



THE
STUBBLEBINE
COMPANY

CORFAC INTERNATIONAL

Q4

2009 REAL ESTATE REPORT

“I was always told that I was too small, too skinny, too slow, not tough enough, and I never, ever believed what people told me”

— Joe Thiesman,
football player

“Without the element of uncertainty, the bringing off of even the greatest business triumph would be dull, routine, and eminently unsatisfying.”

— J. Paul Getty,
industrialist

The Stubblebine Company/CORFAC International represented the Landlord, Leewood Realty Trust, in the lease of 38,280 SF of modern industrial space to Fulfillment Print and Mail Solutions, Inc. at 60 Newark Street, Haverhill, MA

The Stubblebine Company/CORFAC International represented both the Landlord, and directly procured the Tenant, in the long term lease at 60 Newark Street, Haverhill, MA. Located close to I-495 with close proximity to both I-93 and I-



95, 60 Newark Street, Haverhill, MA is a 104,000 s.f. industrial building on 7 acres of industrial land. Formed in 1993, Fulfillment Print and Mail Solution, Inc. is a recognized global provider of direct marketing and fulfillment services in businesses of all sizes and throughout all industries. According to James Stubblebine, “Fulfillment Print chose 60 Newark Street after an extensive search because it offered quality manufacturing and distribution space at a very reasonable rate.” A number of upgrades to the property have recently been completed including upgrades to the fire and safety system, new lighting, heating system, and windows. 65,000 s.f. of modern industrial space is still for lease.

The Stubblebine Company/CORFAC International and Cresa Partners lease 17,411 SF in Westford, MA

The Stubblebine Company/CORFAC International represented Landlord, Ryan Development in a 17,411 s.f. lease at 5 Lyberty Way, Westford, MA. The tenant Artel Video Systems, was represented by David Ross of Cresa Partners. Artel Video Systems develops, manufactures, and markets high performance broadcast quality video transport hardware. Ryan Development purchased the property recently and is well on its way to successfully leasing out the entire facility. Located close to I-495 with numerous nearby amenities, the property is an attractive 40,904 s.f. Office/R&D facility.



Manufacturing Continues to Climb: Growth is Sustainable

Reports from the Institute for Supply Management as well as a private trade group have indicated expansion in the nation’s manufacturing, which is expected to help sustain an economic recovery and promote job creation. However, a separate report on construction indicated that activity fell in November for the seventh month in a row as spending on both residential and commercial projects declined. Still, manufacturing around the world has shown growth. In Europe, the manufacturing rate of the 16 countries that use the euro experienced a 21-month high and the manufacturing index for Britain rose to a 25-month high.

Condensed from a report by Christopher S. Rugaber, Associated Press | January 5, 2010

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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 of our real estate consultants:

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Market Statistics*

Suburban Boston Market Report
Fourth Quarter 2009

	Industrial Market	Office Market
Vacancy Rate	12.0%	11.1%
Net Absorption	-361,832 s.f.	543,627 s.f.
Rental Rate	\$6.39 per s.f.	\$21.26 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

50 Fuller Avenue
Attleboro, MA

Building Size:	41,792 s.f.
Office Space:	3,520 s.f. (2007)
Rail:	CSX
Roof:	Replaced in 2007
Year Built:	1973
Clear Height:	25'
Land Area:	7.3 Acres
Type of Property:	Industrial Warehouse
Sale Price:	\$2,195,000



AVAILABLE FOR LEASE

100 Adams Street
Clinton, MA

Building Size:	344,000 s.f.
Available Space:	80,000 s.f. will subdivide to 25,000 s.f.
Parking:	175 Spaces
Loading:	24 docks with seals and mechanical levelers
Ceiling Height:	32'
Lease Rate:	Market

