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O'Callaghan of Binswanger brokers \$1.5 million sale of 131,003 s/f facility in Gardner

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Timothy O'Callaghan, vice president of the Binswanger Companies has arranged for the sale of a 131,003 s/f facility at 60 Industrial Rowe.

Industrial Rowe Realty LLC purchased the property from Remington Arms, a world leader in the firearms and ammunition manufacturing. The purchase price was \$1.5 million.

This excellent facility features 5" reinforced concrete floors, concrete block and insulated metal panel walls, ceiling height of 18', columns spaced 40' x 40' in production area, all utilities, 100% wet sprinkler system, 25,204 s/f of modern, air-conditioned office space, 150 hp air compressor, five 8' x 10' truck dock doors and one 12' x 18' drive-in door, and one 10-ton bridge crane.

The property is located minutes to the junction of rtes. 2, 2a and 68, and is 25 miles to I-91 and 495. Headquartered in Philadelphia, Penn., Binswanger is an international full-service real estate organization with offices worldwide throughout the U.S.A., Canada, Mexico and South America, the U.K. and Europe, the Middle East, and Asia.

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