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## **The Stubblebine Co. and The Garibaldi Group broker Hudson sale/lease deal**

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A six-acre manufacturing and warehouse site has been purchased by K&L Realty, LLC subsidiary Fox River LLC, as the development company continues its move into this increasingly active Metrowest market. The property at 6 Fox Rd. is located along River Rd., a commercial route near the Berlin line and close to the Solomon Pond Mall. It features a 38,000 s/f high-bay warehouse/office building with several loading docks and an attractive modern design. K & L bought, then leased the property in its entirety to Turtle Transit.

James and David Stubblebine of The Stubblebine Co. and Jerry Moore, Jeff Garibaldi and Chuck Bower of The Garibaldi Group represented the seller DRS in the sale and worked with George Tonna of K & L Realty. With the assistance of Joel Aho of O'Brien Commercial, they also sold the adjoining 2 Fox Rd. to North Reading Transportation, Inc.

James Stubblebine then represented George Tonna in the subsequent lease to Turtle Transit. James Riseborough, Turtle's Transit's founder and owner, had been searching for new space for his growing advertising company when Stubblebine introduced him to the 6 Fox location.

Turtle Transit of Lancaster, MA is a fabricator of mobile marketing vehicles and interactive displays and exhibits, for some of the world's biggest brands.

Tonna, K & L president, said "Its great to welcome Turtle Transit, a unique and fascinating company, to Hudson. All the companies we lease to in Hudson are thrilled with the town because of the local amenities, and ease of access to I-290, I-495, and 85."

James Stubblebine said, "It has been a pleasure to work with a skilled real estate operator like George Tonna of K & L Realty. George was able to quickly meet the tight timetable of Turtle and adroitly negotiate a lease within two weeks."

K&L Realty, LLC is a Worcester-based commercial real estate development company operating in the Boston suburbs. In Hudson, MA the company also owns One Cabot Rd. and Two Cabot Rd.

CORFAC International (Corporate Facility Advisors) is comprised of privately held entrepreneurial firms with expertise in office, industrial and retail real estate leasing and investment sales, multifamily property acquisitions and dispositions, property management and corporate services. In association with global affiliates, CORFAC International offers commercial real estate services with market reach in 48 countries worldwide. Founded in 1989, CORFAC firms completed more than 10,000 lease and sales transactions totaling approximately 400 million s/f of space valued in excess of \$7.4 billion in 2014. The Stubblebine Company handles the New England market for CORFAC and specializes in the sale and lease of large office, flex and industrial buildings and representing Tenant's interests.