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Morgan of Prudential Verani Realty sells 11,878 s/f office for \$2.187 million: The Valentine Group reps seller, Abaco Real Estate Enterprises

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Bob Morgan of Prudential Verani Realty brokered the sale of 5 Industrial Dr. for \$2.187 million. Morgan represented the buyer, Simsbury Partners, LLC. and continues to represent them as the leasing agent.

The 11,878 s/f single story professional office building was completed in 2011.

Ralph Valentine of The Valentine Group represented the seller, Abaco Real Estate Enterprises, LLC.

There is onsite parking and the property is accessible to I-93 and Rte. 111. There is only one unit currently available for lease to bring occupancy to 100%. Other tenants include a medical practice, daycare and a corporate office.

"When our company decided to explore opportunities in the commercial property markets in Southern New Hampshire we interviewed several firms and chose Bob Morgan of Prudential Verani to act as our representative. His years of experience and expertise in property management, finance and negotiations were significant factors in our decision. Bob worked diligently to locate this investment property for us and assisted in negotiating the terms of purchase and closing. Continuing on as the leasing agent, and with one unit left, Bob has proven that his unique skills are crucial to the leasing process. I would recommend Bob to anyone looking for assistance in the purchasing, selling or leasing of commercial property." said Michael Greenberg of Simsbury Partners LLC.

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