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Angel Commercial sells 36,952 s/f industrial building for \$3 million to Liu

March 24, 2023 - Connecticut



22 Prindle Hill Road - Orange, CT

Orange, CT Angel Commercial, LLC sold a 36,952 s/f industrial property on 3.1 acres at 22 Prindle Hill Rd. for \$3 million to Shawn Liu, a local resident and investor. The seller was Maurer Metalcraft Associates, LLC, who held the property since 2008.

When Valley Tool & Manufacturing Inc., who had occupied the property for several decades, decided they needed a larger facility, the owner listed the property for sale with Angel Commercial.

“We had a great deal of interest since industrial properties are in short supply and demand continues to increase,” said Jon Angel, president of Angel Commercial, who was the sole broker in this transaction. “We also assisted Valley Tool & Manufacturing with their commercial real estate acquisition needs by assembling seven adjacent properties to provide 8.16 acres of land to accommodate a planned 100,000 s/f state-of-the-art facility at 132 Shelland St. in Milford.”

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