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55 YEARS

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Morizio and Kumnick of Colliers lease 201,000 s/f to Solar Seal

December 17, 2021 - Connecticut



40 Wisconsin Avenue - Norwich, CT.

Norwich, CT 40 Wisconsin Ave., a 229,000 s/f manufacturing and distribution facility owned by an affiliate of The Grossman Companies Inc., has been leased to Solar Seal Architectural LLC (Solar Seal). Solar Seal will occupy 201,000 s/f for the next 12-plus years.

Solar Seal has been in business for 50 years -- the company is known for their premium insulated glass units for medium and large applications. Their Wisconsin Ave. operation will be a manufacturing facility with up to 100 jobs tied to its operation.

Solar Seal's goal is to deliver "highest quality at largest size," particularly 10-foot by 18-foot windows. Some of their recent notable projects include One Sixteen in Queens, N.Y.; 1404 Ocean Pkwy. in Brooklyn N.Y; The Nassau County Police Academy in Long Island, N.Y.; and 425 Grand Concourse in Bronx, N.Y.

The Grossman Companies is a multi-generational real estate investment, development, and management firm with local roots dating back over 120 years. They own and manage an approximate 2.5 million s/f portfolio of commercial and residential properties concentrated in Southern New England.

An affiliate of The Grossman Companies acquired 40 Wisconsin Ave. in June 2020 with an eye towards the property's long-term potential. New ownership made significant capital investments including a new roof for the entire building, a new parking lot, and aesthetic upgrades to the building's interior.

Nicholas Morizio SIOR, CRE and Sean Kumnick of Colliers International represented the landlord and the tenant.

They have been engaged to lease the remaining availability. They have also been engaged to sell or lease the 11 acres of excess land on site.

New England Real Estate Journal - 17 Accord Park Drive #207, Norwell MA 02061 - (781) 878-4540