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McEvoy and Conrad of The Conrad Group broker \$4.55 million sale on behalf of the seller, Circuit Street Ventures, LLC

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The Conrad Group has recently negotiated the sale of 342-348 Circuit St. on behalf of the seller, Circuit Street Ventures, LLC. The property consists of two industrial buildings totaling 168,144 s/f on 17 acres.

The Conrad Group team of James McEvoy, senior vice president and Bob Conrad, president, represented the seller while Rick Barnes of Cambridge Capital Advisors represented the buyer, 4M 16 Commerce, LLC. The sale price was \$4.55 million.

The buildings are home to two of the area's largest employers, Sturtevant, Inc. and Eyesaver International Corp. The new owner intends to make several improvements to the property, including adding dock high & drive-in loading, new warehouse lighting and a new façade. The owner has hired Conrad Group as exclusive listing agent and since closing last month, the firm has leased 33,000 s/f of vacant space.

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