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Combined Properties, Inc. arranges 61,526 s/f lease to Yell-O-Glow Corporation

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According to Combined Properties, Inc., Yell-O-Glow Corp. has signed a 61,526 s/f lease at 21-25 Arlington St. Yell-O-Glow, one of the largest independent banana and plantain processors in the United States, will use the space in connection with their Ethnic Products Division.

Yell-O-Glow employs 100 people at 3 facilities in Everett and Avon, Mass. and Providence, R.I. Yell-O-Glow will relocate its distribution center in Avon to the Arlington St. facility owned and managed by Combined Props.

Greg Regazzini, vice president and director of leasing for Combined Props., represented the landlord. Tom Aitken, senior managing director for Newmark Grubb Knight Frank, represented Yell-O-Glow.

Combined Props. has owned this industrial building since 1986, when they purchased it from The Sweetheart Paper Products Company. Combined Props. invested over \$5 million to give the industrial complex a complete overhaul. Today, eight clients including the newest, Yell-O-Glow, operate there.

"We're thrilled that Yell-O-Glow, a local family- and community-focused company, has chosen to operate at our largest Chelsea facility," said John Pereira, president of Combined Props. "Yell-O-Glow will be a great addition, joining Hardware Products, HUB Food, and Steele Canvas Basket - the building's original tenants that have been successful in this space for nearly 30 years. We hope Yell-O-Glow will be with us at least that long as well."

This 250,000 s/f first-class industrial center is located adjacent to the Tobin Bridge. It offers direct access to Boston/Rte. 1 and is just five minutes to Logan International Airport.

The complex currently has a food processing space available, with generous refrigerated areas, washable walls, and floor drains throughout, and a third-floor studio space with excellent light and finished office space.

"Forty or so employees will be working out of the new Combined Properties space," said George Markos, co-owner of Yell-O-Glow. "About 18 of those will be brand new jobs, many of which will be filled by Chelsea residents."

A fourth-generation family-run business, Yell-O-Glow is a full-line food wholesaler specializing in Latin and International products, including bakery, beverage, dairy, frozen, grocery, meat, deli, produce, and seafood. Yell-O-Glow distributes directly to customers throughout New England, including wholesale distributors, supermarkets, grocery stores and bodegas.

Combined Props. is a full-service investment and development real estate firm specializing in first-class office, R&D, industrial, retail, medical, and multi-family residential properties in communities north of Boston. The Malden-based firm has purchased, developed, and managed more than 2.6 million square feet of space. With in-house experts in planning, permitting,

development, architecture, financing, construction, leasing, and property management, our professionals work as a team to provide complete real estate solutions.

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