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Overdeput and Ward of Colliers sell 52,000 s/f for \$4.5 million

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Salem, NH Colliers International completed the sale of 16 Garabedian Dr. for \$4.5 million. Hugo Overdeput of Colliers' Manchester office, along with Andrew Ward of Colliers' Portsmouth office represented the seller, Frontgate Management, LLC. George Brooks of Brooks Real Estate Services represented the buyer, All Access Equipment, LLC.

16 Garabedian Dr. is a 52,000 s/f multi-tenanted general industrial building that was about 70% occupied at the time of purchase. All Access Equipment was in the market to purchase an industrial facility in southern N.H. with enough vacant space to expand its business. 16 Garabedian presented an opportunity for this owner-user to step in and occupy part of the building, while benefiting from the income of the existing tenants.

All Access Equipment provides CMC tracked lifts, or spider lifts, that excel in tree care, the rental industry, and facility maintenance. It is the only official U.S. partner and dealer of CMC Aerial Platforms based out of Bari, Italy. CMC became a world leading aerial lift manufacturer of both truck mounted and self propelled units.

The company is headquartered in Wilmington, Mass., and this is its first location in N.H. With highway access and a centralized location, 16 Garabedian is situated for the company to serve its customer base throughout New England.

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