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Cushman & Wakefield arranges \$9 million sale of 605,502 s/f asset

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Windsor, CT Cushman & Wakefield has arranged the sale of 175 Addison, a 605,502 s/f industrial/research and development and office asset. The final sale price was \$9 million.

Cushman & Wakefield's Matt Torrance, Joel Grieco, Damon Bowers, Al Mirin, Kate Schwartz, Sean Duffy and Timothy D'Addabbo represented the sellers in the transaction and also procured the buyer, a joint venture between Hollister & Moore (H&M) led by Bradford Wainman and the New Haven Group (NHG), led by Steven Inglese. The partners are both Connecticut-based commercial real estate professionals. Cushman & Wakefield has also been retained to serve as the exclusive leasing agent for the property.

"We are thrilled to have arranged this complicated transaction with H&M and NHG, which represents

one of the largest property sales in Connecticut this year,” said Torrance.

175 Addison is situated on 78.6 acres and consists of 400,000 of flex/industrial space with 17-to-22-foot ceilings and 18 loading docks along with 200,000 s/f of office space. The property’s industrial and office space are interconnected and feature a full amenity package including a full-service cafeteria, fitness center with locker rooms and a conference center.

The complex has significant mechanical infrastructure ideal for modern manufacturing and research and development lab space, which includes 20,000 amps of power, 3 megawatts of back-up power, chilled water systems, redundant electrical and fiber feeds and on-site management.

“175 Addison is a unique offering of high-tech industrial and flex space which benefits from amenities and significant infrastructure not typical in the market or for this product type,” said Grieco.

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