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## **R. Calabrese Agency and Matthews Comm'l. Props. sell \$1.27m bldg.**

January 15, 2009 - Connecticut

Ralph Calabrese of R. Calabrese Agency and Gerry Matthew of Matthews Commercial Properties collaborated on the sale of 91 Great Hill Rd. The 35,600 s/f industrial warehouse building owned by S.P. Skinner Co., Inc. was purchased for \$1.27 million by Pomeroy Enterprises, LLC.

The building was previously occupied by Portmeirion USA which was the warehouse distribution facility in the U.S. for Portmeirion Group PLC, its British parent company. Portmeirion Group PLC manufactures ceramic tableware, cookware, serving pieces as well as gift products and collectors pieces. Portmeirion USA has been selling and distributing Portmeirion products to large American retail outlets such as Macy's, Bed Bath and Beyond, Fortunoff's, as well as to smaller shops and boutiques and internet retailers since 1986.

In September 2008 the R. Calabrese Agency, LLC satisfied Portmeirion USA's expansion requirements by negotiating a long-term lease for 80,000 s/f at 105 Progress Lane in the neighboring town of Waterbury. After Portmeirion vacated the Naugatuck building, Calabrese was commissioned by S.P. Skinner Co., Inc. to sell their property at 91 Great Hill Rd.

In November of 2008, Matthews procured an offer from his client Pomeroy Enterprises, LLC. The property, while having been well maintained by the previous owner, will undergo a complete facelift and receive a new heating system. The buyer's objective is to place the property back on the market and take advantage of the still active Greater Waterbury/Naugatuck real estate market. Matthews Commercial has been given the exclusive to represent the new owner in marketing this location.

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