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Nahigian of Auburndale Realty Co. completes counseling on sale

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50 Brigham Street - Marlboro, MA

Marlboro, MA Rob Nahigian, FRICS, SIOR, CRE, MCR of Auburndale Realty Co., has completed a counseling assignment on the sale of Dawson Industrial Park at 50 Brigham St. The sale was completed from A.P. Dawson Realty Trust, LLC as the seller and Safety-Kleen Systems, Inc. as the buyer. According to the Registry of Deeds public records, the property was sold for \$1.95 million.

Rob Nahigian

The park contains four buildings of 30,445 s/f of industrial and office space. Safety Kleen is also a tenant in the park.

The park was originally purchased by Alden Pearlstein on July 9, 1976 from the U.S. Small Business Administration that included a grain silo tower. In 1981, he purchased a small parcel from the Consolidated Rail Corp. Over the years, Pearlstein devoted his time renovating the existing buildings and developing two new industrial/warehouse properties.

Nahigian has worked with A.P. Dawson on the leasing and consulting on this property since 1982. The property is also currently leased to AA Cleaning and Sentinel Process Systems, Inc.

The buildings are comprised of metal, block and split-rib block construction and serviced by town water and town sewer. The property also contains a rail spur that is used by Safety Kleen. Pearlstein previously owned an electrical air-conditioning company that was housed at this facility. Over the years, he leased out the property to various regional and national companies and had his own office in the silo building. At one time the entire portfolio included the adjoining property at 60 Brigham St. and totaled over 4.5 acres with two houses and 55,000 s/f of property of industrial/office space. This was the remaining property in Massachusetts owned by the partnership.

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