

Q1



THE
STUBBLEBINE
COMPANY

CORFAC INTERNATIONAL

2009 REAL ESTATE REPORT

“In Great Attempts,
It Is Glorious
Even To Fail.”

—Vince Lombardi

The Stubblebine Company/CORFAC International represented the Buyer, Granite State Concrete LLC, and the Seller, Fletcher Granite Company LLC, in the \$6,000,000 sale of an historic 119 acre parcel at 534 Groton Road, Westford, MA

As an historic landmark that defined the quarry and fabrication of fine granite products in Boston for over 130 years, 534 Groton Road, Westford, MA, a 119 acre site, produced the impressive Chelmsford Grey granite that was chosen long ago to build University Hall at Harvard University and Quincy Market. The columns for Quincy Market were hauled to a landing in Chelmsford by 22 oxen then loaded on a barge and sent in to Boston via canal. This outstanding parcel has been purchased for \$6,000,000 by neighboring Granite State Concrete, LLC, “an entity that now has immediate access to raw materials, equipment, 4 buildings and expansion,” according to James Stubblebine.



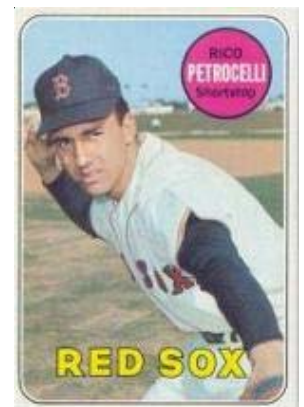
The Stubblebine Company/CORFAC International brokered a 152,000 SF transaction at 163 Pioneer Drive, Leominster, MA

AIS Development, Inc., based in Framingham, MA, purchased 163 Pioneer Drive, Leominster, MA, a 152,000 s.f. single story industrial building. The Stubblebine Company/CORFAC International represented both AIS and AP Realty, the seller, in the transaction. The property, a rail served, single story manufacturing facility on 13.3 acres, is fully leased to three (3) tenants. According to David Stubblebine, “AIS made an astute decision to purchase a well located, multi-tenant asset for a price significantly below replacement cost.”



Rico Petrocelli, Red Sox Hall of Famer, speaks at Stubblebine Business Breakfast

Rico Petrocelli was voted into the Red Sox Hall of Fame in 1997. He started in the 1967 and 1969 All-Star Games, and was known as one of the league’s best fielders for over a decade. In 1969, Petrocelli set the American League record for home runs by a shortstop (40) and tied the record for fewest errors by a shortstop. Rico played in the 1967 and 1975 World Series. Rico spoke eloquently and passionately about how his strong faith positively impacts his life.



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.



One Cranberry Hill, Suite 103
Lexington, MA 02421

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 50 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

Phil Masterson

phil@stubblebinecompany.com

Market Statistics*

Suburban Boston Market Report
First Quarter 2009

	Industrial Market	Office Market
Vacancy Rate	11.8%	10.7%
Net Absorption	-1,295,080 s.f.	-2,073,062 s.f.
Rental Rate	\$6.94 per s.f.	\$23.28 per s.f.

* Information provided by 

Information contained herein was obtained from third parties, and it has not been independently verified by The Stubblebine Company. Buyer/tenants should have their choice to inspect the property and verify all information. Real estate brokers are not qualified to act as or select experts with respect to legal, tax, environment, building construction, soil-drainage or other such matters.

Featured Listings

AVAILABLE FOR SALE OR LEASE

60 Newark Street
Haverhill, MA

Building Size: 103,270 s.f. +/-

Building Available: 103,270 s.f. +/-

Clear Height: 20'

Land Area: 6 acres with Lease

Type of Property: Industrial

Sale Rate: \$4,350,000

Lease Rate: \$3.95/s.f. n3



AVAILABLE FOR SALE OR LEASE

100 Adams Street,
Clinton MA

Entire Complex: 344,000 s.f.

Available Space: 25 - 80,000 s.f.

Type: Industrial

Loading: 24 docks

Ceiling Height: 32' Warehouse

Column Spacing: 40' x 50'

Lease Rate: \$4.75/s.f. n3

