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## **Melanson of MANSARD completes \$2.9 million sale of 3 Stanley Tucker Drive**

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Newburyport, MA Chris Melanson of MANSARD has completed the \$2.9 million sale of 3 Stanley Tucker Dr. Melanson represented the seller in this transaction.

3 Stanley Tucker Dr. features two 12' high drive-in doors, nine private offices, a boardroom, fitness room, kitchenette, and a warehouse with a clear height of 22'. With premier location in the Newburyport Industrial Park located near I-95, 495 and Rte. 1. The property has been meticulously maintained during the ownerships tenure and has every local amenity you could ask for. Newburyport Industrial Park is at the edge of the Newbury Marshes. The industrial park provides a wide range of jobs involving manufacturing, technology, and distribution. Newburyport is on a major north-south highway, I-95 also within minutes of the Newburyport Commuter Rail Line. The outer circumferential highway of Boston, I-495, passes nearby in Amesbury.

3 Stanley Tucker Dr. was formally the International headquarters for Zampell Refractories, INC. The building features 10,000 s/f of warehouse and 8,500 s/f of office space. The property was delivered vacant to an owner/user.

Melanson, who specializes in Northern MA and Southern NH Industrial and Office assets described the transaction as “An excellent asset that, through premiere stewardship of preservation and pride of ownership, has held value and opportunity. The next group is a great fit for the building and both parties left feeling satisfied.” He said, “Our process here at MANSARD produced multiple offers that we were able to guide our client through and ultimately reach the best outcome.”

The Zampell family regarding the lease of 17 Malcolm Hoyt Dr. and sale of 3 Stanley Tucker Dr. said, “Chris Melanson and Jeremy Cyrier, CCIM of Mansard did a great job representing our family for both sale and lease transactions. As a closely-held, family company, having a partner like Mansard was integral to achieving a great outcome that met our personal and business needs. Mansard built a strategy for each property that they developed in partnership with our family goals, then took a consultative approach and advised on all aspects of each deal. We are pleased we made the right choice to work with Mansard!”

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