



## **Attivissimo of Greiner Maltz brokers \$2.995 million sale of 35,000 s/f facility; Represented seller and procured broker for buyer**

December 12, 2011 - Front Section

When 245 Oser LLC needed a new facility for their packaging operation, they found it in their own backyard. Tom Attivissimo, CCIM of Greiner Maltz Co., of LI, Inc. introduced 245 Oser Ave. to them. This 35,000 s/f former plastic mold manufacturing facility proved to be a good fit.

"Things moved very quickly," said Attivissimo. "Within a week of marketing the building we had shook hands on the business points of the deal. We assembled the team quickly on the sell side and the buy side of the transaction proved to be the catalyst for success to close in short order. The seller was taken by surprise on how quickly things happened, but Valentine Manufacturing liquidated the business, sold the equipment and moved out in less than 60 days. That is about seven big machines, a machine shop with three CNC milling machines, three silos, two chillers and 5,000 s/f of molds. The total transaction from inspection to closing was less than 90 days, unheard of in the industrial real estate world."

245 Oser LLC will use the facility for its packaging operations. They had two other possible buildings in the area, however when 245 Oser Ave. became available. "This proved to be a better more efficient use of space for their operation," said Attivissimo, who represented the seller exclusively and procured the broker for the purchaser in the \$2.995 million sale.

New York Real Estate Journal - 17 Accord Park Drive #207, Norwell MA 02061 - (781) 878-4540