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## South Windsor, CT real estate investor revives 95,000 s/f industrial building in Jaffrey, N.H.

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81 Fitzgerald Drive, Drumlin Industrial Park - Jaffrey, NH

Jaffrey, NH Millipore Sigma, a division of MERCK, is expanding their facilities at Drumlin Industrial Park, 81 Fitzgerald Dr. by 23,000 s/f of warehouse and office space. Millipore Sigma has been a tenant at the property for four years occupying nearly 40,000 s/f. Due to their rapid growth at the location, they needed to secure additional space. The property owner and real estate investor, Daniel Rosow, negotiated the expansion of their current footprint.

Daniel Rosow

Millipore Sigma has been operating a facility in the town for many years. Due to its immediate proximity to the facility, the property at Drumlin Industrial Park was a logical and organic expansion location for the company. The new expansion into the warehouse and office areas will benefit the landlord and the tenant, and solidify the company's presence in town. AHO Construction who

worked with the landlord on the initial build out for Millipore will again serve as general contractor for the new expansion project.

When Rosow took over its ownership and management, the 95,000 s/f facility at Drumlin Industrial Park had been nearly vacant after two major operators had shut down. With strong financial support from Community Bank, NA of Springfield, Mass., the property has since undergone approximately \$2 million worth of improvements with another one million scheduled to be invested in the near future.

“We were able to turn a dormant property into a very successful location for our tenants and the region,” said Rosow. Upon completion of the project, the property will be fully leased to Millipore Sigma, Spectral Systems, DD Bean, and Swing Labels, with long-term, strong market-rate leases.

Drumlin Industrial Park is only one of Rosow’s investments. He is also a real estate broker, based in South Windsor, CT and licensed in CT, MA, NY and RI. His real estate brokerage company, Real Estate Advisory Group NE (REAG NE), is actively representing landlords, tenants, and real estate investors in leasing, acquisition and sales of commercial properties.

Real Estate Advisory Group NE is a commercial real estate brokerage, investment, consulting, and management company. The firm has a combined experience spanning 35 years across 15 states, and over 80 transactions valued in excess of \$250 million. REAG NE buys, sells, and leases commercial, retail and industrial buildings, and currently manages over 600,000 s/f throughout the northeast. They specialize in repositioning under-performing or distressed assets into thriving successful ventures for investors, tenants, and their communities. Contact us if your business is looking for expert guidance, new locations, or management of your commercial properties.

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