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Angel of Angel Commercial L.L.C. completes \$1.35 million industrial sale

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Jon Angel, president of Angel Commercial L.L.C., a Southport-based commercial real estate brokerage firm, has completed the sale of 1501 State St., a 13,715 s/f modern industrial building, to Deyulio Sausage Company for \$1.35 million. The transaction also included a 98-year land lease with the city for an adjacent parcel.

For three generations the Deyulio Sausage had been making sausages out of Stamford until being recently displaced by Stamford's Urban Transitway project. Deyulio's produced thousands of sausages for supermarkets in seven states and restaurants from Testo's Restaurant in Bridgeport to Fenway Park in Boston, all from a 700 s/f production space in Stamford.

1510 State St. is almost double the size of their previous facility, offering the company the opportunity to expand their customer base, add new jobs and install additional production equipment in the factory to increase output up to 10,000 lbs. of sausage daily.

Not only will this move benefit Deyulio, it will add to the efforts to revitalize the area. Some recent projects in the city include; the largest fuel cell electric generating plant in North and only a short distance away on Commerce Dr., a 127,000 s/f self-storage facility, newly opened, which recently sold for \$15.1 million.

The State St. property was formerly owned and operated by Dari Farms Ice Cream Inc. While they elected to sell the asset due to underutilization of the space, they are remaining in the marketplace, having recently executed a lease for 3,500 s/f in the Quarry Rd. Business Park, Milford, and plan to use the new space to distribute their products regionally.

Angel brokered the purchase contract as well as negotiated the lease for Dari Farm's new premises. Angel Commercial, L.L.C. is a full-service real estate brokerage firm headquartered in Fairfield County, Connecticut specializing in the acquisition, disposition and leasing of office, industrial, multi-family and retail properties on a local and national level.

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