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Waters of H. Pearce Commercial Real Estate broker two sales totaling \$725,000

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According to H. Pearce Commercial Real Estate, Warren and Sandra Cruver have purchased 5,540 s/f of light industrial space at 2554 State St., together with 20 Stevens St., a vacant .24 acre lot. The sale value of the transaction was \$495,000. This purchase will serve as the new home for the buyer's business, Tools and Equipment Service Solutions, LLC. E. Tyler Della Valle, of Dow Realty, represented the buyers.

Rodney Waters, of H. Pearce Commercial Real Estate, exclusively represented the seller, Philip Golia, owner of Accent Screen Printing. Accent Screen Printing sold 2554 State St. as part of an IRC 1031 Tax-Deferred Exchange and moved to a new facility in Wallingford, Conn.

Also according to H. Pearce Commercial Real Estate, Golia purchased 186 Center St., Wallingford, Conn., a 1,580 s/f office/retail facility, as part of an IRC 1031 Tax-Deferred Exchange. The buyer will use half of the available space for his business, Accent Screen Printing, and will lease the other half to retail tenants in need of a store-front space. The acquisition allowed the buyer to downsize from a 5,540 s/f light industrial facility to the smaller location which served as a better fit within the smart growth/walk-able neighbor concept. The building has an unfinished basement; the buyer retains space for storage now and has the option to expand within this space for future business use.

The sale value of the transaction was \$230,000. Waters exclusively represented the buyer. Harbour Properties, LLC, the seller, represented itself in this transaction.

H. Pearce Commercial Real Estate specializes in Connecticut's central, south-central, and Shoreline markets, with offices in North Haven and Rocky Hill. Commercial property offerings can be found in color on the web at: www.HPearceCommercial.com.

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