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Minnerly and Osvold of NAI Hunneman broker 100,000 s/f at new speculative warehouse; 92% leased in three months

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NAI Hunneman brokered several large leases totaling more than 100,000 s/f at Walpole Park South Building 8, a newly constructed speculative office and warehouse building. The new leases bring Walpole Park South 8, which received its Certificate of Occupancy in April of this year, to a more than 90% occupancy.

NAI Hunneman's Catherine Minnerly, executive vice president/principal, and Ovar Osvold, associate, represented the property owner in leases totaling 107,470 s/f to CertiFit Inc., PSS World Medical and Keefe Commissary Network.

CertiFit, a national auto parts store, will occupy 29,622 s/f of space at Walpole Park South 8, which was the only speculative warehouse building project launched in Massachusetts in 2011. Minnerly and Osvold represented the landlord and procured the tenant in the transaction.

PSS World Medical, a leading national distributor of medical supplies and equipment to office-based physicians and long-term health care providers, signed on for 47,606 s/f of space at the building. Shirley Smith of Tampa, Fla.-based Pointline Inc. represented PSS World Medical in the lease negotiation.

Keefe Commissary Network, which provides specially packaged products for purchase by inmates at correctional facilities, will take 30,242 s/f of space at Walpole Park South 8. Doug Bock of CRESA Partners in St. Louis was the co-broker in the deal.

Located along Rte.1 in Walpole, Walpole Park South Building 8 is a 117,200 s/f office and warehouse facility situated on more than nine acres of land. The building offers 215 parking spaces, one or two 8'x10' loading docks per unit, 24-foot clear height and ESFR Sprinklers.

"It is very gratifying to see a speculative building lease up so quickly," said Minnerly, who has served as broker for the entire park since 1989, when there was only 105,000 s/f available in one building, through today when there is more than 600,000 s/f in eight buildings. "The amount of immediate activity speaks volumes for the market and the quality and flexibility of the space that has been constructed at Walpole Park South."

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