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## **O'Brien of Greater Boston Commercial Properties sells 40,374 s/f industrial building for \$2.55 million**

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76 Walker Road - Shirley, Mass.

Shirley, MA Bret O'Brien of Greater Boston Commercial Properties, Inc. represented the buyer in the acquisition of 76 Walker Rd. The 40,374 s/f industrial building is located on 5.01 acres. Cash Flow Realty Trust purchased the property at the end of 2023 as an investment at a purchase price of \$2.55 million.

The sale price represents a cap rate of 10.14% on the 2024 income with future increases over the long-term lease with Thermofab Corp.

Joel Aho of Aho Properties represented the seller.

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