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## **Condyne executes 101,955 s/f lease to Super-Dog Pet Food Supply Co. at Crossroads Commerce Center**

June 24, 2009 - Front Section

Condyne, LLC has completed the execution of a 10-year lease with Super-Dog Pet Food Supply Company at Crossroads Commerce Center. Super-Dog will lease 101,955 s/f of the 330,000 s/f facility for office and warehouse use for the pet food supplier. This will be a relocation and expansion from the company's Avon location.

Condyne's affiliate, Advantage Construction is currently performing the tenant improvement work for Super-Dog. The 4,000 s/f office space will consist of a reception area, private offices, conference room and an accounting and sales area. A kitchen and lunch room featuring vending machines for employee use and record storage will also be built in the space. New HVAC systems will be installed as well as electric power distribution and plumbing for the restrooms.

The 96,955 s/f of warehouse space features 30 foot clear height with twelve loading docks and one oversized 10' x 12' door for customer pick-up and deliveries with the option to install a temperature controlled storage room in the future. Advantage will install a private employee entrance and new lighting throughout the entire warehouse. The energy efficient T5 florescent lighting with occupancy sensors reduces energy consumption providing the client with reduced operating costs. The facility will conform to all American Institute of Baking standards which governs effective food safety guidelines for food distribution centers. The balance, 500 s/f will be fit-out for a shipping office containing a warehouse supervisor's office, a night manager's office, logistics manager's office and windows overlooking the truck court.

"Condyne is extremely excited to have SuperDog as our anchor tenant a Crossroads Commerce Center. We are confident after working closely with the management at Superdog on the design and layout, that this modern high bay facility will allow them to achieve their operation goals and continued growth of their business," said Jeff O'Neill, president of Condyne.

Crossroads Commerce Center is 330,444 s/f of new, modern high bay industrial warehouse. The complex is located at the crossroads of Rte. 140 and 24 in the Liberty and Union Industrial Park. The first class facility features ESFR fire protection, a rubber membrane roof, 30 foot clear height and ample loading docks.

The tenant was represented by Bob Gibson, Ed Jaroz, and Jeff Hamilton of CB Richard Ellis/New England. Condyne was represented by Bill Bailey, Rick Schuhwerk and Tony Coskren of Jones Lang LaSalle.

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