

New England Real Estate Journal

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**SALES AND LEASES  
TRANSACTION REPORT**

**FEBRUARY 2016**

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 FEBRUARY 2016

| ADDRESS  | SALE PRICE  | SIZE                      | REP. OF SELLER/LESSOR                 | BUYER/LESSEE                     | REP. OF BUYER/LESSEE                  | STORY LINK                 |
|--|-------------|---------------------------|---------------------------------------|----------------------------------|---------------------------------------|----------------------------|
| 240 West Central<br>Natick, MA   | \$2.35M     | 44,950 sf                 | R.W. Holmes<br>Realty Co., Inc.       | South Natick<br>Ptrs., LLC       | MetroWest Comm'l.<br>R.E., LLC        | <a href="#">CLICK HERE</a> |
| Malden, MA   | —           | 371 units                 | —                                     | The Chase at<br>Overlook Ridge   | Roseland<br>(Mack-Cali Realty Corp.)  | <a href="#">CLICK HERE</a> |
| 334 Harvsrd St.<br>Cambridge, MA   | \$28.5M     | 68 units                  | Boston Realty<br>Advisors             | Akelius US, LLC                  | Boston Realty<br>Advisors             | <a href="#">CLICK HERE</a> |
| 322 West Main St.<br>Suite 142<br>Tilton, NH   | —           | —                         | MC&G, Inc.                            | Ivy League<br>Advisory Group LLC | —                                     | <a href="#">CLICK HERE</a> |
| 1225-1395 Liberty St.<br>Springfield, MA   | —           | 25,600 sf                 | Charter Realty &<br>Development Corp. | Fallas                           | Charter Realty &<br>Development Corp. | <a href="#">CLICK HERE</a> |
| Butterfield Dr.  | \$1.05M     | 27 acres                  | MetroWest Comm'l.<br>R.E.             | Lode Star<br>Energy              | MetoWest Comm'l.<br>R.E.              | <a href="#">CLICK HERE</a> |
| 150 Wells Ave.<br>Newton, MA   | \$3.115M    | 10,500 sf                 | Boston Realty<br>Advisors             | Scriman LLC                      | Godino & Co.                          | <a href="#">CLICK HERE</a> |
| 463 Lincoln St.<br>Worcester, MA   | \$1,745,454 | —                         | Marcus &<br>Millichap                 | Bernard<br>Berkman               | Marcus &<br>Millichap                 | <a href="#">CLICK HERE</a> |
| Worcester, MA  | \$2.325M    | —                         | Marcus &<br>Millichap                 | JCH Development<br>& Mgmt., LLC  | —                                     | <a href="#">CLICK HERE</a> |
| 22 Cotton Rd<br>472 Amherst St.<br>15 Trafalgar Sq. and<br>5 Wentworth Dr.<br>Manchester &<br>Hudson, NH | \$17.5M     | 259,000 sf                | Cushman &<br>Wakefield                | Brady<br>Sullivan Props.         | Brady<br>Sullivan Props.              | <a href="#">CLICK HERE</a> |
| One & Two Capital Plaza<br>and Eagle Sq. in<br>Concord, NH   | \$15M       | 275,000 sf                | Cushman &<br>Wakefield                | Brady<br>Sullivan Props.         | Brady<br>Sullivan Props.              | <a href="#">CLICK HERE</a> |
| 146 Main St. Nashua &<br>2 Wall St.<br>Manchester, NH  |             |                           |                                       |                                  |                                       |                            |
| 27 Production Dr.<br>Dover, NH   | \$2.967M    | 52,000 sf                 | The Kane Co.                          | —                                | Colliers Int'l.                       | <a href="#">CLICK HERE</a> |
| Littleton, NH  | —           | 120,000 sf<br>to be built | Colliers Int'l.                       | Appalachian<br>Stitching         | Peabody & Smith<br>Realty             | <a href="#">CLICK HERE</a> |
| 34 Londonderry Rd.<br>Londonderry, NH  | —           | 24,000 sf                 | Stebbins Comm'l.                      | Ship Naked LLC                   | Berkshire<br>Hathaway                 | <a href="#">CLICK HERE</a> |
| Wiscasset, ME  | \$1.23M     | 34,800 sf                 | WM 681<br>Bath Rd., LLC               | WM 681<br>Bath Rd., LLC          | Summit Realty<br>Ptrs.                | <a href="#">CLICK HERE</a> |

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|--|------------|---|--|---|---|----------------------------|
| 150-200 Recreation Park Dr.<br>Hingham, MA   | \$4.26M    | 61,000 sf on<br>7 acres   | The Conrad Group   | Foxrock Props.  | The Conrad Group  | <a href="#">CLICK HERE</a> |
| 10 Cabot Place<br>Stoughton, MA              | \$1.3M     | 17,000 sf   | The Conrad Group   | Diven Props.  | The Conrad Group  | <a href="#">CLICK HERE</a> |
| 10 Gill St.<br>Woburn, MA                    | —          | 15,500 sf   | T3 Advisors  | Pellion<br>Technologies                                 | Cummings Props.   | <a href="#">CLICK HERE</a> |
| 430 Sniffens Lane<br>Stratford, CT           | \$1.95M    | 35,488 sf   | Colonial Realty  | Coading Design Group                                    | Pearce R.E.   | <a href="#">CLICK HERE</a> |
| One Boston Place<br>Boston                   | —          | 250,000 sf  | CBRE/<br>New England                                       | BNY Mellon  | JLL   | <a href="#">CLICK HERE</a> |
| 170 Lincoln St.<br>Lowell, MA                | \$2.075M   | 39,000 sf   | The Stubblebine Co.  | Patriot Care LLC  | Taupier   | <a href="#">CLICK HERE</a> |
| 7 Columbus Sq.<br>Boston                     | \$3.32M    | 4 units in<br>4,240 sf  | Hammond<br>Residential R.E.                                | —   | Hammond<br>Residential R.E.                             | <a href="#">CLICK HERE</a> |
| Marlborough, MA                              | —          | 274 units   | CBRE/New England   | —   | —   | <a href="#">CLICK HERE</a> |
| Scarborough and<br>Casco Bay<br>Portland, ME | \$50.25M   | 309 units   | CBRE/N.E. and<br>CBRE/Boulos                               | an affiliate of<br>Chestnut Realty Mgmt.                | —   | <a href="#">CLICK HERE</a> |
| North Truro, MA                              | \$2.55M    | 7 cottages,<br>8 room motel,<br>1 apartment<br>owners home in<br>8,452 sf | Kinlin Grover<br>Comm'l. R.E.                              | Eric Shapiro of<br>Lexvest Group                        | Philip Scott<br>Realty                                  | <a href="#">CLICK HERE</a> |
| 260-284 Quarry Rd.<br>Milford, CT            | —          | 6,419 sf<br>warehouse   | Angel Com'l., LLC  | Caldwell & Walsh<br>Building Construction Inc.          | —   | <a href="#">CLICK HERE</a> |
| 20 Westport Rd.<br>Wilton, CT                | —          | 6,874 sf  | JRT Realty Group with<br>Cushman & Wakefield               | Property Group<br>Ptrs.                                 | Property Group<br>Ptrs.                                 | <a href="#">CLICK HERE</a> |
| 10 Westport Rd.<br>Wilton, CT                | —          | 6,624 sf  | JRT Realty Group with<br>Cushman & Wakefield               | Stonebridge<br>Advisors LLC                             | CBRE  | <a href="#">CLICK HERE</a> |
| 10 Westport Rd.<br>Wilton, CT                | —          | 5,874 sf  | JRT Realty Group with<br>Cushman & Wakefield               | Sierentz Fund   | —   | <a href="#">CLICK HERE</a> |
| 10 Westport Rd.<br>Wilton, CT                | —          | 4,200 sf  | JRT Realty Group with<br>Cushman & Wakefield               | Louis Dreyfus<br>Family office                          | —   | <a href="#">CLICK HERE</a> |
| 1099 Hingham St.<br>Rockland, MA             | \$8.5M     | 60,000 sf   | —  | Jumbo Capital<br>Mgmt.                                  | Jumbo Capital<br>Mgmt.                                  | <a href="#">CLICK HERE</a> |
| Plymouth, MA                                 | —          | 175 rooms   |  | Linchris Hotel Corp.<br>(Hotel 1620<br>Plymouth Harbor) | Linchris Hotel Corp.<br>(Hotel 1620<br>Plymouth Harbor) | <a href="#">CLICK HERE</a> |
| 172 West Main St.<br>Avon, CT                | —          | 10,318 sf   | Gayle Erickson and<br>Bruce Cagenello                      | E.N.E. Realty<br>Assoc. LLC                             | E.N.E. Realty<br>Assoc. LLC                             | <a href="#">CLICK HERE</a> |
| 19 Presidential Way<br>Woburn, M             | —          | 30,000 sf   | —  | Metabolix, Inc.   | JLL   | <a href="#">CLICK HERE</a> |
| Six sites in<br>New England                  | \$186.4M   | 13 self storage props.<br>in 1.1 million sf                               | NGKF   | Sovran Self<br>Storage, Inc. REIT                       | —   | <a href="#">CLICK HERE</a> |
| Middletown, CT                               | \$92.5M    | 650 units in<br>2 props.  | Institutional Property<br>Advisors<br>(Marcus & Millichap) | Gateway Realty<br>Holdings LTD                          | —   | <a href="#">CLICK HERE</a> |

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|--|------------|-------------------------------------|---|---|---------------------------------|----------------------------|
| 420 Forest Rd.<br>West Haven, CT   | \$605,000  | 12,300 sf on<br>0.94 acre           | Colonial Props., Inc.                             | Carlos Arbelaez                             | Coldwell Banker<br>Comm'l.      | <a href="#">CLICK HERE</a> |
| 488 Derby Ave.<br>West Haven, CT   | \$795,000  | 26,000 sf on<br>3.4 acres           | H. Pearce   | International Business<br>Installations     | Colonial<br>Props., Inc.        | <a href="#">CLICK HERE</a> |
| 182 East Aurora St.<br>Waterbury, CT                                       | \$310,000  | 85,000 sf on<br>3.7 acres           | Godin Property<br>Brokers                         | East Aurora<br>Professional Bldg., LLC      | Godin Property<br>Brokers       | <a href="#">CLICK HERE</a> |
| 105 Hanover St.<br>Meriden, CT   | \$195,000  | 3,762 sf                            | Press/Cuozzo                                      | Art Capsule, LLC                            | Press/Cuozzo                    | <a href="#">CLICK HERE</a> |
| Six Central Row<br>Hartford, CT  | \$575,000  | 13,134 sf                           | CBRE  | State House<br>Realty, Inc.                 | Amodio & Co., R.E.              | <a href="#">CLICK HERE</a> |
| 55-57 Hatchetts Hill Rd.<br>Old Lyme, CT                                   | —          | 24,000 sf                           | —   | MedOptions                                  | Lyman R.E.                      | <a href="#">CLICK HERE</a> |
| 437 Naubuc Ave.<br>Glastonbury, CT<br>(Unit 11)                            | \$388,800  | —                                   | Goman & York                                      | Brett and<br>Wheatley Wentzell              | The Proto Group                 | <a href="#">CLICK HERE</a> |
| Harvest Park<br>Wallingford, CT  | —          | 18,692 sf                           | The Proto Group                                   | Technical Gas<br>Products                   | H. Pearce Co.                   | <a href="#">CLICK HERE</a> |
| 27 Church St.<br>New Haven, CT   | —          | 8,924 sf                            | The Proto Group                                   | Hala, Inc.                                  | Goldblatt Assoc.                | <a href="#">CLICK HERE</a> |
| 458 Grand Ave.<br>New Haven, CT  | —          | 400 sf                              | The Proto Group                                   | Udy Patel CAP                               | Coldwell Banker                 | <a href="#">CLICK HERE</a> |
| 1275 Cromwell Ave.<br>Rocky Hill, CT                                       | —          | 2,450 sf                            | O,R&L   | Relentless Jeans                            | The Proto Group                 | <a href="#">CLICK HERE</a> |
| 260-292 Long Ridge Rd.<br>Stamford, CT                                     | —          | 52,141 sf                           | Building and Land<br>Technology                   | Greenwich Hospital<br>and Stamford Hospital | Building and Land<br>Technology | <a href="#">CLICK HERE</a> |
| West Greenwich, RI   | \$59.75M   | 300 units                           | CBRE/<br>New England                              | The Wolff Co.<br>of Scottsdale              | The Wolff Co.<br>of Scottsdale  | <a href="#">CLICK HERE</a> |
| 175 Main St.<br>Pawtucket, RI  | \$2M       | 24,000 sf                           | Pawtucket<br>Foundation                           | Pet Food Experts                            | —                               | <a href="#">CLICK HERE</a> |
| Pierre Rd. at<br>Old Plainfield Pike<br>Foster, RI                         | —          | 158 acres                           | Coldwell Banker                                   | Anthony DiFazio                             | —                               | <a href="#">CLICK HERE</a> |
| 695 North Main St.<br>Providence, RI                                       | \$400,000  | 1,300 sf bldg. on<br>22,000 sf land | BisMarc Props. LLC and<br>Joseph Accetta & Assoc. | Wired 2 Ten, LLC                            | —                               | <a href="#">CLICK HERE</a> |
| 723 Central Ave.<br>Pawtucket, RI  | \$600,000  | 21,258 sf                           | BisMarc Props. LLC and<br>Joseph Accetta & Assoc. | City of Pawtucket<br>School Dept.           | —                               | <a href="#">CLICK HERE</a> |
| 222 Warwick Ave.<br>Cranston, RI   | \$260,000  | 3,900 sf on a<br>12,800 sf site     | BisMarc Props. LLC and<br>Joseph Accetta & Assoc. | Michael Rego                                | The Realty Ctr.                 | <a href="#">CLICK HERE</a> |
| 826 Newport Ave. and<br>Parking lot on<br>Littlefield St.<br>Pawtucket, RI | \$712,000  | 12,700 sf on a<br>17,000 sf site    | BisMarc Props. LLC and<br>Joseph Accetta & Assoc. | Ashok Patel<br>& Gordon Hyde                | MG Props.                       | <a href="#">CLICK HERE</a> |
| 1 Volturne St.<br>Providence, RI   | \$500,000  | 5,562 sf on a<br>2.01 acre site     | BisMarc Props. LLC and<br>Joseph Accetta & Assoc. | Saving Grace<br>Worship Ctr.                | —                               | <a href="#">CLICK HERE</a> |

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| 215 Jefferson Blvd.<br>Warwick, RI                                 | \$925,000  | 19,226 sf o<br>38,333 sf site | BisMarc Props. LLC<br>and<br>Joseph Accetta Assoc  | Excel Tire<br>Gauge             | Re/Max<br>Professionals/Comm'l. | <a href="#">CLICK HERE</a> |
| 1253 Newport Ave.<br>Pawtucket, RI                                 | \$715,000  | 12,572 sf on<br>1.3 acres     | BisMarc Props. LLC<br>and<br>Joseph Accetta Assoc. | Martins Realty                  | Benchmark R.E.                  | <a href="#">CLICK HERE</a> |
| One Crestway Plaza<br>Cranston, RI                                 | \$2.4M     | 22,617 sf                     | Re/Max Comm'l.                                     | WJS, LLC                        | Sweeney R.E.<br>& Appraisal     | <a href="#">CLICK HERE</a> |
| 10 Francis St.<br>Providence, RI                                   | \$795,000  | 17 units                      | Keller Williams<br>Comm'l.                         | JRM Props., LLC                 | Re/Max<br>River's Edge          | <a href="#">CLICK HERE</a> |
| 300 Smithfield Rd.<br>North Providence, RI                         | \$711,000  | 18 condo<br>units             | Keller Williams<br>Comm'l.                         | Bay State<br>Investment, LLC    | Keller Williams<br>Comm'l.      | <a href="#">CLICK HERE</a> |
| 136-138 Highland Ave.<br>Somerville<br>4-8-12 Elko St.<br>Brighton |            |                               |  |                                 |                                 |                            |
| 268-288 Chestnut Hill Ave.<br>Boston, MA                           | \$63.1M    | 190 units in<br>4 bldgs.      | Boston<br>Realty Advisors                          | Akelius US, LLC                 | Boston<br>Realty Advisors       | <a href="#">CLICK HERE</a> |
| 320 Bent St.<br>Cambridge, MA                                      | —          | 104,700 sf                    | BioMed Realty<br>Trust, Inc.<br>(self)             | Momenta<br>Pharmaceuticals      | —                               | <a href="#">CLICK HERE</a> |
| 5 A St.<br>Auburn, MA  | —          | 14,633 sf                     | Auburn Industrial<br>Development Corp.<br>(self)   | Bright Planet<br>Solar          | O'Brien Comm'l.<br>Props., Inc. | <a href="#">CLICK HERE</a> |
| Park Nine West<br>910 Boston Tpke.<br>Shrewsbury, MA               | —          | 6,160 sf                      | Hecht Development<br>(self)                        | Fastenal Corp.<br>(Winona, MN.) | O'Brien Comm'l.<br>Props., Inc. | <a href="#">CLICK HERE</a> |
| 1098 Main St.<br>Millis, MA  | \$490,000  | 2,202 sf                      | Godino &<br>Godino & Co.                           | 79 Hayden Rowe St., LLC         | Summit<br>Realty Ptrs.          | <a href="#">CLICK HERE</a> |
| 327 Gorham St.<br>Lowell, MA                                       | —          | Office<br>Building            | formerly<br>James Cooney<br>Agency                 | David Daly                      | —                               | <a href="#">CLICK HERE</a> |
| 33 Arch St.<br>Boston, MA  | —          | 7,050 sf                      | CBRE   | Juniper<br>Pharmaceuticals      | Avison Young                    | <a href="#">CLICK HERE</a> |
| 63 North Branford, Rd.<br>Branford, CT                             | —          | 5,600 sf                      | The Geenty Group                                   | Cambridge<br>America, LLC       | The Geenty Group                | <a href="#">CLICK HERE</a> |
| 351 Newbury St.<br>Boston  | —          | 955 sf                        | Keliher R.E.<br>Boston                             | Bierly-Drake<br>Design          | —                               | <a href="#">CLICK HERE</a> |