

New England Real Estate Journal

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**SALES AND LEASES
TRANSACTION REPORT**

JULY 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 JULY 2014

ADDRESS	SALE PRICE	SIZE	REP. OF SELLER/LESSOR	BUYER/LESSEE	REP. OF BUYER/LESSEE	STORY LINK
Fort Point Channel Boston	\$20M	89 units	CBRE/N.E.	New Atlantic Development, LLC	—	CLICK HERE
83 Wooster Heights Rd. Danbury, CT	—	16,074 sf	Cushman & Wakefield	Navigators Mgmt. Co.	Jones Lang LaSalle	CLICK HERE
83 Wooster Heights Rd. Danbury, CT	—	10,665 sf	Cushman & Wakefield	Lenovo	CBRE	CLICK HERE
83 Wooster Heights Rd. Danbury, CT	—	2,472 sf	Cushman & Wakfield	Energy USA Inc.	—	CLICK HERE
8 Henshaw St. Woburn, MA	—	12,500 sf	Cummings Props. (Self)	Blue Stream Laboratories	—	CLICK HERE
280 Hyde Park Ave. Jamaica Plain, MA	\$3M	16 units	United Multi Family	Edwidge Development Trust	United Multi Family	CLICK HERE
296 Concord Rd. Billerica, MA	—	106,735 sf	CB Richard Ellis/ N.E. Ptrs.	Morpho Trust USA	Colliers Int'l.	CLICK HERE
10 Panas Rd. Foxborough, MA	—	32,000 sf	NAI Hunneman	Northtimber Cabinetry	Godino & Co.	CLICK HERE
23 Frontage Rd. Andover, MA	—	64,000 sf	Transwestern/ RBJ Ptrs.	Morpho Detection LLC	Cresa Boston and Finegold Comm'l. R.E.	CLICK HERE
15 Mountain View Dr. Watertown, CT	\$835,000	24,000 sf on 3.7 acres	Matthews Comm'l. Props.	ECI Screen Print Inc.	Matthews Comm'l. Props.	CLICK HERE
30 Bartlett St. Northborough, MA	\$16.7M	31,551 sf on 24 acres	—	(private investors)	Marcus & Millichap	CLICK HERE
21 Sandborn St. Reading, MA	\$1.8M	16 units	NAI Hunneman	21 Sandborn St., LLC	—	CLICK HERE
289 Great Rd. Acton, MA	—	3,659 sf	Avison Young	Westchester Mgmt.	Regional Consulting Group	CLICK HERE
1461 Hooksett Rd. Hooksett, NH	\$971,000	29,391 sf	Norwood Group	Kassas R.E. Development	Jackman Comm'l. Realty	CLICK HERE
257 Portsmouth Ave. Stratham, NH	\$250,000	3,169 sf on 1.54 acres	Colliers Int'l.	Exeter Med Real, Inc. (Kevin Roy)	The Bean Group	CLICK HERE
10 Water St. Waterville, MA	—	35,000 sf	Baldacci R.E. Group	Maine General Health	Baldacci R.E. Group	CLICK HERE
20 Trafalgar Sq. Nashua, NH	—	7,206 sf	Korsak Realty	Hamblett & Kerrigan	CBRE/N.E.	CLICK HERE
966 Rte. 106 Loudon, NH	\$300,000	59 units, 6,875 sf in 3 bldgs.	NAI Norwood Group	Holt Acquisitions	Century 21 Country Lakes Realty	CLICK HERE
227 Mechanic St. Lebanon, NH	—	4,800 sf	Lang McLaughry Comm'l.	Stonecliff Animal Clinic	—	CLICK HERE
967 Elm St. Manchester, NH	—	2,600 sf	Bennett R.E. Brokerage	Bakesh Kumar	Bennett R.E. Brokerage	CLICK HERE
81 Ocean St. South Portland, ME	—	3,600 sf	Sage Hill R.E.	Pacific Beach Holdings	Cardente R.E.	CLICK HERE
628 Old Westport Rd. Dartmouth, MA	\$9.9M	78 units in 63,000 sf on 9.8 acres	—	LCB Senior Living	—	CLICK HERE
480 Pleasant St. Watertown, MA	\$43M	200,000 sf	Cassidy Turley	Spear St. Capital	—	CLICK HERE

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313 Boston Post Rd. Marlborough, MA	\$9.1M	110,739 sf	CB Richard Ellis	Novaya R.E. Ventures, LLC	Novaya R.E. Ventures, LLC	CLICK HERE
428 Main St. Hudson, MA	—	66,800 sf	Greater Boston Comm'l. Props.	Industrial Packaging Supply, Inc.	Glickman Kovago & Co.	CLICK HERE
East Johnson Ave. Cheshire, CT	\$2M	77.94 acres	Matthews Comm'l.	CK Greenhouses	Matthews Comm'l.	CLICK HERE
155 Pine St. Bristol, CT	\$825,000	—	Matthews Comm'l.	Alexian LLC	Matthews Comm'l.	CLICK HERE
95 Border St. East Boston	\$1.6M	23,000 sf on 1.32 acres	CBRE/ New England	Neighborhood of Affordable Housing	—	CLICK HERE
15 and 21 Cranberry Hwy. Bourne, MA	\$875,000	42,550 sf of unimproved land	Kinlin Grover Comm'l.	—	Kinlin Grover Comm'l.	CLICK HERE
11 Cranberry Hwy. Bourne, MA	\$300,000	1,400 sf bldg. on 4,560 sf parcel	Kinlin Grover Comm'l.	—	Kinlin Grover Comm'l.	CLICK HERE
1221 Silas Deane Hwy. Wethersfield, CT	\$3.1M	10,374 sf	Marcus & Millichap	730 West 183rd St. LLC	Marcus Millichap	CLICK HERE
67 Buena Vista St. Devens, MA and 295 Foster St. Littleton, MA	—	41,515 sf Total	O'Brien Comm'l. and Parsons Comm'l.	The Ezra Co.	Auburndale Realty Co.	CLICK HERE
Two Corporation Way Peabody, MA	—	6,663 sf	Combined Props. (self)	Walden Behavioral Care, LLC	Cresa Boston	CLICK HERE
643 Danbury Rd. Wilton, CT	—	6,000 sf	John D. Hastings Comm'l. R.E.	Westwood Flooring Co.	John D. Hastings Comm'l. R.E.	CLICK HERE
471-479 Atwood Ave. Cranston, RI	\$750,000	30,000 sf	Albert Realtors	471 Atwood Ave., LLC	—	CLICK HERE
850 Broadway East Providence, RI	\$785,000	9,466 sf in 14 units on 20,041 sf	Sweeney R.E. Appraisal	850 Broadway, LLC	Sweeney R.E. Appraisal	CLICK HERE
236 Chapman St. Providence, RI	\$400,000	9,273 sf on 20,160 sf	Sweeney R.E. Appraisal	236 Chapman St., LLC	Sweeney R.E. Appraisal	CLICK HERE
Quonset Business Park North Kingstown, RI	—	85,000 sf to be built	Quonset Development Corp.	Edesia	—	CLICK HERE
1592 Mineral Spring Ave. North Providence, RI	\$800,000	3,000 sf	MG Comm'l. R.E. Services	Dunkin' Donuts	—	CLICK HERE
Rte. 2 Cranston, RI	—	1,435 sf	Garden City Center	L'Occitane en Provence	—	CLICK HERE
1101 Kirkbridge Dr. Danvers, MA	\$108.5M	433 units on 36.7 acres	Institutional Property Advisors (Marcus & Millichap)	DSF Group	Institutional Property Advisors (Marcus & Millichap)	CLICK HERE
300 Apollo Dr. Chelmsford, MA	\$39.4M	293,000 sf	Cassidy Turley	Tritower Financial Group	—	CLICK HERE
31 Boylston St. Brookline, MA	—	12,000 sf	Boston R.E. Advisors	Little Children Schoolhouse	Sinclair Development Solutions	CLICK HERE
12-16 Southwest Pk. Westwood, MA	\$2.2M	14,785 sf on .97 acre	New Dover Assoc.	12-16 Southwest Park Realty, LLC	12-16 Southwest Park Realty, LLC	CLICK HERE

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20 Old Colony Ave. South Boston, MA	—	12,480 sf	NAI Hunneman	Independent Electric Supply	Boston Comm'l. Props.	CLICK HERE
200 Wheeler Rd. Burlington, MA	—	6,309 sf	JLL	Qstream	Cresa Boston	CLICK HERE
Watermill Center Waltham, MA	—	11,800 sf	Cassidy Turley	Katz, Nannis & Solomon, PC	CB Richard Ellis	CLICK HERE
Watermill Center Waltham, MA	—	2,269 sf	Cassidy Turley	Fortis Mgmt. Group	CB Richard Ellis	CLICK HERE
Watermill Center Waltham, MA	—	6,124 sf	Cassidy Turley	Conway Office Products	Conway Office Products	CLICK HERE
319 A St. South Boston, MA	\$12.5M	48,000 sf	(Synergy and Divco West) self	Boston Residential Group and Broder Props.	Boston Residential Group and Broder Props	CLICK HERE
Nyala Farms Westport, CT	\$130M	372,207 sf on 53 acres	BLT	Building and Land Technology	Building and Land Technology	CLICK HERE
184 Route 81 Killingworth, CT	\$3.25M	20,000 sf in 5 bldgs.	Northeast Private Client Group	Anderson Family Trust of Tampa, Fla.	—	CLICK HERE
429C Hayden Station Rd. Windsor, CT	—	8,900 sf	The Windsor Mgmt. Co.	Simplex Grinnell, L.P.	CB Richard Ellis	CLICK HERE
49D Hayden Station Rd. Windsor, CT	—	5,200 sf	The Windsor Mgmt. Co.	Singulus Technologies, Inc.	The Windsor Mgmt. Co.	CLICK HERE
4278 Hayden Station Rd. Windsor, CT	—	7,234 sf	The Windsor Mgmt. Co.	New England Communications Systems, Corp.	The Windsor Mgmt. Co.	CLICK HERE
440 Smith St. Middletown, CT	—	6,236 sf	Trevor Davis Comm'l. R.E.	All Star Software Systems	CBRE/N.E.	CLICK HERE
436 Smith St. Middletown, CT	—	3,200 sf	Trevor Davis Comm'l. R.E.	Security Plus	CBRE/N.E.	CLICK HERE
45 Russell St. New Britain, CT	\$123,500	3,548 sf on .40 acres	O, R & L Comm'l.	Twig & Cracker	Realty Assoc.	CLICK HERE
950 Yale Ave. Wallingford, CT	—	1,500 sf	Press/Cuozzo	Jumping Jacks	Press/Cuozzo	CLICK HERE
3001 Stamford Sq. Stamford, CT	—	9,500 sf	J.L.L.	Willis of Conn. LLC	Cushman & Wakefield	CLICK HERE
11 South Rd. Somers, CT	—	1,440 sf	Conn. Comm'l. Realty & Select Homes	Today's Nails & Spa	Conn. Comm'l. Realty & Select Homes	CLICK HERE
127 Park Ave. East Hartford, CT	total cost to build and lease	111,443 sf to be built	Hart Group Int'l.	Bakery On Main	—	CLICK HERE
488 Main Ave. Norwalk, CT	—	4,489 sf	Cushman & Wakefield	Online Trading Academy Norwalk	Cresa R.E.	CLICK HERE
5 Industrial Rd. and 2215 Diamond Hill Rd. Cumberland, RI	\$10.7M	248,000 sf on 13.2 acres	MG Comm'l.	The Okonite Co.	Burns and Levinson, LLP	CLICK HERE
2415 Reservoir Ave. Trumbull, CT	\$3.35M	64 units on 4.4 acres	Hodson Comm'l.	National Development with Epoch Senior Living & Hawthorne Ptrs.	Academic Co-Realty Services	CLICK HERE
One Appleton St. Boston	—	16,823 total	Boston Realty Advisors	Stepping Stone Foundation and In Crowd	Colliers Int'l.	CLICK HERE
One Appleton St. Boston	—		Boston Realty Advisors		Cresa Ptrs.	CLICK HERE

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302 Roosevelt Trail Windham, MA	\$1.345M	7,930 sf	—	Roosevelt Trail, LLC	Marcus & Millichap	CLICK HERE
321 Central St. Hudson, MA	\$2.125M	46,000 sf on 4.85 acres	O'Brien Comm'l.	Interim Furnishings, LLC	R.W. Holmes Realty	CLICK HERE
120 & 150 Presidential Way Woburn, MA	—	16,993 sf (#150)	Transwestern/ RBJ Ptrs	Exam Works Inc.	CBRE/ New England	CLICK HERE
120 & 150 Presidential Way Woburn, MA	—	4,074 sf (#150)	Transwestern/ RBJ Ptrs	Yash Technologies	Yash Technologies	CLICK HERE
120 & 150 Presidential Way Woburn, MA	—	5,717 sf (#120)	Transwestern/ RBJ Ptrs	Eastern R.E. LLC	Eastern R.E. LLC	CLICK HERE
110 Cedar St. Wellesley Hills, MA	—	9,610 sf total	Hayes Mgmt.	Clear View Audio	T3 Advisors	CLICK HERE
47 River St. Wellesley Hills, MA	—		Hayes Mgmt.	Dr. Morgan	—	
677 Worcester St. Natick, MA	\$3.075M	9,500 sf	Ria. K McNamara, Inc.	677 Worcester Street Trust	TRB & Assoc.	CLICK HERE
40 Shattuck Rd. Andover, MA	—	3,222 sf	Transwestern/ RBJ	BLW Engineering	O'Brien Comm'l. Props.	CLICK HERE
289 Elm St. Marlborough, MA	—	10,500 sf	—	Smartfish Group	O'Brien Comm'l. Props.	CLICK HERE
Rte. 3A, Cohasset, MA	\$52.8M total	279,196 sf total	Cushman & Wakefield	—	Cushman & Wakefield	CLICK HERE
Easton, MA			Cushman & Wakefield	—	Cushman & Wakefield	
Hanover, MA			Cushman & Wakefield	—	Cushman & Wakefield	
Waltham, MA			Cushman & Wakefield	—	Cushman & Wakefield	
757 Boston Tpke. Shrewsbury, MA	\$1.35M	14 acres	Ria K. McNamara, Inc.	—	—	CLICK HERE
Worcester, St. Natick, MA	—	—	Ria K. McNamary	Sally Beauty Supply	Seth Lerner	CLICK HERE
700 Gallery Blvd. Scarborough, ME	—	113,890 sf to be built on 18.83 acres	CBRE/ The Boulos Co.	Waterstone Scarborough	—	CLICK HERE
330 Reidville Dr. Waterbury, CT	—	7,161 sf	R. Calabrese Agency	Texas Roadhouse Restaurants	R. Calabrese Agency	CLICK HERE
33 Boylston St. Chestnut Hill, MA	—	800 sf	The Street in Chestnut Hill (self)	Ku De Ta	—	CLICK HERE