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EagleBridge Capital arranges \$10.075 million mortgage for One United Drive

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EagleBridge Capital, working exclusively on behalf of its client, has arranged permanent mortgage financing in the amount of \$10.075 million for One United Dr.

The mortgage financing was arranged by EagleBridge principals Brian Sheehan and Ted Sidel who stated that the loan was provided by a leading Massachusetts based financial institution.

One United Dr. is a 315,000 s/f, manufacturing/distribution building comprised of 30,000 s/f of office space and 285,000 s/f of manufacturing and distribution space on a 29.86 acre site. Clear heights in the manufacturing /distribution portion of the building ranged from 22' to 25'. There are 40 loading docks. Parking is available for 327 vehicles. The building was originally developed by Campanelli Companies in 1987 for United Liquors.

Major tenants include Cheer Pack North America which occupies 187,500 s/f and Federal Express which occupies 88,500 s/f. Cheer Pack is a leading developer and manufacturer of proprietary spouted pouch packaging for the food and beverage industry. One United Dr. serves as a regional distribution center for FedEx Ground.

EagleBridge is a Boston-based mortgage banking firm specializing in arranging debt and equity financing as well as joint ventures for industrial, office, and r & d buildings, shopping centers, apartments, hotels, condominiums and mixed use properties as well as special purpose buildings.

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