



SUMMER 2020

A Stubblebine
Company
Offering

OUR VISION YOUR FUTURE

Boston Commercial Real Estate Report

“Every person who wins in any undertaking must be willing to burn his ships and cut all sources of retreat. Only by so doing can one be sure of maintaining that state of mind known as a burning desire to win, essential to success.” Napoleon Hill

State of the Greater Boston Industrial Market

David Stubblebine, Principal

Notwithstanding the 33% US annualized second quarter GDP decline, the Greater Boston area Industrial CRE Market has showed remarkable resiliency. Propelled by an immediate increase in demand from Amazon and other e-Commerce firms, warehouse/distribution vacancy, at 3.8%, is approaching historic lows. The pandemic has markedly impacted the need for delivery services. As a result, warehouse/logistics leasing activity increased 97% to just over 1.6 MSF between the first and second quarter of 2020. Average rents in the warehouse/distribution sector equate to \$10.40 NNN.



Amazon has been extremely aggressive in its expansion in the Boston metro area; they have executed leases for distribution space in Braintree, Roxbury, Dedham, Gloucester, Everett, Stoughton and Fall River; totaling over 1.7 M SF. In addition, Amazon has the 3.6M SF former Lucent facility in North Andover under contract, which represents the largest industrial building in MA.

While the traditional retail, CBD, office and hotel sectors have been decimated since the onset of the pandemic, cold storage, self-storage, data centers, life sciences and the robotics industry have also all performed well. It is essentially a “Tale of Two Cities” whereby much of the demand that has evaporated in the sectors that are ailing has been shifted to other components of the market, most notably distribution/logistics, which are reaching new heights.

DID YOU KNOW?

The Greater Boston Area has a number of America's firsts! The first lighthouse was built on Little Brewster Island and the first subway system in the nation was the Tremont St., Boston station. The first chocolate factory was built in Dorchester along with the first elementary school. Revere is home to the first and oldest public beach.

Interesting Boston Facts:

- Happy Hour is illegal
- The biggest art heist in America took place in Boston
- Molasses once killed 21 people

THE STUBBLEBINE COMPANY 2ND QUARTER TRANSACTIONS

25 Almeida Ave., East Providence, RI
116,5620 s.f. | Sold for \$4M



Seller: 25 Almeida LLC
Buyer: Future Foam

11 Mear Road., Holbrook MA
98,250 s.f. Leased



Landlord: Holbrook Property Owner, LLC
Tenant: Northern Container Corporation



“
Freedom is never
more than one
generation away
from extinction.”
Ronald Reagan



CONTINUED: TSC 2ND QUARTER TRANSACTIONS

31,117, and 131 Tosca Drive, Stoughton MA
78,000 s.f. | Sold for \$4.2M



Seller: Tosca Drive LLC
Buyer: Tosca Drive Stoughton LLC

12 Latti Farm Rd., Millbury, MA
50,000 s.f. | Sold for \$9.7M



Seller: 12 Latti Farm Road, LLC
Buyer: CoGrow Group or Nominee

INDUSTRY NEWS: 1031 EXCHANGE THREATENED!

Joe Biden, the Democratic Presidential nominee, stated recently that if elected President, he will eliminate the 1031 exchange law, which allows investors to re-invest the proceeds from the sale of an asset into another asset without paying taxes on the capital gain. While The Stubblebine Company does not have an official stance regarding the upcoming Presidential election, it does vehemently object to the notion of eliminating the 1031 exchange. Without the 1031 exchange provision, the volume of CRE transactions would decline precipitously, which would adversely affect sellers, buyers, brokers and the economy in general.

For a complimentary
market analysis of your property or
to discuss your company's real estate
requirements, please contact one of
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FEATURED LISTINGS

FOR SALE OR LEASE

10 Iron Horse Drive, Bedford NH
Total Size: 157,336 s.f.
Available Space: 157,336 s.f.
Land: 9.76 acres
Building Type: Industrial
Clear Height: 18'- 28'
Status: For Sale or Lease

FOR LEASE

53 Millbrook Street, Worcester MA
Total Size: 123,548 s.f.
Available space: 123,548 s.f.
Land: 4.72 acres
Building type: Manufacturing
Clear Height: 21'8"
Status: For Lease

Now to Him who is able to do exceedingly abundantly above all that we
ask or think, according to the power that works in us. Ephesians 3:20