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## Angel Commercial sells two industrial buildings to M. Singer for \$1.6 million

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27-45 Dodge Avenue - North Haven, CT

North Haven, CT Commercial real estate investor Moses Singer purchased 27-45 Dodge Ave., an industrial property, for \$1.6 million, according to Jon Angel, president of Angel Commercial, LLC. The property was previously owner-occupied by AAA Northeast for its regional automotive services facility serving its members in Fairfield, Litchfield, and New Haven counties.

“AAA was delighted to accommodate Singer in his expansion into the Connecticut market,” said Julie Barrett, the AAA’s director of real estate.

“We continue to see an increasing demand for industrial properties, and with warehouse vacancies at a record low, the property was a smart acquisition for this investor,” said Angel, who was the sole broker in this transaction.

The property consists of two buildings on 2.67 acres in a light industrial (IL-80) zone with a fenced gated secure parking lot. The 28,700 s/f concrete/cinder block building features a 12'-16.5' ceiling height, three loading docks, and five drive-in doors. The 10,000 s/f concrete/cinder block building features a 17.5' ceiling height, two loading docks, and one drive-in door.

Headquartered in Providence, R.I., AAA Northeast is one of the largest not-for-profit organizations providing advocacy for all motorists and specialized services for its 5.7 million members. Services include automotive, financial, insurance, and travel throughout parts of New York, New Jersey, Connecticut, New Hampshire, and all of Rhode Island and Massachusetts.

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