

New England Real Estate Journal

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**SALES AND LEASES
TRANSACTION REPORT**

APRIL 2014

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 APRIL 2014

ADDRESS	SALE PRICE	SIZE	REP. OF SELLER/LESSOR	BUYER/LESSEE	REP. OF BUYER/LESSEE	STORY LINK
28-49-51 Union St. Worcester, MA	\$2.85M	75,992 sf	Peckham Boston Advisors	1430 Commonwealth LLC	Leon Resnick	CLICK HERE
50 Milk St. Boston	—	69,207 sf	Transwestern/ RBJ Partners	CIC Boston	Cushman & Wakefield	CLICK HERE
25 Beacon St. 6 and 7 Mt. Vernon Pl. Boston	\$23.6M	28,494 sf 19,083 sf	Leggal McCall Prps.	SDCDLJ Beacon LLC	Boston Realty Advisors	CLICK HERE
110 Cedar St. Wellesley, MA	—	12,184 sf	The Haynes Mgmt. Inc.	Trial Networks Renaissance Family Medicine Motion, LLC	—	CLICK HERE
44 Bromfield St. Boston	\$10.8M	42,053 sf	CBRE/N.E.	Thibault Development	Thibault Development	CLICK HERE
365 Faunce Corner Rd. North Dartmouth, MA	—	10,700 sf	The Nery Corp.	LaBella Vida Adult Day Health Services, LLC	Coastal Comm'l. R.E.	CLICK HERE
420 Fortune Blvd. Milford, MA	—	16,412 sf	Greater Boston Comm'l. Props., Inc.	ProVerde Laboratories, Inc.	Greater Boston Comm'l. Props., Inc.	CLICK HERE
Merrimack, NH	—	152,308 sf	CBRE/N.E.	HCOP Merrimack, LLC	—	CLICK HERE
Raymond, NH	\$450,000	8,900 sf on 26.8 acres	Colliers Int'l.	Group Pinard, LLC	—	CLICK HERE
82 Benning St. West Lebanon, NH	—	31,000 sf	Lang McLaughry Comm'l.	Hanover Transfer and Storage	—	CLICK HERE
82 Portsmouth Ave. Exeter, NH	—	4,000 sf	NAI Norwood	Cross Realty, LLC	NAI Norwood	CLICK HERE
55 High St. Hampton, NH	\$2.6M	23,100 sf	CBRE/Portsmouth	PNJK, LC	—	CLICK HERE
200 Exeter Rd. Newmarket, NH	\$1.6M	—	CBRE/Portsmouth	Rockingham Golf Course, LLC	—	CLICK HERE
2 Whitney Rd. Concord, NH	—	1,537 sf	CBRE/N.E.	Prometric	Cassidy Turley	CLICK HERE
2 Whitney Rd. Concord, NH	—	390 sf	CBRE/N.E.	National Security for the Preservation of Covered Bridges, Inc.	—	CLICK HERE
199 and 201 Lowell Rd. Hudson, NH	\$1.27M	7,500 sf on 2 acres	Prolman Realty, Inc.	AMR R.E. Holdings	—	CLICK HERE
222 West St. and 149 Emerald St. Keene, NH	—	nearly 8,000 sf	Brady Sullivan Props.	5 businesses	—	CLICK HERE
Rte. 125 Epping, NH	—	0.9 acre	NAI Norwood Group	Cumberland Farms	—	CLICK HERE

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Rte. 119, Main St. Townsend, MA	\$6.25M	—	Cushman & Wakefield	The Federated Cos.	—	CLICK HERE
36-38 Mechanic St. Foxboro, MA	\$1.8M	24,600 sf on 0.99 acre	Cambridge Capital Advisors	DW Realities, LLC	TQ Realty, Inc.	CLICK HERE
Watertown, MA	—	9,200 sf	Jones Lang LaSalle	NetAge Solutions	Boston Realty Advisors	CLICK HERE
Woburn, MA	—	31,000 sf	Cummings Props.	HealthcareSource	Cummings Props.	CLICK HERE
126 Woodland Rd. Chestnut, Hill, MA	\$5.05M	—	Greater Boston R.E.	—	—	CLICK HERE
18 Electronics Ave. Danvers, MA	\$4.25M	128,000 sf	CBRE/N.E.	18 Electronics Ave., LLC	—	CLICK HERE
70 Zachery Rd. Manchester, NH	\$518,000	—	NAI Norwood	American Alarm	Stebbins Comm'l. Props.	CLICK HERE
397 Palmer Ave. Falmouth, MA	—	—	Kinlin Grover Comm'l.	—	Cushman & Wakefield	CLICK HERE
100 Higginson Ave. Lincoln, RI	—	112,000 sf	MG Comm'l.	VPI Packaging Services	—	CLICK HERE
20 International Dr. Portsmouth, NH	—	4,578 sf	Colliers Int'l.	Optima Bank	Williams ReLoLogic	CLICK HERE
13 Powder Hill Rd. Lincoln, RI	—	120,000 sf	Rodman R.E.	Hope Valley Industries	MG Comm'l.	CLICK HERE
215 Cedar Hill St. Marlborough, MA	—	2,504 sf	O'Brien Comm'l. Props.	Access-Plus Communications, Inc.	—	CLICK HERE
2297 Whitney Ave. Hamden, CT	\$836,750	42 units in 19,470 sf	Press/Cuozzo Comm'l. Services	Mango, LLC	—	CLICK HERE
141 Urban Ave. No. Providence, RI	\$120,000	5,600 sf	Albert Realtors	2334 Realty Corp.	Exit Realty	CLICK HERE
193 Beverage Hill Ave. Pawtucket, RI	—	4,300 sf	Coldwell Banker Comm'l.	El Bebe Daycare Childcare Center	Coldwell Banker Comm'l.	CLICK HERE
42 Ladd St. Warwick, RI	—	28,720 sf	Sweeney R.E. & Appraisal	Provant Healthcare Solutions	Sweeney R.E. & Appraisal	CLICK HERE
282 Main St. Ext Middlefield, CT	—	2,673 sf	Trevor Davis Comm'l. R.E., LLC	The Village for Families & Children	Trevor Davis Comm'l. R.E., LLC	CLICK HERE
282 Main St. Ext Middlefield, CT	—	1,403 sf	Trevor Davis Comm'l. R.E., LLC	The Eighth	Trevor Davis Comm'l. R.E., LLC	CLICK HERE
442R Smith St. Middlefield, CT	—	1,752 sf	Trevor Davis Comm'l. R.E., LLC	Long Island Ophthalmic Service	Trevor Davis Comm'l. R.E., LLC	CLICK HERE
110 Woodrow Ave. Southport, CT	\$450,000	.32 ac parcel	Vidal/Wettenstein	Ward Jennings	Vidal/Wettenstein	CLICK HERE
162 Kings Hwy. North Westport, CT	—	—	Vidal/Wettenstein	Elite Health Services	Vidal/Wettenstein	CLICK HERE
1520 Highland Ave. Cheshire, CT	—	1,800 sf	R. Calabrese Agency, LLC	Osprey Strategic Research Group, LLC	R. Calabrese Agency, LLC	CLICK HERE
145 Main St. Norwalk, CT	—	6,500 sf	The Southpoint Group	Westport-Western Family Y	John D. Hastings	CLICK HERE

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60 Pleasant St. Ashland, MA	\$1.9M	73,475 sf on 4.16 acres	REP Realty Advisors	Sixty Pleasant Realty LLC	Parsons Comm'l. Group, Inc.	CLICK HERE
25 Sycamore Ave. Medford, MA	—	11,000 sf	Burgess Props.	ABC Supply	Colliers Int'l.	CLICK HERE
181 Stedman St. Lowell, MA	—	3,800 sf	O'Brien Comm'l. Props., Inc.	Constitution Construction and Bobby Spindell Training	—	CLICK HERE
1 Industrial Way Tyngsboro, MA	—	2,700 sf	O'Brien Comm'l. Props., Inc.	S&T Electrical	—	CLICK HERE
2 Shaker Rd. Shirley, MA	—	4,000 sf	O'Brien Comm'l. Props., Inc.	Nalco Co.	O'Brien Comm'l. Props., Inc.	CLICK HERE
166 New Boston St. Woburn, MA	—	9,135 sf	—	Stone Showcase, Inc.	Greater Boston Comm'l. Props., Inc.	CLICK HERE
Chelmsford, MA	\$20M	180 units	ARA (Atlanta, GA) of New England	Water St. Investments/ PhilMor R.E. Investments and Taurus Investments Join Venture	—	CLICK HERE
Simsbury, CT	\$3.4M	10 acres of land	RM Bradley Brokerage Co.	Eastpoint Dorset Buyer, LLC	—	CLICK HERE
Medford, MA	\$30.3M	162,138 sf	Cushman & Wakefield	Colony Realty Ptrs.	Cushman & Wakefield	CLICK HERE
371-379 Naubuc Ave. Glastonbury, CT	\$1.042M	6,300 sf on 2.46 acres	O, R & L Comm'l.	Gary Schulman and Magdalena Tauber	Murray R.E.	CLICK HERE
14 Thompson Dr. Randolph, MA	\$3M	24 units	Northeast Private Client Group	Thompson Estates	Northeast Private Client Group	CLICK HERE
255 Worcester St. Natick, MA	—	1,800 sf	—	Magna Realty Assoc.	M&J Assoc., Inc.	CLICK HERE
Maple Lane Springfield, NH	\$185,000	1,000 sf on 5.9 acres	Equity Group Realtors	Northwind Security Consultants, LLC	—	CLICK HERE
25 Austin St. New Haven, CT	\$1.7M	24 units	Northeast Private Client Group	Netz USA LLC	Northeast Private Client Group	CLICK HERE
285 Branford Rd. North Branford, CT	\$500,000	6,161 sf on 1.65 acres	Fischer R.E.	Globe Electric, LLC	Dow Realty	CLICK HERE
986 Dixwell Ave. Hamden, CT	\$385,000	4,700 sf	Press/Cuozzo Realtors	986 Dixwell Holding Co., LLC	Sette R.E.	CLICK HERE
3001 Stamford Sq. Stamford, CT	—	11,000 sf	The Ashforth Co.	O'Connor Davies	—	CLICK HERE
Unit 2H 148 East Ave. Norwalk, CT	—	3,636 sf	The Southpoint Group, LLC	Synergy R.E., LLC	The Soutpoint Group, LLC	CLICK HERE
290 Bratt St. Meriden, CT	—	11,236 sf	Colliers Int'l.	The Episcopal Church (The Diocese of Conn.)	Goman & York Property Advisors, LLC	CLICK HERE
43 West St. Middlefield, CT	\$210,000	2,696 sf	Trevor Davis Comm'l. R.E., LLC	Yalesville Props., LLC	Trevor Davis Comm'l. R.E., LLC	CLICK HERE
Rte. 20 Subdury, MA	—	1,025 sf	Powers & Co.	Big Picture Framing	Urban/Born Assoc	CLICK HERE

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40 Berkley St. Boston	\$17.2M	80,000 sf	Boston Realty Advisors	Mt. Vernon Co.	Boston Realty Advisors	CLICK HERE
21 Hartford Ave. Newington, CT	\$1.92M	27 units	United Multi Family	21 Hartford Ave. LLC	United Multi Family	CLICK HERE
125 Newbury St. Framingham, MA	\$4.6M	33,495 sf on 2.93 acres	Cassidy Turley	HCLP Newbury, LLC and Scarlata-Wood Newbury, LLC	New Dover Assoc.	CLICK HERE
Two Technology Dr. Peabody	—	50,000 sf	Combined Props	North Shore Pharmacy Services (Omnicare)	JLL Cincinnati, OH office and JLL Boston	CLICK HERE
141 Longwater Dr. Norwell, MA	—	28,645 sf	FoxRock Props.	Energy Services Group	FoxRock Props.	CLICK HERE
210 Grove St. Franklin, MA	\$4.25M	165,000 sf on 15 acres	Binswanger	Grossman Cos. and Calare Props.	Binswanger	CLICK HERE
2079 Main St. Chatham, MA	\$1.85M	20 units in 8,744 sf	Kinlin Grover Comm'l.	Larry & Tiffany Amorosino	—	CLICK HERE
60 Charles St. Westport, CT	\$2.7M	5,728 sf 0.5+ acre	Grossman Cos., Inc. and Summit Development LLC	Grossman Cos., Inc. Summit Development LLC	Grossman Cos., Inc. Summit Development LLC	CLICK HERE
441 Long Hill Rd. Groton, CT	\$5.15M	34,944 sf	Marcus & Millichap's Manhattan and Boston offices	Private Investor	Drinkwater & Richard	CLICK HERE
447 Monroe Tpk. Monroe, CT	\$3.275M	13,254 sf on 2.34 acres	Cushman & Wakefield	Parkway Plaza, LLC	—	CLICK HERE
257 Reef Rd. Fairfield, CT	\$1.246M	—	Berger Realty Group in Florida	Max-Fin Realty	Vidal/Wettenstein, LLC	CLICK HERE
501 Memorial Dr. Chicopee, MA	—	4,876 sf on 57,271 sf	—	Chick-Fil-A	JLL	CLICK HERE
Rte. 140 Milford, MA	—	—	Summit Realty Ptrs.	Dollar Tree	Dollar Tree	CLICK HERE
Derry, NH	—	—	The Valentine Group	Cuts-N-Stuff, Inc.	—	CLICK HERE
Derry, NH	—	3,000 sf	The Valentine Group	Derry Sports and Rehab	—	CLICK HERE
Rte. 125 Epping, NH	—	0.9 acre	Norwood Group	Cumberland Farms	—	CLICK HERE
639 Boston Post Rd. Guilford, CT	—	1,200 sf	The Geenty Group	World Champion Tae Kwan Do	The Geenty Group	CLICK HERE
71 West Main St. Branford, CT	—	857 sf	The Geenty Group	Vedran Josic	The Geenty Group	CLICK HERE
Nashua, NH	—	1,280 sf	Brixmor Property Group	Subway	—	CLICK HERE
Nashua, NH	—	1,058 sf	Brixmor Property Group	Great Clips	—	CLICK HERE
Nashua, NH	—	5,200 sf	Brixmor Property Group	Work 'N Gear	—	CLICK HERE
1235 Farmington Ave. Westport, CT	—	48,000 sf	Saugatuck Comm'l. R.E.	Hobby Lobby Stores, Inc.	—	CLICK HERE
55 Green Farms Rd. Westport, CT	—	10,000 sf	—	Resource Systems Group Inc. (Daversa Ptrs.)	Saugatuck Comm'l. R.E.	CLICK HERE
1212 Boston Post Rd. Milford, CT	—	8,500 sf	—	Casual Male - DXL	Saugatuck Comm'l. R.E.	CLICK HERE