

New England Real Estate Journal

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**SALES AND LEASES
TRANSACTION REPORT**

MARCH 2016

As published in the
New England Real Estate Journal

MONTHLY SALES AND LEASE REPORT

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ADDRESS	SALE PRICE	SIZE	REP. OF SELLER/LESSOR	BUYER/LESSEE	REP. OF BUYER/LESSEE	STORY LINK
150-200 Recreation Dr. Hingham, MA	\$4.26M	61,000 sf	Conrad Group	FoxrockProps.	Conrad Group	CLICK HERE
10 Cabot Pl. Stoughton, MA	\$1.3M	17,000 sf	Conrad Group	Diven Props.	Jay Nuss Realty	CLICK HERE
10 Gill St. Woburn, MA	—	15,500 sf	T3 Advisors	Pellion Technologies	T3 Advisors	CLICK HERE
430 Sniffens Ln. Stratford, CT	\$1.95M	35,488 sf	Colonial Realty	Coating Design Group	Pearce R.E.	CLICK HERE
One Boston Pl. Boston	—	250,000 sf	CBRE/N.E.	BNY Mellon	JLL	CLICK HERE
170 Lincoln St. Lowell, MA	\$2.075M	39,000 sf	The Stubblebine Co.	Patriot Care LLC	Taupier	CLICK HERE
7 Columbus Sq. Boston	\$3.32M	4,240 sf	Hammond Residential R.E.	—	Hammond Residential R.E.	CLICK HERE
Marlborough, MA	—	274 units	CBRE/N.E.	CBRE Strategic Ptrs. U.S.	—	CLICK HERE
Casco Bay Portland, ME	\$50.25M	309 units	CBRE/N.E. and CBRE/Boulos	Chestnut Realty Mgmt.	Chestnut Realty Mgmt.	CLICK HERE
North Truro, MA	\$2.55M	8,452 sf in motel and apartment on 2.43 acres	Kinlin Grover Comm'l. R.E.	Lexvest Group	Philip Scott Realty	CLICK HERE
260-284 Quincy Rd. Milford, CT	—	6,419 sf	Angel Comm'l. LLC	Caldwell & Walsh Bldg. Construction Inc.	—	CLICK HERE
12-16 Jonspin Rd. Wilmington, MA	\$6M	65,240 sf	Avison Young	12-16 Jonspin Rd., LLC	Nordlund Assoc., Inc.	CLICK HERE
70 Oak St. Extension Brockton, MA	\$2.25M	15 units	Marcus & Millichap	BJ Realty LLC	—	CLICK HERE
24 Fawndale Rd. Roslindale, MA	\$890,000	6 units	Marcus & Millichap	Limited Liability Co.	Marcus & Millichap	CLICK HERE
1 High St. 132-142 Washington St. 129 Ash St. and 25-35 Green St. Reading, MA	\$16.4M	96 units	NAI Hunneman	Reading Depot Nominee Trust	—	CLICK HERE
New England, Texas, and California Boston	\$186.4M	13 self storage props. in 1.1m sf	NGKF Capital Markets	Sovran Self Storage, Inc.	—	CLICK HERE
625 Mt. Auburn St. Cambridge, MA	—	83,177 sf	CBRE/N.E.	Charles River Analytics of Newport Beach, California	KBS Realty Advisors	CLICK HERE
430 Sniffens Lane Stratford, CT	\$1.95M	35,488 sf	Colonial Realty	Coating Design Group	Pearce R.E.	CLICK HERE
6 Kimball Lane Lynnfield, MA	—	2,644 sf	Colliers Int'l.	Triad Engineering	Avison Young	CLICK HERE
7 Esquire Rd. Billerica, MA	\$1.75M	25,000 sf	The Stubblebine Co.	Select Stone	The Stubblebine Co.	CLICK HERE

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250 Cranston St. Providence, RI	\$850,000	17,000 sf	Peter M. Scotti & Assoc., Inc.	1208 Holdings, LLC	—	CLICK HERE
819 Westminster St. Providence, RI	\$315,000	17,000 sf	Peter M. Scotti & Assoc., Inc.	Cina Matteque Holdings, LLC	—	CLICK HERE
205 Hallene Rd. Warwick, RI	\$310,000	8,050 sf	Peter M. Scotti & Assoc., Inc.	—	Peter M. Scotti & Assoc., Inc.	CLICK HERE
37 Titus St. Cumberland, RI	—	3,800 sf on 8,000 sf lot	Coldwell Banker Comm'l. Division	Bennett Petrescu	Re/Max Props	CLICK HERE
55 Thurbers Ave. Providence, RI	\$1.85M	30,000 sf in 2 bldgs.	Capstone Props.	487 Allen's Ave. LLC	—	CLICK HERE
85 Commercial Way East Providence, RI	\$835,000	17,920 sf on 1.91 acres	Sweeney R.E. & Appraisal	Martha Anne Macari	Cushman & Wakefield/ Hayes & Sherry	CLICK HERE
Narragansett, RI	\$750,000	—	Residential Props. Ltd.	—	Residential Props. Ltd.	CLICK HERE
7 Industrial Dr. Smithfield, RI	\$500,000	16,266 sf	Albert Realtors	Americo Scungio	Albert Realtors	CLICK HERE
910 Washington St. Dedham, MA	\$6.45M	22,388 sf	R.W. Holmes Realty	Dedham MOB LLC (Whelan Assoc.)	—	CLICK HERE
55 Border St. Newton, MA	\$2.7M	18,000 sf	R.W. Holmes Realty	Quarter Realty Trust	R.W. Holmes Realty	CLICK HERE
44-46 Plympton St. and 61-63 Wareham St. Boston	\$6.5M	30,000 sf	Off Market	Legacy R.E.	Off Market	CLICK HERE
25 Business Park Dr. Branford, CT	—	10,000 sf	O,R&L Comm'l.	Murphy Distributors	O,R&L Comm'l.	CLICK HERE
Phillips Park Wellesley, MA	\$15.5M	49 unit	CBRE/New England	True North Capital Ptrs.	—	CLICK HERE
Webster Green Needham, MA	\$25.5M	76 units	CBRE/New England	True North Capital Ptrs.	—	CLICK HERE
57 Littlefield St. Avon, MA	\$16.5M	407,466 sf	Acquire R.E. (self)	—	—	CLICK HERE
530 Nesmith St. and 61-63 Park Ave. West Lowell, MA	\$7.05M	67 units	NAI Hunneman	330 Lowell, LLC	—	CLICK HERE
One Research Dr. Westborough, MA	—	53,879 sf	Transwestern/ RBJ	Sanofi Genzyme	JM Zell Ptrs.	CLICK HERE
5 Waltham St. Wilmington, St.	\$2.9M	83,180 sf on 5.8 acres	Nordlund Assoc.	GFI Ptrs. Inc.	The Stubblebine Co.	CLICK HERE
20 Winthrop Sq. Boston	—	15,000 sf	Perry Brokerage	Longfellow Investment Mgmt. and GEN 3 Ptrs.	—	CLICK HERE
20 Winthrop Sq. Boston	—	6,000 sf	Perry Brokerage	Patrick Engineering	Colliers	CLICK HERE
111-153 South St. Somerville, MA	—	3.44 acres	Associated Brokerage Group	DLJ RECP	—	CLICK HERE
Alewife Brook Pwy. Cambridge MA	—	121 rooms	HFF	Hotel Tria	—	CLICK HERE
Rte. 24 and Rte. 1 Brunswick, ME	\$13.25M	302,003 sf on 32.5 acres	Newmark Grubb Knight Frank	Katz Props of New York	Winslow Property Mgmt.	CLICK HERE

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260-284 Quarry Rd. Milford, CT	—	4,860 sf	Angel Comm'l.	City Floors New England	Angel Comm'l.	CLICK HERE
157 Main St. East Haven, CT	\$7.3M	—	SVN The Kase Group	SI Willimantic LLC	NAI Glickman Kovago & Jacobs	CLICK HERE
1225-1395 Liberty St. Springfield, MA	—	25,600 sf	Charter Realty & Development Corp.	Fallas	Creative Realty	CLICK HERE
3521-3529 Washington St. Jamaica Plain, MA	—	132 units to be built in 25,000 sf	—	Powers & Co.	Powers & Co.	CLICK HERE
283 Greenwich Ave. Greenwich, CT	—	3,400 sf	Newmark Grubb Knight Frank	COS	CBRE	CLICK HERE
1340 Boston Post Rd. Darien, CT	—	3,100 sf	Newmark Grubb Knight Frank	Shake Shack	—	CLICK HERE
1849 Post Road East Westport, CT	\$3.96M	6,237 sf on .93 acre	Vidal Wettenstein, LLC	Fin-Max Realty, LLC	Vidal Wettenstein, LLC	CLICK HERE
650 Main Ave. Norwalk, CT	—	9,100 sf	Royal Props.	Ulta Salon	TRU Comm'l. R.E.	CLICK HERE
609 West Main St. Norwich, CT	—	1,449 sf 1,855 sf 1,855 sf	Lyman R.E.	Little Caesars Game XChange AT&T	Atlantic Retail Rhys	CLICK HERE
Dedham, MA	—	—	WS Development	Hanna Anderson	WS Development	CLICK HERE
201-207 South St. Boston	\$27.5M	73,689 sf	JLL	ClearRock Props. and Juster Props.	Lincoln PropertyCo.	CLICK HERE
7-57 and 75-85-95 Wells Ave. Newton, MA	\$62.3M	332,194 sf	Holliday Fenoglio Fowler, L.P.	Angelo Gordon & Co. and Jumbo Capital Mgmt.	Holliday Fenoglio Fowler, L.P.	CLICK HERE
93 Beaver St. Framingham, MA	\$1.525M	14,369 sf in 3 bldgs on 3.18 acres	Greater Boston Comm'l. Props.	Brothers Four Beaver, LLC	Greater Boston Comm'l. Props.	CLICK HERE
63 Beaver St. Framingham, MA	\$550,000	1 bldg. on 1.12 acres	Greater Boston Comm'l. Props.	Phillip R. Cunningham	Greater Boston Comm'l. Props.	CLICK HERE
Heritage Two Quincy, MA	—	22,600 sf	Campanelli and Newmark Grubb Knight Frank	Healthcare Financial	Cushman & Wakefield	CLICK HERE
1 Aegean Dr. Methuen, MA	—	24,901 sf	NAI Hunneman	My Word	The Stubblebine Co.	CLICK HERE
146 Rangeway Rd. Billerica, MA	—	6,375 sf	R.W. Holmes Realty	Vaman Enterprise	—	CLICK HERE
152 Grove St. Waltham, MA	—	130,000 sf to be built on 8.2 acres	—	Hilco Redevelopment Ptrs.	Hilco Redevelopment Ptrs.	CLICK HERE
Center at Colony Mill Keene, NH	—	4,910 sf	Brady Sullivan Props. (self)	N.H. Employment Security	—	CLICK HERE
Center at Colony Mill Keene, NH	—	3,536 sf	Brady Sullivan Props. (self)	N.H. Department of Education	—	CLICK HERE
506 Main St. Westbrook, ME	\$1.85M	24,768 sf	The Dunham Group	Stock House Station, LLC	Paragon Comm'l. R.E.	CLICK HERE

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Portland, ME	—	43,016 sf	The Boulos Co.	Schlotterbeck Block	The Boulos Co.	CLICK HERE
170 Wentworth Rd. Rye, NH	\$700,000	—	KW Comm'l.	—	CM3 Realty	CLICK HERE
Burlington, VT	—	6,258 sf	Nedde R.E.	Cresta Cooper Nedde, LLC	Donahue & Assoc.	CLICK HERE
5 Omni Way Chelmsford, MA	\$32.5M	131,430 sf	NGKF Capital Markets	New York Investment Firm	—	CLICK HERE
101 Station Dr. Westwood, MA	—	21,324 sf	Cushman & Wakefield	The Predictive Index	Thompson Hennessey & Ptrs.	CLICK HERE
Unit 6 Highland Industrial Ctr. Cheshire, CT	—	4,728 sf	Giglio Comm'l. R.E.	Environamics	O,R&L Comm'l. LLC	CLICK HERE
Unit 8 Highland Industrial Ctr. Cheshire, CT	\$305,000	4,300 sf	Perella Realty, LLC	Aercon Corp.	O,R&L Comm'l. LLC	CLICK HERE
Manca Dr. Gardner, MA	—	200 residences on 17 acres	Olde English Village	Related Beal	Boston Financial	CLICK HERE
293 Boston Post Rd. Marlborough, MA	—	14,477 sf	Lincoln Property	Wakefly	R.W. Holmes Realty	CLICK HERE
80 Prindle Rd. West Haven, CT	\$550,000	18 acres of land	Pearce R.E.	JEC Construction Transport, LLC	Weed Realtors	CLICK HERE
Lawrence, MA	—	4,200 sf	Lupoli Companies	Melmark of New England	—	CLICK HERE
Trapelo Rd. Belmont, MA	\$14M	14,195 sf CVS and 2 family residential	Newmark Grubb Knight Frank	Copley Investment	—	CLICK HERE
Rte. 9 (Russell St.) Hadley, MA	\$2.425M	7,160 sf ground lease on 2 acres	R. Calabrese Agency, LLC	Texas Roadhouse Restaurant	—	CLICK HERE
Nashua, Londonderry Derry and Pembroke, NH	\$28.8M	235,000 sf in 1,900 storage units	NAI Norwood Group	National Storage Affiliates Trust	—	CLICK HERE
497 Connecticut Ave. Norwalk, CT	\$2.35M	—	The Stouthpoint Group	National Retailer	The Southpoint Group	CLICK HERE
782 Washington St. Auburn, MA	\$725,000	82,000 sf	Glickman Kovago & Jacobs	Capital Realty Advisors, LLC	Glickman Kovago & Jacobs	CLICK HERE
Post Rd. North Kingstown, RI	—	42,000 sf	Key Point Ptrs.	Ocean State Job Lot	—	CLICK HERE
1225-1395 Liberty St. Springfield, MA	—	32,000 sf	NAI Plotkin Group	Bounce Trampoline Sports	Charter Realty & Redevelopment	CLICK HERE
104 Worcester St. Natick, MA	\$2.8M	10,838 sf on 1 acre	TRB Realty	104 Natick Realty, LLC (furniture consignment)	—	CLICK HERE
100 Domain Dr. Exeter, NH	—	41,321 sf	—	Garnet Hill	CBRE/Portsmouth	CLICK HERE
6 Barra Rd. Biddeford, ME	—	2,704 sf	Cardent R.E.	Venture III Holdings, LLC	Cardente R.E.	CLICK HERE