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## Fair and Flachbart of Hayes & Sherry close \$1.7 million sale of office building

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6 Blackstone Valley Place, building 6, in Lincoln, RI

Lincoln, RI Hayes & Sherry, a Cushman & Wakefield alliance member, has sold 6 Blackstone Valley Place, building 6, on behalf of its client, EGMP 6 Blackstone, LLC. The \$1.7 million sale closed in late-December and was facilitated by Matt Fair and Steve Flachbart.

The property is a 10,000 s/f office and lab building occupied by longtime tenant, Mantrose-Haeuser Co., Inc., a global company developing edible coatings and specialty consumer products.

Prior to its listing, 6 Blackstone Valley Place, building 6, underwent a number of major capital improvement projects, including a new roof, mechanical updates, and the installation of a new HVAC system.

“We are excited about the outcome of our marketing process for this property, which generated a market-leading price of nearly \$170 per s/f for our seller client,” said Fair, a partner at Hayes & Sherry. “The buyer also benefited from a strong credit tenant income stream along with significant recent improvements.”

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