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THE
STUBBLEBINE
COMPANY

CORFAC INTERNATIONAL

2010 REAL ESTATE REPORT

“I have not failed. I’ve just found 10,000 ways that won’t work.”

— Thomas Edison,
Inventor

“The most difficult thing is the decision to act; the rest is merely tenacity. The fears are paper tigers. You can do anything you decide to do.”

— Amelia Earhart,
Aviator

The Stubblebine Company/CORFAC International completes \$7.1 M sale of 7 Buildings (total 500,500 s.f.) and 5 Land Sites (total 207 acres) in former Texas Instruments Campus in Attleboro, MA

During the 14 months from 2009 March until 2010 May, The Stubblebine Company/CORFAC International, the exclusive agent on the project representing Preferred Real Estate Investments, Inc. in PA, sold a total of 7 buildings and 5 land sites (totaling 500,500 s.f. and 207 acres) in the Attleboro Corporate Campus, the former New England headquarters for Texas Instruments. These buildings include: 525 Pleasant St., 533 Pleasant St., 50 Perry Ave., 527 Pleasant St., and 34 Forest St.



Brokers handling these transactions include David Stubblebine, James Stubblebine, Don Humpton, and Phil Masterson. According to Don Humpton, “The buyers made astute decisions in their purchases of these properties at far below replacement costs. The Attleboro Corporate Campus remains an outstanding location.” In 2009, The Stubblebine Company/CORFAC International ranked among Boston’s Top Brokerage firms based on sales transaction volume. Most recently, the Stubblebine Company/CORFAC International represented both the buyer, First American Realty, and the seller, PPreferred Real Estate Investments, Inc. in the \$925,000 sale of 34 Forest Street, Building 1, along with two land sites totaling 180 acres all located in the Attleboro Corporate Campus.

The Stubblebine Company/CORFAC International represented Agilitron, LLC, the buyer, in the \$4.5M purchase of 15 Presidential Way, Woburn, MA, a 79,900 s.f. first class Flex/Industrial on 6.64 Acres

David Stubblebine and James Stubblebine of The Stubblebine Company/CORFAC International represented Agilitron, LLC, the buyer, in the \$4.5M purchase of 15 Presidential Way, Woburn, MA, a 79,900 s.f. first class Flex/Industrial building situated on 6.64 acres, built in 1996 with a 23’ clear height High Bay Warehouse, from Ames



Realty Trust, the buyer. Agilitron is an innovator and manufacturer of photonic products for optical communication, sensor, security, medical/environmental, instrumentation, aerospace, and defense applications.

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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.



The Stubblebine Company/CORFAC International and Jones Lang LaSalle broker the \$2M sale of 45 Nagog Park, Acton, MA to River of Life Christian Church of Boston

Ellen Garthoff of The Stubblebine Company/CORFAC International represented the buyer, River of Life Christian Church of Boston, in the \$2M sale of 45 Nagog Park, Acton, MA. The seller, Nagog Park, LLC, was represented by Tamie Thomson and Tyler Spring of Jones Lang LaSalle. This first class office/Flex/R&D facility, built in 1984 and renovated in 1997, was formerly occupied by Corning Life Services and will become a hub of global worship, training and Christian fellowship for River of Life Christian Church of Boston. According to Ellen Garthoff, "The buyer's heartfelt desire is to have God be glorified in this region."



Featured Listings

AVAILABLE FOR SALE OR LEASE

165 Lexington Road
Billerica, MA

Building Size:	80,000 s.f.
Ceiling Height:	10.5 - 11.5'
Loading:	4 Doors w. Levelers; two on each floor
Year Built:	1982
Parking:	371 Spaces, 46 Covered
Elevator:	One 3000 lb Passanger Elevator
Lease Rate:	\$7.95 s.f. n3



AVAILABLE FOR SALE OR LEASE

57 John Dietsch Square
North Attleboro, MA

Building Size:	104,000 s.f.
Available Space:	Office: 30,000 s.f. Mfg. Space: 74,000 s.f.
Parking:	300 Spaces
Loading:	Four tailboard docks with one drive in door
Ceiling Height:	9'
Lease Rate:	\$5.95 s.f n3



The Stubblebine Company currently has over 80 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
Second Quarter 2010

	Industrial Market	Office Market
Vacancy Rate	11.8%	11.3%
Net Absorption	+279,071 s.f.	-229,799 s.f.
Rental Rate	\$6.25 per s.f.	\$21.49 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.