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Halepis, Williams and Cook of UGL Services brokers 275,000 s/f lease

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Horn Packaging, a full service supplier of protective packaging, shipping materials and custom manufacture of corrugated boxes, protective foams, and wood crates and skids, will relocate four separate operations in the greater Boston area into a 275,000 s/f distribution and manufacturing plant that the company has purchased at 580 Fort Pond Rd.

The class A distribution center they will occupy beginning Q2, features 34-ft. ceiling heights, 23 exterior loading docks, 163 surface parking spots and was constructed in 1994. The warehouse was formerly occupied by the Rockport Factory Stores.

The direct purchase agreement for the property was brokered by UGL Services senior vice president James Halepis, associate vice president Roger Williams of the Boston office and senior vice president Michael Cook, who leads the firm's Indianapolis operations.

Andrew Sacher, a principal at Parsons Commercial Group, represented the property owner, 580 Fort Pond LLC in negotiations.

Horn Packaging was interested in reducing operating costs by consolidating four separate operations within the Ayer submarket. Initially the client was looking to lease an industrial property to accommodate manufacturing and distribution, but as negotiations for a leased facility progressed, the UGL services team became aware of the Lancaster building, which was about to come to market. The team quickly made an offer that was accepted by the ownership group. The final agreement, which was below replacement cost, was very favorable to Horn.

UGL Services is a division of UGL Limited that provides outsourcing services to property users worldwide. The business has an end-to-end model that includes corporate real-estate advisory, integrated facilities management and project management services. The comprehensive service platform enables UGL Services customers to delegate key facilities and real estate functions to a single entity to realize operational and strategic benefits. For further information about UGL Services in North America, call 888-751-9100 or visit www.ugl-unicco.com.

About UGL Limited

UGL (ASX: UGL) is an engineering, maintenance and facilities management company operating in the rail, water, power, transport, resources and property sectors. It consists of four divisions - UGL Infrastructure, UGL Rail, UGL Resources and UGL Services. Headquartered in Sydney, Australia, UGL operates in Australia, New Zealand, Asia, North America and the Middle East employing approximately 43,000 people. For more information, visit: www.ugllimited.com.

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