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Horvath & Tremblay sells two industrial properties for \$4.611 million

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Bell/Simons Co.; 1127 S. Main Street - Palmer, MA

Palmer, MA Horvath & Tremblay has completed the sale of two industrial properties for a total of \$4,611,462.

Bob Horvath, Todd Tremblay, and Brad Canova of Horvath & Tremblay have completed the sale of Bell/Simons Co. Horvath & Tremblay exclusively represented the seller and procured the buyer to complete the transaction at a sale price of \$3,811,462. Bell/Simons Co. is located at 1127 S. Main St. Bell/Simons Co. occupies a 93,270 s/f facility on a large 5.31-acre site. Bell/Simons Co. has a

long operating history at this property and has continuously extended their lease, demonstrating their commitment to the site and the market. Bell/Simons Co. has two years remaining on their modified net lease which provides for annual rental increases throughout the primary lease term. Bell/Simons Co. is well-located along S. Main St. (MA Rte. 32), one of the area's primary commercial corridors. The property benefits from visibility, frontage, and signage and is one mile from the center of town. The property is located near major highways, including Park St. (US Rte. 20) and the Massachusetts Tpke. (I-90), which runs through Palmer, connecting it to Springfield, Worcester, and Boston. The property's location makes it an appealing choice for businesses that are reliant on transportation and connectivity to the area's largest markets.

Bob Horvath and Todd Tremblay also completed the sale of Bell/Simons Co. in Fitchburg, Mass. Horvath & Tremblay exclusively represented the seller and sourced the buyer to complete the transaction at a sale price of \$800,000. Bell/Simons Co. is located at 56 Daniels St. Bell/Simons Co. occupies a 24,089 s/f facility on a large 3.37-acre site. Bell/Simons Co. has a long operating history at this property and has continuously extended their lease, demonstrating their commitment to the site and the market. Bell/Simons Co. has two years remaining on their modified net lease which provides for annual rental increases throughout the primary lease term. Bell/Simons Co. is well-located along Daniels St. and the roundabout with Kimball St. (MA Rte. 2A/12) and River St. (MA Rte. 31), two of the area's primary commercial and commuter corridors. The property is one mile from the center of Fitchburg and is strategically located near major highways, including George W Stanton Hwy. (MA Rte. 2) and I-190, which connect the area to Worcester and Boston. The property's location makes it an appealing choice for businesses that are reliant on transportation and connectivity to the area's largest markets.

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