

Q3



THE
STUBBLEBINE
COMPANY

CORFAC INTERNATIONAL

2009 REAL ESTATE REPORT

“The real secret of success is enthusiasm. Yes, more important than enthusiasm, I would say excitement. I like to see people get excited. When they get excited, they make a success of their lives. You can do anything if you have enthusiasm.”

— Walter Chrysler

“Enthusiasm is more important than intelligence.”

— Albert Einstein

The Stubblebine Company/CORFAC International sells 182 Chelmsford Street, Lowell, MA for \$2,165,000

The Stubblebine Company/CORFAC International represented both the buyer, Lowell Central Electric Co. Inc., and the seller, Robert Jervis, in the \$2,165,000 sale of 30,000 s.f. of industrial building at 182 Chelmsford Road, Lowell, MA. Located close to the intersection of I-495 and Route 3, the building sits on 1.72 acres of industrial zoned land.



According to James Stubblebine, “After an extensive search, Lowell Central Electric Co., Inc., an entity that holds critical electrical contracts in the Boston metro area, chose this site because it allowed the company to expand its facilities while retaining its work force location in the Lowell area.”

The Stubblebine Company/CORFAC International negotiates a 5 year lease on behalf of API, Inc. at 21 Northwestern Drive Salem, NH

The Stubblebine Company/CORFAC International represented Dennesen Industrial, LLC, the Landlord, and API, Inc., the Tenant, in the lease of 27,500 SF at 21 Northwestern Drive, Salem, NH, a two-story Flex/R&D/Industrial building built in 1996. API, Inc.’s TEMPEST products have been safeguarding classified and sensitive



information for the U.S. Intelligence Community and its allies for over 30 years. Dennesen Industrial, LLC is a manufacturer and distributor of golf equipment. According to Ellen Garthoff, “This lease provides a strategic new location in the New England area for API, Inc., whose headquarters is in Maryland.”

Fenel Eloi, CEO and CFO of Cell Signaling Technology, speaks at Stubblebine Business Breakfast

Mr. Fenel M. Eloi is the Chief Operating Officer and Chief Financial Officer of Cell Signaling Technology (CST). Established in Beverly, MA in 1999, CST is one of the fastest growing privately owned companies in Massachusetts and has over 260 employees. The company is dedicated to providing innovative research tools that are used to help define mechanisms underlying cell function and diseases, including cancer, diabetes and neurodegenerative diseases. Mr. Eloi spoke about how his faith has positively impacted his life.



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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 70 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
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Market Statistics*

Suburban Boston Market Report
Third Quarter 2009

	Industrial Market	Office Market
Vacancy Rate	12.0%	11.2%
Net Absorption	-1,310,353 s.f.	-1,557,421 s.f.
Rental Rate	\$6.63 per s.f.	\$22.75 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

900 Middlesex Turnpike, Bldg. 4
Billerica, MA

Building Size: 94,174 s.f.

Available Space: 94,174 s.f.

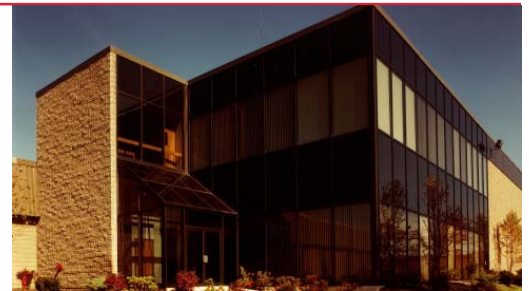
Year Built: 1979

Clear Height: 33' 6"

Land Area: 4.47 Acres

Type of Property: Flex

Lease Rate: Market



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 + Acres

Parking: 90 Spaces

Loading: 3 Tailboard; 1 Drive-in

Ceiling Height: 10' - 22'

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

Lease Rate: Market

