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Rohrer and Martin of Colliers sell 51,216 s/f warehouse/manufacturing building

July 05, 2024 - Northern New England



299 Pepsi Road - Manchester, NH

Manchester, NH Colliers brokered the sale of 299 Pepsi Rd., a 51,216 s/f warehouse/manufacturing building. Bob Rohrer and Doug Martin from Colliers' Manchester office represented the seller, CV RE LLC, an entity associated with Café Valley and Swander Pace Capital. Ellen Garthoff of Stubblebine Company represented the buyer, JARE LLC, an entity associated with Lilly's Fresh Pasta.

Café Valley Inc., a Swander Pace Capital portfolio company that manufactures and distributes baked goods for the in-store bakery and foodservice channels, acquired the assets of the local food processing company, Freed's Bakery, located at 299 Pepsi Rd. in January 2023.

Swander Pace Capital has a relationship with Colliers, having worked with the company in both the US and Canada. The firm enlisted Colliers to assist in the disposition of the Manchester facility.

Rohrer and Martin marketed the property and secured a full-price offer.

“We were pleased with Colliers’ ability to navigate the market and secure a full-price offer for the Manchester facility,” said Amy Li, vice president of Swander Pace Capital. “Their expertise and dedication greatly enhanced our ability to complete this transaction. We are confident that Lilly’s Fresh Pasta will make excellent use of the property.”

Lilly’s Fresh Pasta, a family-owned and operated business since 1986, is known for its pasta products. Currently headquartered in Everett, Mass., the company is expanding its operations with the purchase of this NH facility, with further plans for growth. Lilly’s is a preferred vendor to many of Boston’s North End finest restaurants.

The property at 299 Pepsi Rd. is a 51,216 s/f warehouse/manufacturing building situated on 18.91 acres in one of Manchester’s largest industrial parks. Located about a mile from I-93, Exit 6, and only 10 minutes from Manchester-Boston Regional Airport, the property also offers access to the Massachusetts border, being just 20 minutes away. This location attracted interest from both owner-users and investors.

New England Real Estate Journal - 17 Accord Park Drive #207, Norwell MA 02061 - (781) 878-4540