

BRA, Stubblebine Broker Sale of 10,000SF Property

WINCHESTER — A 10,000-sf commercial building here at 33 East St. has changed hands following its recent \$855,000 purchase by Ceramic-To-Metal Seals. The transaction was negotiated by Jeremy Freid and Adam Meixner of Boston Realty Advisors on behalf of the seller, while Micah Stubblebine of the Stubblebine Co./CORFAC International was broker for the Melrose firm that will occupy 33 East St. for its own operations. Northern Bank & Trust financed the purchase with a \$684,000 mortgage.

“It was a good deal,” Meixner says this week after the opportunity generated a number of serious offers, primarily from local players. It is unclear when the new buyer will be in the property, but Meixner says the process was efficient and provided value for both parties. Constructed in 1969, 33 East St. sits on a 31,000-sf lot and last sold for \$610,000 in April 1991 to EB Associates LP.

Billerica Property Leases 35,000 SF to Conn. Firm

BILLERICA — Burgess Properties Inc. of Malden this week announced its participation in a lease of 35,000 sf at 159 Rangeway Rd. in Billerica. Advanced Delivery Systems of Westport, CT, is consolidating its two existing Massachusetts distribution operations in Littleton and Wilmington to the strategically located Billerica building that is owned by the Hampshire Cos. of Morristown, NJ.

ADS was represented by Burgess Properties principals Phillip Burgess and Stephen Nohrden. CBRE/New England principal David Corkery acted on behalf of the landlord, an experienced owner and operator of commercial property.

Terms of the lease were not provided. Burgess Properties is a full-service commercial brokerage company specializing in the sale and leasing of office, industrial and mixed-use assets. Based in Boston, CBRE/NE is part of the global CB Richard Ellis network. The firm is exclusive leasing agent at 159 Rangeway Rd.

5,000-SF Property Sold By O'Brien Commercial

WESTBOROUGH — O'Brien Commercial Properties broker David Curley recently represented both parties in the \$450,000 sale of a 5,018-sf office building at 71 Fisher St. The property is 100 percent leased to Global Distribution.

Curley took the assignment on for owner Avidia Bank, and also procured the buyer for the asset, Michael Murphy of the Murphy Insurance Agency. The single-story building features efficient space and plentiful parking in a picturesque setting and one of suburban Boston's most vibrant office markets. As part of the deal, Avidia Bank provided \$360,000 in financing. The lender had taken the property back last April through foreclosure. ■

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