

New England Real Estate Journal

nererj

**SALES AND LEASES
TRANSACTION REPORT**

MARCH 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 MARCH 2016

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

MONTHLY SALES AND LEASE REPORT

As Reported In The New England Real Estate Journal

Month of MARCH 2016

ADDRESS	SALE PRICE	SIZE	REP. OF SELLER/LESSOR	BUYER/LESSEE	REP. OF BUYER/LESSEE	STORY LINK
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

MONTHLY SALES AND LEASE REPORT

As Reported In The New England Real Estate Journal

Month of MARCH 2016

ADDRESS	SALE PRICE	SIZE	REP. OF SELLER/LESSOR	BUYER/LESSEE	REP. OF BUYER/LESSEE	STORY LINK
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 Wettstein, LLC	Fin-Max Realty, LLC	Vidal Wettstein, 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

MONTHLY SALES AND LEASE REPORT

As Reported In The New England Real Estate Journal

Month of MARCH 2016

ADDRESS	SALE PRICE	SIZE	REP. OF SELLER/LESSOR	BUYER/LESSEE	REP. OF BUYER/LESSEE	STORY LINK
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