

# Q2



THE  
STUBBLEBINE  
COMPANY

CORFAC INTERNATIONAL

## 2009 REAL ESTATE REPORT

“Security is mostly

a superstition. It does not exist in

nature...

Life is either a daring

adventure or nothing.”

— Helen Keller

### **The Stubblebine Company/CORFAC International represented the buyer in a \$5,266,500 sale in Attleboro, MA**

An affiliate of First American Realty, Inc. purchased Building 12, a 213,000 s.f. facility, and Building, 5, a 5,650 s.f. building, in the Attleboro Corporate Campus for \$5,266,500 from Preferred Unlimited, Inc., based in Conshohocken, PA. Formerly owned and occupied by Texas Instruments, the Attleboro Corporate Campus is a 300 acre mixed-use office/industrial campus near Interstate 95 in Attleboro, MA. According to David Stubblebine, “First American Realty, Inc. made an astute decision to buy a great asset in an outstanding campus at a price far below replacement costs.”



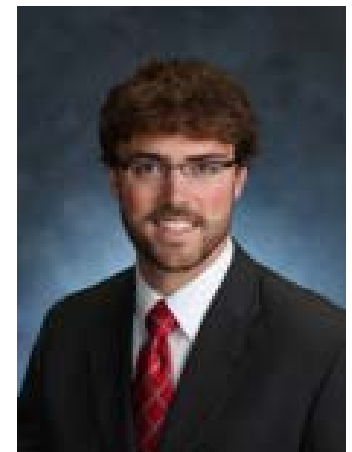
### **The Stubblebine Company/CORFAC International represented KS Partners in a 23,000 SF lease in Billerica, MA**



The Stubblebine Company/CORFAC International represented KS Partners in the transaction of 47 Manning Road, Billerica, MA, a premium Office/R&D/Lab building with many outstanding features including a built-out clean room and keycard security access. The property is beautifully landscaped and easily accessible from Route 3 and I-95. According to Micah Stubblebine, “This Tenant will benefit from some valuable clean room infrastructure, while the Landlord has added a significant new Tenant.”

### **New Broker, Phil Masterson, joins The Stubblebine Company/CORFAC International**

Since joining The Stubblebine Company in 2009, Phil has been involved in developing the company’s presence south of Boston in the I-95, Route 24, and Route 3 markets from Route 128 to I-495. Phil engages in selling and leasing of industrial properties. He is responsible for establishing and maintaining client relationships, market analysis, and negotiations. Phil attended Gordon College in Wenham, MA where he earned a B.A. in International Business and a B.A. in Economics. During College, Phil played Lacrosse all 4 years serving as Captain his junior and senior year. Prior to joining the company, Phil hiked the Appalachian Trail in its entirety with his brother.



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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 50 Exclusive listings for sale or  
lease.

For a complimentary market analysis of  
your property or to discuss your company's  
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**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**

45 Saratoga Boulevard  
Devens, MA

Building Size: 140,318 s.f.

Warehouse: 130,000 s.f.

Office: 10,318 s.f.

Year Built: 1998

Clear Height: 41'10" - 46'

Land Area: 12.75 Acres

Type of Property: Industrial



**AVAILABLE FOR SALE OR  
LEASE**

20 Alice Agnew Drive  
North Attleboro, MA

Building Size: 44,450 s.f.

Office Space: 25,600 s.f.

Lot Size: 4 + Acre

Parking: 90 Spaces

Loading: 3 Tailboard; 1 Drive-in

Ceiling Height: 10' - 22'

Sale Price: \$3,600,450 (\$81 s.f.)

Lease Rate: Market

