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Angel and Sherman of Angel Commercial L.L.C. broker \$2.5 million sale to Aurora Products

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Jon Angel, president of Angel Commercial L.L.C., completed the sale of the 75,530 s/f industrial building at 205 Edison Rd., to Aurora Products for \$2.5 million. The property will offer Aurora Products additional space needed to accommodate their continued growth in the Organic Health Food market. Headquartered in Stratford, this will be the fourth expansion for Aurora Products since its establishment in 1998.

Angel Commercial was appointed by the United States Bankruptcy Court to handle disposition of the former Finlay Fine Jewelry building. Angel along with Brett Sherman, CCIM, senior vice president of Angel Commercial, represented the owner in the sale. Scott Gerard Esquire, Murtha Cullina L.L.P. was the corporate counsel representing the purchaser in the transaction.

"Aurora's growth in the market has been tremendous," said Angel, who has represented the buyer in all four of their real estate expansions.

"In spite of the challenging economic landscape, Aurora has continued to grow at a consistent pace. This site was ideal for their need to increase manufacturing and distribution space while still staying in close proximity to their 84,000 s/f facility on Long Beach Blvd., Stratford, which will continue to be utilized."

Vacant since Finlay Fine Jewelry went out of business in 2009, the building at 205 Edison Rd. will be undergoing a full renovation. Aurora will occupy the majority of the building however they have retained Angel Commercial to market 18,000 s/f of warehouse, with 28" ceiling height, and office space for lease.

Paul Grimmer, executive director, Orange Economic Development Corporation said, "The town of Orange, through the leadership of first selectman James Zeoli, worked long and hard to support the relocation of Aurora Products to our community. The town's ability to support a manufacturer of this size, coupled with superior access to I-95 were leading factors in our ability to secure the attraction of such a prominent company."

Aurora Products, Inc. packages only the highest quality all natural and organic dried fruits, nuts, granolas, and trail mixes and sells primarily to grocery stores in the Northeastern United States, but has broadened to as far as Texas and Florida. Locally, products can be found at Stop & Shop, Whole Foods, A&P and Shop Rite. Founded by Stephanie Blackwell, Aurora Products, Inc. remains a woman owned company and with the addition of Stephanie's children, Aurora is committed to maintaining the tradition of a family owned and operated company.

Blackwell said, "Our passion for quality, freshness and superior grade #1 products has allowed us to grow as quickly as we have, while having a lot of fun doing it." Aurora is also one of the few companies in the industry awarded SQF 2000 Level 2 Certification. Safe Quality Foods (SQF) is one of the world's leading safety and quality management systems.

Angel Commercial, L.L.C. is a full-service real estate brokerage firm headquartered in Fairfield County, Connecticut that specializing in the acquisition, disposition and leasing of office, industrial, multi-family and retail properties on a national level.

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