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## Real Estate Roundup, Week of June 14, 2015



1484 Highland Ave., Cheshire

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16 Business Park Drive, Branford

- Phil Barber, commercial associate of Pearce Real Estate's North Haven Commercial office, has sold 556 Washington Ave., North Haven. The second floor of the 15,600-square-foot, 2-story building will be used by the new owner-investor for his investment company. He will lease the

remainder. The SARAH Foundation has occupied the first floor for three of its current ten-year lease. Barber represented the seller; OR&L presented the buyer.

- Avison Young commercial real estate services completed a new 15,000-square-foot long-term lease at Cambridge Hanover's 100 Trap Falls Road in Shelton with Microphase Corporation, a leading radio frequency and microwave filter manufacturer. Sean Cahill, Avison Young principal and managing director of the firm's Fairfield/Westchester office, and Senior Vice-President William Anson represented Cambridge Hanover in the transaction, while Roger Ludwig of Pyramid Real Estate Group represented the tenant.

- Colonial Properties Inc. Senior Vice President Fred A. Messore has completed the sale of two significant redevelopment properties in West Haven. The first, 513 Sawmill Road, a 1.61-acre lot, was sold by Walmart Realty to McDonald's-USA LLC for \$1,100,000. The buyer constructed a new prototype 4,200-square-foot McDonald's restaurant. Messore was the sole broker in the transaction for his representation of McDonald's USA LLC. Messore was also the sole broker in the sale of an assemblage of six properties along Orange Avenue in the Allingtown section of West Haven. The central property sold was the Carroll Cut Rate Furniture building and included several other abutting parcels, totaling almost 50,000 square feet of building space on 2 acres of land, the total sale price was \$1,500,000. Messore represented the buyer, Forest Cove LLC, which plans on renovating the Carroll Cut Rate building and creating a new mixed-use development called The Atwood, which will include 7,500 square feet of retail space and 30 market rate "loft style" apartment units.

- Eileen M. Russell, commercial associate in Pearce Real Estate's Milford Office, has successfully negotiated a lease for a 2,038-square-foot office and warehouse space at 338 New Haven Ave., Milford. Russell represented both the lessor and the lessee in the transaction. The lessee is OLM LLC of Trumbull, an operator of Web services since 1996. The lessor is the Diamond Realty Group of Bridgeport.



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- O,R&L Commercial LLC announces the lease of 16 Business Park Drive, Branford. The 30,000-square-foot building was leased to the Thimble Island Brewing Co. Tim McMahon of O,R&L Commercial represented Thimble Island Brewing Company in the transaction.

- A New Jersey-based company that serves that trucking and heavy equipment industries has leased 4,244 square feet of space at 65 Woodmont Road in Milford. S&F Radiator, open since 1973, is based in North Bergen, New Jersey, and specializes in servicing radiators, condensers, air coolers and other components of trucks and industrial machines. The company has signed a three-year lease at the Woodmont Road site. Jeremy Rosner of Levey Miller Maretz represented the landlord, Investment Planners Associates LP. Ken Ginsberg of NAI Elite represented the tenant.

- O,R&L Commercial LLC has announced the sale of 800 Corporate Row in Cromwell, with O,R&L representing both sides of the transaction. Frank Hird, SIOR who works out of O,R&L's Branford location, represented the seller, Buhl Land East, IV LLC; Bob Gaucher, CCIM, SIOR who works out of O,R&L's Rocky Hill location, represented the buyer, Matthew Esler. The 12,750-square-foot flex building has 4 drive-in doors and 2 loading docks. The buyer will use the building for a marketing and sales office and a distribution hub for doors and windows for Renewal by Anderson. The property sold for \$1,050,000.

- The Cheshire Performing Arts Academy has leased 3,725 square feet of space in town at 1484 Highland Ave., in a deal brokered by Levey Miller Maretz. Lisa Audette-Bova of Levey Miller Maretz represented the property owner, James Amato, in the deal. Gaetano Marra of Keller Williams represented the tenant. The Cheshire Performing Arts Academy leased the space for five years.

- DHL Electrical Services has leased a 1,400-square-foot garage at 109 Sanford St. in town. The company specializes in commercial electrical fit-outs, alarm systems, security cameras and other electrical components for businesses. Lisa Audette-Bova of Levey Miller Maretz represented the tenant as well as the landlord, Devonshire LLC.

- New tenants have leased office space at 200 State St. in North Haven to conduct clinical social work, in a deal brokered by Levey Miller Maretz. Alexis Munson and Stephen J. Hoffer leased the 1,231-square-foot space. Lisa Audette-Bova represented the tenants. Joel Nesson of Press Cuozzo Realtors represented the landlord, Gabriel Zurolo.

- O,R&L Commercial LLC has announced the sale of 891 Boston Post Road in Madison. Frank Hird, SIOR of O,R&L Commercial represented the seller, Banc Building LLC and the buyer was represented by Bonnie McManamy of William Pitt Sotheby's. The 2,240-square-foot office building sold for \$614,000. The seller's attorney was Michael Iacurci, Esq. of Madison and the buyer's attorney was Alexander Tighe, Esq. of Old Saybrook.

- O,R&L Commercial LLC has announced the lease of 71 Wall St. in Madison. O,R&L Commercial in Branford represented both sides of the transaction with Frank Hird, SIOR representing the landlord, Davis Realty LLC, and Rich Guralnick, CCIM representing the tenant, Aria Derm Spa. The 3,120-square-foot, high-end, two-story building was constructed in 2007 and is in the process of being renovated for the new tenant. Aria Derm Spa owner and operator Dr. Lisa Donofrio "looks forward to building this practice on the shoreline and providing safe and effective cosmetic medical treatments in a beautiful, luxurious and comfortable facility," according to a release.

- CBRE Group Inc. has announced that Jeffrey Dunne and Steven Bardsley of CBRE's Institutional Properties team negotiated the \$16,730,000 sale

of 6 Armstrong Road in Shelton, on behalf of an entity controlled by Marcus Partners Inc. The team also was responsible for procuring the buyer, New York based Windsor Management Corp. The building is an 87 percent leased, 163,287-square-foot Class A office building. A \$2.2 million capital investment program was recently completed at the property, which included HVAC, restrooms, lobby and common area upgrades as well as expanded parking.

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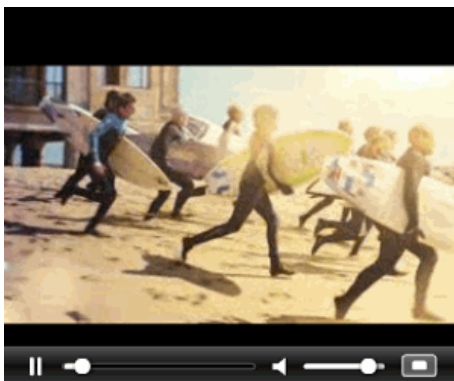
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