



CELEBRATING
55 YEARS

nerej

Gemmecke of The Boulos Co. sells 12,000 s/f industrial/flex for \$2.35 million

October 01, 2025 - Northern New England



232 Calef Highway - Barrington, NH

Barrington, NH The Boulos Company brokered the sale of 232 Calef Hwy., a 12,000 s/f industrial/flex property containing 12 units. The property was fully leased at the time of sale with strong market rents.

Katherine Gemmecke

The transaction was facilitated by Katherine Gemmecke of The Boulos Company. The property sold

for \$2.35 million at a 9% cap rate, and the sellers had increased income by over \$100,000 during their ownership prior to the sale.

Situated along Rte. 125, 232 Calef Hwy. offers visibility and access in one of the town's most active commercial corridors. The property provides a fully-leased environment where tenants benefit from high traffic counts, nearby amenities, and a local business community.

"This type of opportunity — to step into a fully leased flex park with strong market rents — doesn't come around every day," said Gemmecke. "I'm thrilled to have helped the sellers maximize their investment while building a strong relationship with the new owners. It's always rewarding when a transaction creates wins on both sides."

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