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## **Ross of Hart Corp. sells 87,100 s/f Lydall Manufacturing facility for \$2.21 million**

May 31, 2012 - Northern New England

Art Ross, SIOR of Hart Corp. exclusively represented St. Johnsbury Development Fund, the owner of the former Lydall Manufacturing facility located at 210 Pierce Mill Rd., in the sale of the facility to NSA Industries. Ross also procured the buyer. The purchase price was \$2.21 million.

In 2000, St. Johnsbury Development Fund developed this first-class facility for Lydall Mfg. as a metal stamping operation. Lydall produced insulated parts for the automobile industry. Nine years later, Lydall consolidated operations into another plant in North Carolina.

Ross worked with NSA Industries, the buyer, as they analyzed real estate options most suitable for their growing manufacturing operations. The Pierce Mill Rd. property will allow NSA to efficiently consolidate their existing locations to one superior modern facility. NSA is a precision machining and metal fabrication manufacturer with a 30-year history in the greater St. Johnsbury area.

A number of state, local, and regional economic development officials assisted NSA with this project. In particular, Jon Freeman from Northern Community Investment Corp. and Steve Patterson from Northeastern Vermont Development Association played meaningful roles.

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