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Angel of Angel Commercial brokers \$2.5 million sale of 75,530 s/f industrial building

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According to Jon Angel, president of Angel Commercial LLC, the 75,530 s/f industrial building at 205 Edison Rd. has been sold to Aurora Products for \$2.5 million. The property will offer Aurora Products additional space needed to accommodate its 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. Jon Angel along with Brett Sherman, CCIM, senior vice president of Angel Commercial, represented the owner in the sale. Scott Gerard Esquire, Murtha Cullina LLP 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 its real estate expansions. "In spite of the challenging economic landscape, Aurora has continued to grow at a consistent pace. This site was ideal for its need to increase manufacturing and distribution space while still staying in close proximity to its 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 LLC to market 18,000 s/f of warehouse, with 28' ceiling height, and office space for lease.

Aurora Products, Inc. packages all natural and organic dried fruits, nuts, granolas, and trail mixes and sells primarily to grocery stores in the northeastern U.S., 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.

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