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## **O'Brien Commercial Properties completes two sales totaling \$2.8m**

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O'Brien Commercial Properties recently completed three transactions:

\* MIG Corp., Inc. has purchased 9 Otis St., Westborough for \$1.95 million. The parcel consists of a 36,000 s/f industrial building on 49 acres of land. Joel Aho and David Curley of O'Brien Comm'l. represented the seller and directly procured the buyer for the property.

\* Paul Mulroy, senior associate at O'Brien Comm'l., recently completed the leasing efforts at 275 Billerica Rd. in Chelmsford. The tenant, Pro AV Systems has leased 12,740 s/f of office and warehouse space. Mulroy represented the landlord, Shaimus LLC, and directly procured the tenant. The 55,000 s/f building is now home to two local businesses and a church.

\* O'Brien Comm'l. negotiates the sale of 77 Powder Mill Rd. in Acton for \$850,000. The seller, Concord Land Company LLC was represented by Eric O'Brien, president at O'Brien Commercial, while the buyer, ACD Lee Investments LLC, was represented by Mulroy. The multi-tenant property which skirts the Assabet River was in excellent condition, sold 80% leased. O'Brien is in negotiations with a tenant and buyer to take over the remainder of the building at this time.

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