

New England Real Estate Journal

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**SALES AND LEASES
TRANSACTION REPORT**

OCTOBER 2012

As published in the
New England Real Estate Journal

MONTHLY SALES AND LEASE REPORT

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Key: Desc = Property Type; S/L = Sale or Lease

SELLER/ LESSOR	REP. OF SELLER	BUYER/ LESSEE	REP. OF BUYER	ADDRESS	PRICE	SIZE	DESC.	S/L
The Davis Cos.	The Davis Cos.	Investment Fund	Eastdil Secured	On & Three Burlington Woods Burlington, MA	\$54M	267,829 sf	Off.	S
BNH Bridgeport	Northeast Private Client Group	Conn. Realty Trust	Northeast Private Client Group	40 Sanford Pl., 205, 223 & 265 Washington Ave. Bridgeport, CT	\$4.95M	162 units in 4 bldgs.	Res.	S
Vernco 95, LLC	Vernco 95, LLC	Hilary Realty Trust	—	95 Rantoul St. Beverly, MA	\$1.344M	—	Off./Ret.	S
Malkin Props.	Newmark Grubb Knight Frank	Tweedy Browne Co.	Newmark Grubb Knight Frank	Metro Center Stamford, CT	—	24,421 sf	Off.	L
—	NAI Hunneman	Burlington Mgmt.	—	156-160 Park St. and 161-165 Pearl St. Chelsea, MA	\$1.5M	18 units	Res.	S
CrossHarbor Capital Ptrs.	—	Nashoba Learning Group	Avison Young	170 Lexington Rd. Billerica, MA	—	16,901 sf	School	L
Joseph Smigel	The Geenty Group	What A Life, LLC	Prestige Props.	91 Berlin Rd. Cromwell, CT	\$279,000	1,663 sf	Ret.	S
Data Translations, Inc.	New Dover Assoc., Inc.	DigiLab, Inc.	O'Brien Comm'l. Props.	100 Locke Dr. Marlborough, MA	—	5,226 sf	Off.	L
—	The Gosselin Group, Inc.	Family Lives Inc.	O'Brien Comm'l. Props.	36 West Main St. Westborough, MA	—	—	Off.	S
A&H Estra, LLC	Dow Realty and Fischer R.E.	BAS Investments, LLC	Weichert Shoreline Props.	250 Bradley St. East Haven, CT	\$835,000	31,183 sf	Ind.	S
Meritage Props.	Jones Lang LaSalle	Owner-IQ	Cresa Boston	27-43 Wormwood St. Boston	—	11,607 sf	Off.	L
Mapo Assoc.	Fini R.E. Group	Phoenix Lane, LLC	Vear Comm'l. Props.	Hollis, NH	\$1.965M	26,266 sf	Ret.	S
Thomas Head III Revocable Trust	Stebbins Comm'l. Props.	Desjardins Realty Trust	Remax Prestige	13 River Rd. Hudson, NH	\$1.055M	18,000 sf	Ind.	S
Brady Sullivan	Brady Sullivan	Emerson Ecologies	Grubb & Ellis/Northern New England	1230 Elm St. Manchester, NH	—	20,000 sf	Ind.	L
Kimco Realty Corp.	Boylston Realty	Fresnius Medical Care	Grubb & Ellis/Northern New England	Lorden Plaza Milford, NH	—	7,500 sf	Ind.	L
Brady Sullivan Props.	Brady Sullivan Props.	Nephrology Assoc., P.A.	Grubb & Ellis/Northern New England	1750 Elm St. Manchester, NH	—	3,000 sf	Off.	L
Brady Sullivan Props	Brady Sullivan Props.	Robbins Farley, LLC	Grubb & Ellis/Northern New England	1000 Elm St. Manchester, NH	—	2,000 sf	Off.	L
750 Lafayette, LLC	—	Goodwill Industrial of Northern New England	CBRE Portsmouth and CBRE/The Boulos Co.	720 Lafayette Rd. Portsmouth, NH	—	17,802 sf	Ret.	L
Brady Sullivan Props.	Brady Sullivan Props.	Fresnius Medical Care	Grubb & Ellis/Northern N.E.	1750 Elm St. Manchester, NH	—	14,383 sf	Ret.	L
Brady Sullivan Props.	Brady Sullivan Props.	Boston Therapeutics	Boston Therapeutics	1750 Elm St. Manchester, NH	—	1,522 SF	Off.	L
37 Highland Ave., LLC	The Valentine Group	—	Michael Starr Realty	37 Highland Ave. Derry, NH	\$375,000	20 apts to be built	Res.	S
Epping Commons	Meg Cos.	Green Earth Baby Works	—	Londonderry, NH	—	—	Ret.	L

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Epping Commons	Meg Cos.	Tiger Lillies Floral Boutique	—	Londonderry, NH	—	—	Ret.	L
CREG-Temple Street, LLC	—	Software Concepts Int'l., LLC	Prolman Realty	30 Temple St. Nashua, NH	—	1,976 sf	Off.	L
Natick Mercer	R.W. Holmes Realty	Noyes Sheet Metal, Inc.	R.W. Holmes Realty	66 Sumner St. Milford, MA	\$810,000	15,900 sf	Ind.	S
The Mount Vernon Co.	Boston Realty Advisors	—	Metro Realty Corp.	Allston, MA	—	100 units	Res.	L
Armory Revival Props.	MG Comm'l.	Kalmus Props.	Comm'l. Realty Advisors	1596-1600 Westminster, 20 Hudson, 119 Wood St., & 99 Melrose, Providence, RI				
Armory Revival Props.	MG Comm'l.	ALGAB Realty	Divine Investments	820 Park Ave & 7-9 Richard St. Cranston, RI	TOTAL \$3,331,800	68 units	Res.	S
Armory Revival Props.	MG Comm'l.	Bambolina Props.	Divine Investments	387 Broadway Pawtucket, RI				
—	M Sotti & Assoc	—	—	333 School St. Pawtucket, RI	\$250,000	2,400 sf	Off.	S
Campanelli	Eastdil Secured	Spaulding & Slye Investments	Jones Lang LaSalle	255 & 261 Ballardvale Wilmington, MA	\$5.8M	85,067 sf	Off.	S
Campanelli	Eastdil Secured	Cabot Props.	Cabot Props.	10 Cornell Pl. and 265 Ballardvale Wilmington, MA	\$9M	113,227 sf	Flex	S
—	O, R&L Comm'l. R.E.	The Baker Cos.	O, R&L Comm'l. R.E.	1559 King St. Enfield CT	\$5.2M	184,000	Off./ Whse./Ret.	S
Heinrich Ceramic Decal, Inc.	Glickman Kovago & Co.	Seven Hills Foundation	Kelleher & Sadowsky	150 Goddard Memorial Dr. Worcester, MA	\$1.9M	42,000 sf on 4 acres	Ind.	S
Cummings Props	Cummings Props	Xylem, Inc.	Cummings Props. Props.	100 Cummings Ctr. Beverly, MA	—	39,000 sf	Off./Lab Mfg.	L
Northwestern Mutual	CB Richard Ellis/ N.E. Ptrs.	MIREF Wellington, Inc.	CB Richard Ellis/ N.E. Ptrs.	Wellington Pl. Medford, MA	—	137 units	Res.	S
—	CB Richard Ellis	Citizens Disability	NAI Hunneman	1075 Main St. Waltham, MA	—	42,905 sf	Off.	L
The Club at Cape Cod Termination Trust	Kinlin Grover Comm'l. R.E.	Stephen and Denise Fitzpatrick	Kinlin Grover Comm'l. R.E.	Dennisport, MA	\$850,000	27 units in 11,708 sf on 2.46 acres	Res.	S
111 Wakelee Ave. Assoc., LLC	Fischer R.E.	GHMA, LLC	Presss/ Cuozzo Realtors	111 Wakelee Ave. Ansonia, CT	\$410,000	6,285 sf	Off.	S
—	Angel Comm'l.	Penmar Industries	Angel Comm'l.	35 Ontario St. Stratford, CT	\$850,000	14,220 sf	Ind.	S
The Sinard Co.	CBRE/ N.E. Ptrs.	Coastal Capital Corp.	CBRE/ N.E. Ptrs.	222 Rosewood Dr. Danvers, MA	—	7,536 sf	Off.	L
Shrewsbury Main Realty	R.W. Holmes Realty	DSN Realty Trust	R.W. Holmes Realty	604 Main St. Shrewsbury, MA	\$4.5M	18,5887 sf	Off.	S
—	M. Sotti & Assoc.	Boston/IVF Providence Fertility Clinic	M. Sotti & Assoc.	49 Seekonk St. Providence, RI	—	2,600 sf	Off.	L

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Adam Realty Trust	Capstone Props.	Men's Warehouse	Boylston Realty Advisors	850 Bald Hill Rd. Warwick, RI	—	10,026 sf	Ret.	L
—	A. Tutalo Realty	—	Albert Realtors	828 Tollgate Rd. Warwick, RI	\$200,000	1,484 sf	Off.	S
1290 Realty	O,R&L Comm'l.	JMM Props.	O,R&L Comm'l.	1290 Silas Deane Hwy. Wethersfield, CT	\$2M	90,000 sf	Off.	S
Prospect Harbor Buying Station	Tranzon Auction Props.	Garbo Lobster & East Coast Seafood J.V.	—	Gouldsboro, ME	\$900,000	—	Waterfront	S
Stonington Buying Station	Tranzon Auction Props.	Tony Ramos	—	Gouldsboro, ME	\$1.625M	—	Waterfront	S
Phippsburg Buying Station	Tranzon Auction Props.	—	—	Gouldsboro, ME	\$215,000	—	Waterfront	S
M.J. Realty Trust II	United Multi Family	Hampshire, LLC	—	14 Murdock St. Somerville, MA	\$5.25M	30 units	Res.	S
Vineyard Props.	Sentry Comm'l.	Scitico LLC	RM Bradley Brokerage Co.	101, 109, 111 Pitkin St.	—	18,972 sf in 3 bldgs.	Off./ Showroom	S
KeyPoint Ptrs.	KeyPoint Ptrs.	Sun & Ski Sports	—	406 Washington St. Woburn, MA	—	14,393 sf	Ret.	L
—	Cushman & Wakefield	Prudential Insurance Co. of America	NAI Hunneman	One International Pl. Boston	—	3,200 sf	Off.	L
CMI Property	Elliot & Co.	Ravech & Murphy Law Firm	—	129 Morgan Dr. Norwood, MA	—	2,500 sf	Off.	L
Cummings Props.	Cummings Props.	McLean, Graf, Raulerson & Middleton Attys.	—	Trade Center 128 Woburn, MA	—	21,300 sf	Off.	L
—	Angel Comm'l.	Mathnasium	—	15 Corbin Dr. Darien, CT	—	1,800 sf	Off.	L
Equity Office	Jones Lang LaSalle	The Yacobian Group	Cresa Boston	275 Grove St. Newton, MA	—	12,140 sf	Off.	L
Yale Plaza	Press/Cuozzo Comm'l. Services	Bennett Family Chiropractic	Weichert Realtors Props.	950 Yale Ave. Wallingford, CT	—	—	Ret.	L
—	Richards Barry Joyce & Ptrs.	Sepaton, Inc.	Cassidy Turley FHO	400 Nickerson Rd. Marlborough, MA	—	31,511 sf	Off.	L
—	—	Mass Convention Center Authority	Mass Convention Center Authority	South Boston, MA	\$33M	5.6 acres	Hotels and Parking to be built	S
Stag Industrial Mgmt., Inc.	The Stubblebine Co.	Unicorr Packaging Group	Colliers Int'l.	200 Ward Hill Ave. Haverhill, MA	—	51,000 sf	Ind.	L
Mt. Vernon Co.	Boston Realty Advisors	Castaway Clothing	Boston Realty Advisors	434 Mass. Ave. Boston	—	2,740 sf	—	L
Mt. Vernon Co.	Boston Realty Advisors	Geneva Labs	Boston Realty Advisors	434 Mass. Ave. Boston	—	2,127 sf	—	L
71 West Main LLC	The Geenty Group	Coastal Gold Exchange & Gifts	The Geenty Group	71 West Main St. Branford, CT	—	857 sf	Ret.	L
Westcorp, LLC	R. Calabrese Agency	Briad Lodging Group	R. Calabrese Agency	West St. Southington, CT	\$1.2M	5.75 acres	Hotel/U.C. Under Const.	S

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Lighthouse Laning St.	Sperry Van Ness	Viththal, LLC	—	Southington, CT	\$2.425M	71 units	Hotel./ Res.	S
Schaible Realty II	Hodson Comm'l. Realty	Walker Digital Table Systems	Cushman & Wakefield of Conn.	25 Brook St. Shelton, CT	—	7,035 sf	Off.	L
RS Props	Conn. Comm'l. Realty	D'Amato Holdings	Conn. Comm'l. Realty	40 Conn. Ave. Norwich, CT	\$1M	18,522 sf on 11.93 acres	Off.	S
—	Angel Comm'l.	Penmar Industrial	Angel Com'l.	35 Ontario St. Stratford, CT	\$850,000	14,220 sf	Ind.	S
DELIC Investments	Coldwell Banker Comm'l. NRT	Huntington Power Equipment	—	230 Long Hill Cross Rd. Shelton, CT	—	15,000 sf	Off./ Ind.	L
ATCO Props. & Mgmt.	Signature Group	Genessee & Wyoming Railroad Services	CB Richard Ellis	20 West Ave. Darien, CT	—	7,078 sf	Off.	L
Taymil Britannia LLC	Marcus & Millichap	234 Sherman LLC	Marcus & Millichap	234 Sherman Ave. Meriden, CT	\$7.725M	88 units	Res.	S
—	Huntsman- Meade	—	HLC Realty	75 Claudia Dr. West Haven, CT	\$3.4M	53 units in 58,000 sf	Res.	S
—	Press/Cuozzo Comm'l. Services	—	Press/Cuozzo Comm'l. Services	171 South Broad St. Meriden, CT	—	5,500 sf	Ret.	S
Limerick Props.	Chozick Realty	Trowbridge LLC	—	38 Highland Ave. Naugatuck, CT	\$1.84M	33 units	Res.	S
Charter Realty & Development	Charter Realty	Hobby Lobby	—	East Haven, CT	—	44,000 sf	Ret.	L
Oxford Industrial Park	Matthews Comm'l. Props.	Triem Industries	—	6 Benson Rd. Oxford, CT	—	10,500 sf	Ind.	L
Niko Realty	Colonial Props.	CEE Orange	Colonial Props.	449 Boston Post Rd.	\$1.45M	13,660 sf	Ret.	S
155 North Main St., LLC	O,R&L Comm'l.	Premier Holdings	H.Pearce Comm'l.	205 North Main St. Branford, CT	\$1.55M	12,313 sf	Ret.	S
Lambert Paving	Pearce/George J. Smith	200 Rowe Ave., LLC	—	200 Rowe Ave. Milford, CT	\$400,000	6,000 sf	Ind.	S
—	Prudential Comm'l. R.E.	Palace Lofts	Prudential Comm'l. R.E.	93-95 Atlantic St. Stamford, CT	—	2 units (4,000 sf) and 1,700 sf	Res./ Ret.	S
The Heart Physicians	Signature Group	Stamford Hospital Integrated Practices	—	80 Mill River St. Stamford, CT	—	5,936 sf	Off.	L
The Community's Bank	Fischer R.E.	Joseph Palmieri	Vidal/ Wettenstein	25 & 27 Burr Court Bridgeport, CT	\$190,000	3,200 sf	Ind.	S
GRC Realty Corp.	Jones Lang LaSalle	RSR Ptrs.	Newmark Grubb Knight Frank	600 Steamboat Rd. Greenwich, CT	—	9,412 sf	Off.	L
GRC Realty Corp	Jones Lang LaSalle	Bessemer Trust Co.	Higgins, Kravs, Walker & Rice	600 Steamboat Rd. Greenwich, CT	—	7,789 sf	Off.	L

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FPG Norden DC (Fordis Prop. Group)	Howard Props. Ltd.	Cervalis	Jones Lang LaSalle	10 Norden Place Norwalk, CT	—	167,691 sf	Off. (to be built)	L
Rational R.E. IV	Chozick Realty	VBF LLC	Chozick Realty	380 West Main St. Waterbury, CT	\$1.48M	49 apts and 6 stores	Res./ Ret.	S
Boone Bros.	Churchill & Banks Cos.	Bromley Realty Trust	Churchill Banks Co.	74 East Main St. Westborough, MA	\$4.025M	10,125 sf	Ret.	S
12 Resnik Rd., LLC	Atlantic Props.	Legacy R.E. Ventures	Atlantic Props.	12 Resnik Rd. Plymouth, MA	\$2.8M	27,000 sf	Flex	S
Catamount South Burlington, LLC	Redstone	Poulin Auto Sales	—	1795 Shelburne Rd. So. Burlington, VT	—	13,531 sf	Ret.	L
Bow Asset Mgmt. Services	CBRE- N.E. Ptrs.	New Hampshire Bindery	—	13 Dow Rd. Bow, NH	—	12,000 sf	Ind.	L
Alexandria R.E. Equities, Inc. Charles River Rlty Investors, Clarion Ptrs. and National Dev. J.V.	Alexandria R.E. Equities, Inc. Charles River Rlty Investors, Clarion Ptrs. and National Dev. J.V.	Dana-Farber Cancer Institute	Richards Barry Joyce & Ptrs.	36 Longwood Ave. Boston	—	154,100 sf	Off. (under construction)	L
Taymil LT	CB Richard Ellis - N.E. Ptrs.	Lorraine Montrose	—	Allston, MA	\$10M	44 apts.	Res.	S
Viking Corp.	Glickman Kovago & Co.	Mid-American Aviation	Glickman Kovago & Co.	22 Town Forest Rd. Webster, MA	—	15,540 sf	Ind.	L
JJ Realty	Glickman Kovago & Co.	West Springfield Auto Parts	Glickman Kovago & Co.	10 Technology Dr. Webster, MA	—	18,400 sf	Ind.	L
RAD Realty Corp.	Burgess Props.	Alta Bicycle Share, Inc.	Stubblebine Co.	18 Dorrance St. Charlestown, MA	—	28,750 sf	Ind.	L
P6/Saracen 2 Oliver R.E.	Cushman & Wakefield	Peregrine Energy Group	Avison Young	2 Oliver St. Boston	—	3,337 sf	—	L
Captiva, LLC	The Geenty Group	Parks & Pearson, Attys. at Law	The Geenty Group	765 East Main St. Branford, CT	—	1,500 sf	Off.	L
—	NAI Hunneman	CertiFit	—	Rte. 1 Walpole Park South Bldg. 8 Walpole, MA	—	29,622 sf	Whse.	L
—	NAI Hunneman	PSS World Medical	—	Rte. 1 Walpole Park South Bldg. 8 Walpole, MA	—	47,606 sf	Distribution	L
—	NAI Hunneman	Keefe Commissary Network	—	Rte. 1 Walpole Park South Bldg. 8 Walpole, MA	—	30,242 sf	Whse.	L
Wakefield Investments	Stebbins Comm'l. Props.	Lindenmeyr Munroe	Cushman & Wakefield of N.H.	34A Londonderry, Rd. Londonderry, NH	—	40,000 sf	Off/ Whse.; Dist./R&D	L
—	Shea Com'ml.	Trolley Lane, LLC	Goodnow R.E. Services	22 Trolley Ln. Salem, NH	\$495,000	6,000 sf	Ind./ Off.	S
—	Timothy Kwekel	Plantation Products	M. Donahue Assoc., Inc.	35 United Dr. W. Bridgewater, MA	—	378,000 sf	Whse.	L