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Sidel of EagleBridge Capital handles \$30 million refinancing

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Wilmington, MA EagleBridge Capital has arranged mortgage refinancing in the amount of \$30 million for the Ballardvale Technology Center, a flex/R&D/office complex located at 181 and 187 Ballardvale St. The financing was arranged by EagleBridge principal Ted Sidel.

The complex is composed of two flex/R&D buildings totaling 211,400 s/f situated on 15.38 acres with parking for 756 vehicles. 181 Ballardvale St. contains 105,350 s/f and 197 Ballardvale contains 106,050 s/f. Each of the two-story buildings features two large glass atrium entries as well as two passenger and two freight elevators.

The buildings are 95% leased to 17 tenants including companies specializing in air conditioning systems, engineering and design, lighting, biotech, medical devices, cyber security, uniforms, data, management, and law.

The property is located less than one mile from interchanges 39 and 40 of I-93. The immediate neighborhood is home to offices and corporate facilities as well as technology, software, manufacturing, and life science companies.

Located within walking distance along Ballardvale St. are multiple shopping and eating choices including Target, CVS, Starbucks, Dunkin Donuts, Subway, Pizza Hut, etc. Nearby companies include OSRAM, Agfa, Verizon, Charles River Laboratories, L3 Harris, Roche, Gillette, National Grid, Symbotics Robotics, Spectra Medical Devices, and Panasonic.

EagleBridge Capital is a Boston-based mortgage banking firm with over 25 years' experience in arranging debt and equity financing as well as joint ventures for apartment, industrial, office, and r&d buildings, shopping centers, hotels, condominiums and mixed-use properties as well as special purpose buildings.

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