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JLL arranges \$19.35 million sale and \$13.32 million financing for 45 Holton St., a 180,000 s/f warehouse building

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Winchester, MA JLL has closed the \$19.35 million sale of and arranged \$13.32 million in acquisition financing for 45 Holton St., a 180,000 s/f, fully leased industrial warehouse building.

JLL represented the seller, JG Holt LP, and procured the buyer, a partnership between Boston-based firms Bain Capital Real Estate (BCRE) and Oliver Street Capital, in an off-market transaction. Additionally, working on behalf of the new ownership partners, JLL facilitated debt financing for the transaction with Harbor One Bank.

Situated on 9.7 acres, 45 Holton St. is located on the Winchester-Woburn line, less than 10 miles from Boston and nine miles from Cambridge. The property has access to multiple major suburban Boston highways, including I-95 and 93 and Rte. 3. 45 Holton St. is in the established industrial submarket, which has experienced diminishing supply and growing demand in recent years. 45 Holton St. is fully leased to two tenants, Tighe Logistics Group and Archive America. The building features a clear height of 26 feet, 33 loading docks, two drive-in doors and 10% office finish.

“We’re excited to add 45 Holton to our portfolio, and it’s a great fit for our partnership with BCRE,” said Oliver Street Capital managing principal Jon O’Donnell.

“45 Holton is a highly functional industrial building with scale, which is difficult to find this close to Boston,” said Jon Hyde, managing principal at Oliver Street. “The JLL team did a great job helping us execute.”

The sales and leasing team representing the seller included senior director Matt Sherry, managing directors Jamey Lipscomb, Chris Decembrele and Chris Lawrence and assistant vice president Zach Gramlich. The Capital Markets debt placement team representing the borrower was led by senior director Brett Paulsrud and associate Sam Campbell.

“With an in-depth knowledge of the required thresholds of each party, the team was able to structure an off-market sale, which resulted in a great outcome for both buyer and seller,” Lipscomb said. “It was even more satisfying to execute the sale and financing through challenging macro-economic conditions. The seller’s legal team at Nutter McClennen & Fish and the buyer’s team at Seyfarth Shaw are also to be commended for their facilitation of the sale.”

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