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## **Property Consultants completes redevelopment of former Driscoll Tire**

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Arthur Richter, principal of Property Consultants, has reported that the final phase of the redevelopment at the former Driscoll Tire property has commenced. Richter purchased the property at the end of 2005. At the time of purchase there were three industrial buildings on the site, a 5,800 s/f building previously used for auto repair, a 4,300 s/f building being utilized for heavy truck tire service and 5,500 s/f building that was condemned. In addition, the site was severely contaminated. The redevelopment began with the removal of more than 1,000 tons of soil that was contaminated with home heating oil. The site is now clean and free from use restrictions. After the remediation the facade of the truck tire service building was removed and replaced and new offices and bathrooms were constructed within. The condemned building was razed and has been replaced with a 5,400 s/f industrial building. The auto repair building was updated and divided into two units.

All of the units are now occupied. Tenants include Tire Centers, a subsidiary of Michelin Tire; Trinity EMS; Gleasson, an importing company headquartered in Mexico, Nazir Auto Repair and City Mart Convenience. The site also provides overnight parking for 15 trucks.

The final phase, which began in late December, is the construction of a 100' telecommunications tower that will replace a 120' radio tower that was on the site. Permitting the tower was a year long process that ended with a trip to the federal court. Michael Rosen of Ruberto, Israel & Weiner, formerly of Devine, Millimet & Branch, represented Richter and was successful in getting the court to order the city to allow the tower.

The first carrier to populate the tower will be T-Mobile and there is space for two more carriers with the potential to have a total of five carriers.

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