectrum Proprs.	Capstone Proprs.	Aetna Bridge	Capstone Proprs.	100 Jeffeson Blvd. Warwick, RI	—	4,820 sf	Off.	L

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Plastican	Binswanger	Calare Props.	Binswanger	25 Tucker Dr. Leominster, MA	\$11.65M	588,868 sf on 24 acres	Ind.	S
Customer Bank	Angel Comm'l	Dr. Alex Afshar	Atherton & Assoc.	33 Church Hill Rd. Newtown, CT	\$1.15M	10,515 sf 2 bldgs. on 1.84 acres	Off.	S
—	—	Chestnut Hill Realty	Chestnut Hill Realty	Worcester Rd. Framingham, MA	\$84.5M	581 units on 4.25 acres	Res.	S
Pinehills LLC	Pinehills LLC	Mirbeau Inn & Spa	—	Pinehills Village Plymouth, MA	—	6 acres Land	Res./Ret.	S
Carruth Capital	R.W. Holmes Realty Co.	Employment & Training Resources	R.W. Holmes Realty Co.	1671 Worcester, Rd. Framingham, MA	—	13,949 sf	Off.	L
—	Richards Barry Joyce & Ptrs.	Mass. Assn. of Realtors	R.W. Holmes Realty Co.	60 Hickory Dr. Waltham, MA	—	9,715 sf	—	L
October Corp.	CBRE/ The Boulos Co.	Downeast Pension Services	CBRE/ The Boulos Co.	41 Campus Dr. New Gloucester, ME	—	5,814 sf	Off.	L
Income Property Mgmt.	CBRE/ The Boulos Co.	Amazing DJ, LLC	Malone Comm'l. Brokers	995 Forrest Ave.	—	600 sf	Off.	L
53-57 Allen Ave., LLC	CBRE/ The Boulos Co.	Engility Corp.	CBRE/ The Boulos Co.	6 Oak Grove Bath, ME	—	5,000 sf	Off.	L
Capital Props. Mgmt.	CB Richard Ellis	Curtin, Murphy & O'Reilly, PC	Cresa Boston	31 St. James Ave. Boston	—	8,928 sf	Off.	L
Malkin Props.	Malkin Props.	Greenwich Investment Mgmt.	Cushman & Wakefield	First Stamford Place Stamford, CT	—	3,796 sf	Off.	L
Conroy Development	Richards Barry Joyce & Ptrs.	eClinicalWorks	Richards Barry Joyce & Ptrs.	One Technology Dr. Westborough, MA	\$7.7M	61,000 sf	Off.	S
Cromwell Avenue Shops, LLC	Reno Props. Group	Indetail, LLC	Reno Props. Group	396 Cromwell Ave. Rocky Hill, CT	\$4.5M	15,000 sf	Ret.	S
Lake A LLC	Press/Cuozzo Comm'l. Services	SK PT, LLC	Press/Cuozzo Comm'l. Services	408-410 Sackett Point Rd. North Haven, CT	\$3.8M	104,000 sf on 14 acres	Ind.	S
Elzbieta Corp.	Prudential Conn. Realty Comm'l. Group	CS&L Assoc.	Prudential Conn. Realty Comm'l. Group	21 Kenny Roberts Memorial Dr. Suffield, CT	—	30,620 sf	Whse.	S
3250 East Main LLC	Northeast Private Client, Group	FNL Holdings, LLC	Northeast Private Client, Group	3250 East Main St. Waterbury, CT	\$3.13M	60 units	Res.	S
Berkshire Bank	Marcus & Millichap R.E. Investment Services	—	—	927 Farmington Ave. West Hartford, CT	\$2.915M	2,680 sf	Off.	S
Lewis Street Three, LLC	Cushman & Wakefield	US Engineering Solutions, Inc.	RM Bradley Brokerage Co.	3-9 Lewis St. Hartford, CT	\$470,000	7,600 sf	Off.	S
Charlotte A. Perry Martial Trust	The Geenty Group Realtors	Andrew and Anthony Civitello	Press/Cuozzo Realtors	2839 Dixwell Ave. Hamden, CT	\$320,000+	3,700 sf	Off.	S
463 Elm St., LLC	Signature Group	David's Soundview Catering	Signature Group	463 Elm St. Stamford, CT	—	—	Ret.	L
Amico Co.	Institutional Property Advisors	Steele Property Holding, LLC	Institutional Property Advisors	135 Derby Ave. New Haven, CT	\$11.2M	123 units	Res.	S
Jefferson at 55/77 Water	—	Spirit Bascom Ventures	Spirit Bascom Ventures	55/77 Water St. So. Norwalk, CT	\$43.25M	136 apts and 28,175 sf Comm'l.	Mixed Use	S

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52 Westland, LLC	Boston Realty Advisors	52 Westland Enterprises LLC	—	52 Westland Ave. Boston	\$12.8M	43 units	Res.	S
CommonWealth R.E.I.T.	Cassidy Turley	Ricoh Americans Corp.	CB Richard Ellis	One Adams Pl. Quincy, MA	—	10,300 sf	Off.	L
CommonWealth R.E.I.T.	Cassidy Turley	Bailey Insurance Group	DTZ	One Adams Pl. Quincy, MA	—	5,373 sf	Off.	L
CommonWealth R.E.I.T.	Cassidy Turley	South Shore Mental Health	The Conrad Group	One Adams Pl. Quincy, MA	—	15,572 sf	Off.	L
Merchants Hanover Props. LLC	Marcus & Millichap R.E. Investment Services	2035 Washington St., LLC	Eastern Retail Props.	2035 Washington St. Hanover, MA	\$4.5M	29,476 sf	Ret.	S
Phoenix Park	Phoenix Park	Eastmar Corp.	O'Brien Comm'l. Props.	Shirley, MA	—	2,000 sf	Ind.	L
Oasis Northwoods, LLC	CB Richard Ellis/ N.E. Ptrs.	Value Options	Ezra Co. and Studley	222 Rosewood Dr. Danvers, MA	—	6,378 sf	Off.	L
—	Vidal/ Wettenstein	Investment Consortium	Vidal/ Wettenstein	1365-1391 Post Road East Westport, CT	\$18.25M	50,000 sf on 3.47 acres	Off./ Ret.	S
Seatoller Plaza	Gil Owren	Ace Hardware	Kinlin Grover Comm'l. Group	Eastham, MA	\$2.6M	17,130 sf on 2.24 acres	Ret.	S
Linear Retail Props, LLC	Atlantic Retail Props.	Five Guys Burgers & Fries	Conviser Property Group	58 Summer St. Boston	—	3,422 sf	Ret.	L
Charter Realty & Development Corp.	Charter Realty & Development Corp.	Whole Foods Market	—	Melrose, MA	—	29,980 sf	Ret.	L
CMI Property Inc.	Elliot & Co.	Harrows Chicken Pies	Mayflower Realty Group	810 Providence Hwy. Dedham, MA	—	950 sf	Ret.	L
Hamden Plaza	MJB R.E. Services	Planet Fitness	MJB R.E. Services	Hamden, CT	—	22,000 sf	Ret.	L
Hamden Plaza	MJB R.E. Services	Froyo World	MJB R.E. Services	Hamden, CT	—	2,100 sf	Ret.	L
Hamden Plaza	MJB R.E. Services	Moe's Southwest Restaurant	MJB R.E. Services	Hamden, CT	—	2,100 sf	Ret.	L
BriXmooR Property Group	BriXmooR Property Group	Cuts & Creation Unlimited	—	Torrey St. Brockton, MA	—	1,600 sf	Ret.	L
The Walmart Center	Royal Props. Group, Inc.	Panera Bread	PHYS Comm'l. R.E.	652 Main Ave. Norwalk, CT	—	4,400 sf	Ret.	L
—	—	Title Cash	Prolman Realty, Inc.	4 Derry St. Hudson, NH	—	1,900 sf	Off./ Ret.	L