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## **JLL receives \$12m in acquisition financing for 190,646 s/f facility**

May 16, 2025 - Connecticut



Manchester, CT JLL Capital Markets has secured the \$12 million sale and acquisition financing for 100 Sanrico Dr., a 190,646 s/f distribution facility.

JLL represented the seller, SkyREM, in the sale to B&D Holdings. Sentry Commercial and Silver Edge Real Estate represented the buyer. Working on behalf of the new owner, JLL also arranged a fixed-rate, five-year acquisition loan through Ameritas.

Located on 10.01 acres within the Manchester Industrial Park, the class A warehouse features up to 45-ft. clear heights, 24 loading positions and 40- by 65-ft. column spacing. The property is 100%

occupied by a credit tenant.

The distribution center offers access to I-84, I-91 and Rte. 44, providing connectivity to business and population hubs. It is situated in Hartford County, which serves 41 million people within a four-hour drive, at a lower cost basis than neighboring markets such as Boston, New York and New Jersey.

The JLL Capital Markets investment sales team was led by managing director Michael Restivo, director David Coffman and analyst Ali Howard. The JLL Capital Markets debt advisory team was spearheaded by senior director Max Custer, managing directors Amy Lousararian and Thomas Didio, Jr. and analyst Christian Badalamenti.

“100 Sanrico Dr. represented a prime investment opportunity to take advantage of affordability without relinquishing quality and accessibility,” said Restivo. “With its strategic location, high-quality tenant and state-of-the-art features, this asset is well-positioned to benefit from the continued growth in e-commerce and logistics demand. The Hartford area’s low vacancy rates and limited new supply make this a particularly attractive acquisition.”

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