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Farrelly, Johnson and Dancoes of Cushman & Wakefield broker \$6.6 million building sale

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Nashua, NH Cushman & Wakefield has completed the sale of 472 Amherst St. for the building's owner, BSP Cotton Road, LLC, an entity related to Brady Sullivan Properties. The property was purchased by Pinnacle Properties, a privately held real estate investment firm, for \$6.6 million. Pinnacle Properties plans to redevelop and upgrade the property to address the increased demand for flex and service retail space.

Situated on 7.68 acres, 472 Amherst St. is made up of two single-story multi-tenant flex buildings totaling 98,595 s/f. The complex is accessible from the F.E. Everett Tpke./Rte. 3 via Exits 7, 8, 10 and 11 and offers visibility from Rte. 101A.

The property is 10 minutes from the Mass. border, and less than an hour from downtown Boston and Logan International Airport. The Nashua Airport and downtown Nashua are close to the development. 472 Amherst St. boasts a number of amenities in the area including restaurants, hotels, daycare, healthcare and fitness services, financial institutions and retail.

Executive director Tom Farrelly, director Sue Ann Johnson, and senior director Denis Dancoes of Cushman & Wakefield working with Charles Panasis, Ben Kelley and James Tobin of Brady Sullivan Properties represented BSP Cotton Road.

"472 Amherst Street was designed to be divisible into 3,000 square foot, 16' clear bays with each unit having its own tailboard loading dock. This exceptional property enables tenants to customize their space to fit each tenant's unique needs," said Farrelly of Cushman & Wakefield. "We believe this development is ideal for those looking for an accessible service / retail / industrial / flex space that meets the needs of a variety of occupiers. It was a pleasure working with BSP Cotton Road LLC and Pinnacle Properties during this transaction."

Cushman & Wakefield's Boston office provides a complete suite of commercial real estate services for the entire life cycle of properties and portfolios.

Brady Sullivan Properties is one of New Hampshire's largest commercial real estate developers. Established in Manchester, New Hampshire in 1992, Brady Sullivan holds a sizable share of both commercial and residential real estate markets in New England, as well as owning and managing a diverse 4.5 million square foot portfolio of mill, office and industrial space.

Pinnacle Properties is a Massachusetts-based private investment firm established in 1998 by Fred Keefe, a Harvard Business School grad and former Trammell Crow Company and Cummings Properties top executive. Pinnacle acquires and manages commercial and residential properties. Recent projects include the redevelopment of the former Charleston Chew Chocolate Factory in Everett, MA into residential lofts, redevelopment of the former H.P. Hood ice cream manufacturing plant in Charlestown, MA into a mixed use office/flex/laboratory complex, and the acquisition, expansion and repositioning of various other commercial properties in the Boston metropolitan area.

Cushman & Wakefield is a leading global real estate services firm that helps clients transform the way people work, shop, and live. Our 43,000 employees in more than 60 countries help investors and occupiers optimize the value of their real estate by combining our global perspective and deep local knowledge with an impressive platform of real estate solutions. Cushman & Wakefield is among the largest commercial real estate services firms with revenue of \$5 billion across core services of agency leasing, asset services, capital markets, facility services (C&W Services), global occupier services, investment & asset management (DTZ Investors), project & development services, tenant representation, and valuation & advisory.

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