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THE
STUBBLEBINE
COMPANY

CORFAC INTERNATIONAL

2010 REAL ESTATE REPORT

“Tell it to your children, and let your children tell it to their children, and their children to the next generation.”

— Joel 1:3 NIV

“When I work 14 hours a day, seven days a week, I get lucky.”

— Armand Hammer,
Entrepreneur

The Stubblebine Company/CORFAC International represented the Landlord, National Industrial Portfolio Borrower, LLC, in the 6 year lease renewal of 86,415 SF of state-of-the-art warehouse space at 100 Adams Street, Clinton, MA

The Stubblebine Company/CORFAC International represented the Landlord, National Industrial Portfolio Borrower, LLC, while Bruce Levine of Equity Industrial Partners represented the Tenant, Rotman Furniture, in a 6 year lease renewal at 100 Adams Street, Clinton, MA. Located close to I-190 and Rt. 2, 100 Adams Street in Clinton is one of the few state-of-the-art warehouse facilities designed for bulk distribution in the Central MA area. The warehouse facility has wide bay spacing, 32' clear height and 24 loading docks.



According to James Stubblebine, “Fulfillment Print chose 100 Adams Street, Clinton, MA after an extensive search because it offered quality warehouse/distribution space in an excellent location.”

The Stubblebine Company/CORFAC International represented Chemineer in a 30,000 SF lease renewal at 125 Flagship Drive, North Andover, MA

Chemineer Inc., a division of Robbins & Meyers Inc., based in Dayton, OH, has renewed their 30,000 sf lease in a modern office and manufacturing space in North Andover, MA. According to Mark Raymond, General Manager of Chemineer, “After an exhaustive search, we decided to renew our lease in North Andover, MA because this building is ideally suited for our operation. It is the modern office space, heavy power, and crane system that we require for our operation.” Chemineer is a world leader in manufacturing mixing equipment for the chemical, medical, and other industries. They will use the space as a welding operation. James and David Stubblebine of The Stubblebine Company/CORFAC International represented the Tenant in lease negotiations and Robert Webster represented the ownership.



Dana Barros, Basketball Legend, speaks at The Stubblebine Company Business Breakfast

Mr. Dana Barros is a media relations consultant for the Boston Celtics and serves as a ‘basketball insider’ for NESN offering analysis and insight on the NBA. Dana founded the Barros Foundation, a non-profit organization with the mission, “We teach sports in the arena of life.” Dana delivered an upbeat message that encouraged people of all ages to strive to take risks and pursue their dreams.



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 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:

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 2010

	Industrial Market	Office Market
Vacancy Rate	12.1%	11.2%
Net Absorption	-641,132 s.f.	-523,891 s.f.
Rental Rate	\$6.32 per s.f.	\$21.12 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 LEASE

3 Riverside Drive
Andover, MA

Building Size:	89,373 s.f.
Ceiling Height:	14'
Loading:	4 Tailbord Height Loading Docks
Year Built:	1987
Parking:	316 Spaces
Power:	277 - 480 Volt 3 Phase
Elevator:	4 Elevators
Lease Rate:	\$15.75 gross net of electricity



AVAILABLE FOR LEASE

121 Webster Avenue
Chelsea, MA

Building Size:	73,690 s.f.
Available Space:	Warehouse: 63,320 s.f. Office: 5,000 s.f.
Parking:	170 Spaces
Loading:	Eight (8) Loading Docks with Two (2) Levelers
Ceiling Height:	24'
Lease Rate:	\$5.95 s.f n3

