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## **R. Calabrese Agency, LLC and Drubner Commercial, LLC lease 47,000 s/f industrial building**

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Ralph Calabrese of the R. Calabrese Agency, LLC and John Famiglietti, partner in Drubner Commercial, LLC recently completed the lease of 47,000 s/f in a 54,000 s/f industrial building at 75 Progress Lane in the Captain Neville Industrial Park.

The property is owned by KFM Progress Lane Realty, LLC which occupies the building's remaining 7,000 s/f.

Unipharm, Inc., a private company that manufactures and markets over-the-counter pharmaceuticals, vitamins, supplements, and nutritional products, signed a five-year lease with a five-year option. Unipharm is projecting to have 44 full-time employees over its first two years of operation in Waterbury. In addition, Unipharm acknowledges the company could expand the employee base by an additional 40 jobs by the end of their initial five-year lease term.

Unipharm anticipates opening this facility in July.

Ron Pugliese, Waterbury's economic development director and Tom Gentile, business development manager of the Waterbury Development Corp. worked tirelessly coordinating the various state and local programs, benefits and tax abatements which first attracted Unipharm to Waterbury.

"This is tremendous opportunity for the city," said recently elected Mayor Neil O'Leary. "It's an opportunity for economic development-which is the one issue we've been emphasizing during my campaign and through my first five months in office."

Ralph Calabrese represented the landlord, KFM Progress Lane Realty, LLC while John Famiglietti represented the tenant, Unipharm, Inc.

Attorney Michael Cicchetti represented the landlord in the lease negotiations.

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