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## **Hayes and Brazeau of Hayes & Sherry facilitate \$1.775 million sale - represents seller, The Washington Trust Co.**

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Westerly, RI Closing in early May, Pete Hayes and Derek Brazeau of Hayes & Sherry, a Cushman & Wakefield alliance member, brokered the \$1.775 million sale of 2 Crosswind Rd. The firm represented the seller, The Washington Trust Company, in the deal.

Located within Westerly Industrial Park, 2 Crosswind Rd. is a versatile flex building featuring 3,500 s/f of office space and another 14,000 s/f of warehouse area. It sits on a 1.59-acre parcel and is currently built out to accommodate call center operations, with both open and private office space.

Additional commercial amenities include a truck loading dock, overhead garage, and its warehouse area equipped with a ceiling height of 18 ft. The property has access to I-95 and major coastal roadways, and is in close proximity to the Connecticut hubs of New London, Groton, and Mystic. It

ise also travelable to Boston, New York, and Providence.

“The southern portion of Rhode Island and certainly the areas of nearby Connecticut tend to be an underserved market, and we see a lot of opportunity there for sellers and buyers alike,” said Brazeau. “Although inventory of quality buildings such as this are sparse, this deal highlights the importance of targeted marketing and the power of location – it was a win for everyone.”

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