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Hruska, Brown, Buono and Mirin of Cushman & Wakefield represent seller in \$4.8 million sale; Consalvo of Tower Realty acts for buyer, CB Brookfield

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According to Cushman & Wakefield, the firm has completed the sale of 7 Edmond Rd., a 155,000 s/f manufacturing facility situated on 17.74 acres. Owned by Pateley Associates, the property sold for \$4.8 million or \$31.00 per s/f. It will house facilities for Clancy Moving Systems, Inc., a 90-year-old moving and storage company with locations in Patterson and Pawling, N.Y., as well as in Stamford, Conn.

The Cushman & Wakefield sales team, comprised of Jay Hruska, executive vice president, Frank Brown, senior director, Sal Buono, director, and Al Mirin, senior director of Cushman & Wakefield's Private Capital Group, represented the seller; Mick Consalvo, vice president of Tower Realty Corp., represented the buyer, CB Brookfield, LLC.

7 Edmond Rd. is conveniently located at exit 10 off I-84. It features an 18-ft. ceiling height, 14 loading docks with one drive-in door, air conditioning throughout the office area and in some of the storage areas, ample power and parking, and has an on-site, full-service cafeteria.

"The property was well received by the market, with interest from several different buyers," said Brown. "We priced 7 Edmond Rd. to be an excellent value for a potential buyer and, indeed, it was sold within six months."

"7 Edmond Rd. was a perfect fit for Clancy Moving Systems," said Buono. "This modern industrial facility property, which has been immaculately maintained over the years, will provide Clancy with virtually every feature needed to expand into the western Connecticut region. Its convenient location just off Interstate 84 will make servicing this region even easier."

John Clancy, president of Clancy Moving Systems, Inc. said, "We're thrilled to move into this premier facility in Newtown, Connecticut. Strategically, this location will enable us to better serve our existing customers and to expand our customer base, as well. Additionally, the transaction went extremely smoothly. It was a pleasure to work with both Tower Realty and Cushman & Wakefield."

Cushman & Wakefield's Private Capital Group specializes in middle market building sales in the Fairfield and Westchester County markets.

Cushman & Wakefield is the world's largest privately-held commercial real estate services firm. The company advises and represents clients on all aspects of property occupancy and investment, and has established a preeminent position in the world's major markets, as evidenced by its frequent involvement in many of the most significant property leases, sales and assignments. Founded in 1917, it has 243 offices in 60 countries and more than 14,000 employees. It offers a complete range of services for all property types, including leasing, sales and acquisitions, equity, debt and structured finance, corporate finance and investment banking, corporate services, property

management, facilities management, project management, consulting and appraisal. The firm has more than \$4 billion in assets under management through its wholly-owned subsidiary, Cushman & Wakefield Investors.

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