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Condyne signs Curtis Straus to 60,000 s/f lease at Littleton Distribution Center

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Condyne, LLC has signed their newest tenant, Curtis Straus, to the Littleton Distribution Center. The laboratory testing company signed an 11-year lease for 60,000 s/f. The Littleton Distribution Center is a 480,000 s/f newly constructed, tilt up concrete warehouse located on Rte. 2A, making it accessible to Rte. 495.

The tenant fit up, which was performed by Advantage Construction, Inc. included 10,000 s/f of first class office space including employee break area, reception area and private executive offices with managers' offices overlooking the testing floor. The balance, 50,000 s/f of warehouse, was improved to include air conditioning, epoxy flooring, electrical drops and the replacement of dock doors with glass to enhance the natural light to the facility. Substantial exterior improvements were also completed including the construction of 120 parking spaces on the south and west sides of the building as well as a drive-in ramp on the north side of the facility. Additionally, a new front office entrance was added along with a new handicap ramp on the west end wall of the facility. All exterior site design and improvements were engineered and permitted in-house by Condyne's engineering division, C & A Architectural Design and Engineering, LLC.

The tenant additionally made several interior tenant improvements including the addition of cubicles to house the service writers responsible for monitoring and tracking the testing process. Three isolation chambers, which are large independent steel structures, were also constructed inside the building and are utilized during testing processes for products of Curtis Strauss customers.

The landlord was represented by Bob Gibson, Ed Jarosz and Jeff Hamilton of CB Richard Ellis New England. Curtis Straus was represented by Micah and James Stubblebine of the Stubblebine Co. Curtis-Straus LLC is a leader in regulatory compliance testing. The products tested are drawn from such fields as medical devices, information technology equipment from PCs to home alarms, peripherals and industrial control systems from such diverse areas as process monitoring, web control, materials handling and elevators. The company strives to provide accurate, reliable testing, expert design advice and expedited reports to clients.

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