



THE
STUBBLEBINE
COMPANY

CORFAC INTERNATIONAL

Q4

2008 REAL ESTATE REPORT

“Often the difference between a successful man and a failure is not one’s abilities or ideas, but the courage one has to bet on his ideas, to take a calculated risk — and to act.”

—Maxwell Maltz
Surgeon

The Stubblebine Company/CORFAC International sold a 183,865 s.f. industrial property on 17.2 acres at 8 Cotton Road, Nashua NH for \$5,500,000 to RPM

Strategically located less than one mile from Route 3 (The Everett Turnpike) and Route 101A on the Massachusetts and southern NH border, 8 Cotton Road, Nashua, NH is a first class office and warehouse property. Originally built for Indian head Millwork in 1971 and later



purchased by Digital Equipment Corporation in 1978, the building has been owned and operated by Hewlett Packard since 2002. The building has 18’ clear height, 508 parking spaces, and eight (8) loading docks.

The Stubblebine Company/CORFAC International represented Celestica Corporation in recent 45,600 s.f. transaction with ND Hale Street, LLC at 121 Hale Street, Lowell, MA



A quality industrial/flex facility located off the Lowell Connector, just minutes from the junction of I-495 and Route 3. The 45,600 s.f. of available space was renovated in 2001 and includes approximately 7,000 s.f. of office space. The Stubblebine Company/CORFAC

International represented Celestica Corporation in the termination of their lease at the property.

The Stubblebine Company/CORFAC International sells 20-24 Dana Road, Oxford, MA, a 74,600 s.f. property, for \$2,400,000 to Chase Corporation

According to James Stubblebine, “After an extensive search throughout Massachusetts and New Hampshire, Chase Corporation chose this property because of its outstanding access to all of New England and its large lot size which will allow significant future expansion. The Buyer will use the site to expand their national diversified manufacturing business.”



One Cranberry Hill, Suite 103
Lexington, MA 02421
781-862-6168

www.stubblebinecompany.com

The Stubblebine Company is a commercial real estate firm seeking win/win real estate brokerage opportunities in the New England region.





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A publication of The Stubblebine Company providing updates on market trends, recent transactions, and real estate opportunities in the Greater Boston area.

The Stubblebine Company currently has over 60 Exclusive listings for sale or lease.

For a complimentary market analysis of your property or to discuss your company's real estate requirements, please contact one of our real estate consultants:

David Stubblebine

david@stubblebinecompany.com

James Stubblebine

james@stubblebinecompany.com

Micah Stubblebine

micah@stubblebinecompany.com

Alan Ringuette

alan@stubblebinecompany.com

Ellen Garthoff

ellen@stubblebinecompany.com

Don Humpton

don@stubblebinecompany.com

Featured Listings

AVAILABLE FOR SALE OR LEASE

400 Charter Way
Billerica, MA

Building Size:	57,000 s.f. +/-
Building Available:	57,000 s.f. +/-
Clear Height:	23' 4"
Land Area:	8.07 acres
Type of Property:	Industrial
Sale Rate:	\$3,300,000 or \$58 psf
Lease Rate:	\$5.50/s.f. n3



Market Statistics

Dramatic Decline in Boston Area Investment Sales

Sales for the first 8 months in 2007 vs. 2008:

	2007	2008
Apts.	\$1,244,403,688	\$313,360,834
Hotel	\$1,419,350,951	\$217,924,025
Industria	\$1,113,576,653	\$442,216,532
Office	\$8,422,159,307	\$659,577,052
Retail	\$1,501,114,992	\$301,297,427

Source: Real Capital Analytics LLC

WAREHOUSE SPACE FOR LEASE

1 Burlington
Wilmington, MA

Entire Complex:	440,000 s.f.
Available Space:	32,400 s.f.
Type:	Industrial
Loading:	Multiple docks
Ceiling Height:	18' clear

