



# nerelj

## **Butler of NAI Norwood Group and Vear Commercial sell 53,000 s/f industrial/retail building**

September 06, 2012 - Northern New England

NAI Norwood Group sold the former Ceratec Building, a 53,000 s/f industrial/retail building located on Rte. 101A. Jeanne Butler of NAI Norwood represented the seller, Ceratec Corp.; Brad Vear of Vear Commercial represented the buyer, Marmon Utilities.

This industrial/retail building (with 19 acres), had been in the market for sale since 2008 which was due to the poor real estate market and unique location of this building. The owners; Ceratec Corp., a Canadian company, with the help of their commercial agent, Jeanne Butler, of NAI Norwood Group, decided to lease a portion of the space temporarily. This helped with building expenses while looking for the perfect buyer. Marmon's team of engineers, construction and manufacturing specialists were very pleased with the quality of the building and once the variance was granted for limited light manufacturing, they moved very quickly toward a sale.

Marmon Utility LLC, with a local division - Hendrix Molded Products, located on Old Wilton Rd. in Milford, purchased the property, formerly known as the Ceratec Building, to relocate their molding operations from Milford to Amherst.

A variance was granted for injection molding by the town of Amherst, enabling this use. Michael Garratt, president of Marmon Utility is very excited with the move. Michael stated; "We have been looking for 6 years for the right building and the Ceratec property was the perfect fit. We are happy to find something locally, so we can continue to encourage New Hampshire economic development and business prosperity."

New England Real Estate Journal - 17 Accord Park Drive #207, Norwell MA 02061 - (781) 878-4540