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## **Nesson of Press/Cuozzo leases 2,560 s/f at 105 Leeder Hill Dr., Hamden to Elm City CrossFit**

October 14, 2009 - Connecticut

According to Stephen Press, SIOR, co-principal of Press/Cuozzo Commercial Services, Joel Nesson, senior commercial advisor, has leased 2,560 s/f of flex space at 105 Leeder Hill Dr., Unit 3 to Elm City CrossFit, LLC. CrossFit is a core strength and conditioning program and not a specialized fitness program. Its program is a deliberate attempt to optimize physical competence in each of ten recognized fitness domains. They are cardiovascular and respiratory endurance, stamina, strength, flexibility, power, speed, coordination, agility, balance, and accuracy. The company has taken occupancy of the space.

Nesson of Press/Cuozzo Commercial Services was the sole broker in the lease transaction, representing the landlord, Stengel & Tomasulo Realty, LLC, and the tenant, Elm City Fitness d/b/a Elm City CrossFit, LLC.

Stephen Press has been appointed exclusive marketing agent for a professional office building located at 1151 South Main St., Cheshire. Built in 1770, the historic two-story frame home is approximately 2,137 s/f and situated on 1.09 acres. Converted to office space in 1970, it has been recently remodeled and freshly painted and includes a center chimney. The property provides excellent signage, with frontage on Rte. 10, and plenty of parking or expansion possibilities. A potential subdivision to gain an additional lot may be possible, however, town approvals would be required.

The property offers a unique opportunity to purchase a free standing office building with architectural importance in a prime southern Cheshire location.

Press/Cuozzo Realtors, with offices at 2751 Dixwell Ave., Hamden and 975 State St., New Haven, has been serving the greater New Haven area since 1990. Press/Cuozzo Realtors is known throughout New Haven county as an innovative and aggressive force marketing all types of properties. Press/Cuozzo Realtors provides the services of a commercial/industrial division, residential brokerage, senior real estate services, and relocation services.

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