

THE SEYON GROUP AND BERKELEY PARTNERS ACQUIRE 100,000 SF WAREHOUSE IN NEWTON, NEW HAMPSHIRE

(August 3, 2021) The Seyon Group (“Seyon”), in partnership with Berkeley Partners (“Berkeley”), announced it has acquired 1 Puzzle Lane in Newton, NH (“Property”). This Class A warehouse is located adjacent to Route 108 on the Massachusetts/New Hampshire border. The Property is located 40 miles north of downtown Boston and just 3 miles from I-495, offering efficient access to Manchester, NH (40 minutes), Worcester, MA (1 hour), and Boston (45 minutes). The Property sits within Boston’s Route 495 Northeast submarket, a 20 million SF submarket which boasted a 2.8% vacancy rate at year-end 2020 (according to CBRE). Leasing prospects will benefit from New Hampshire’s advantageous tax laws while enjoying immediate proximity to Massachusetts. This transaction closed on July 29th and marked a rare opportunity to acquire a Class A warehouse in a desirable location north of Boston.

Built in 1988, 1 Puzzle Lane is a 102,498 square foot warehouse that is currently vacant. The Property sits on 17.4 acres and the physical specs include 30' ceiling heights, 8 tailboard loading docks, 1 drive-in door, and 40 parking spaces (with the ability to expand).

“We are thrilled to acquire 1 Puzzle Lane and add another high-quality industrial asset to our growing portfolio,” said Michael Baldwin, Vice President at Seyon. “Boston’s northern submarkets continue to strengthen, and with extremely limited availability in the +/- 100k SF range, we are excited to offer the market the opportunity to lease this highly functional building.”

Charlie Luce and John Meador, of Casco Real Estate Partners (“Casco”), represented the buyer in the transaction. Michael Ciummei and Joe Fabiano of JLL will lead the leasing campaign on behalf of the new ownership.

About Seyon

The Seyon Group is a boutique real estate investment firm that targets institutional quality investments within top-tier Northeast markets. Founded in January 2017 by Bryan Blake and Andrew Iglowski, Seyon works to identify the highest quality assets situated in strategic, difficult-to-replicate locations, frequently with a potential for higher future uses. By focusing on the extreme highest point of the quality spectrum, Seyon is a landlord to many leading e-commerce, logistical and other high growth organizations that either prefer or require state-of-the-art logistical facilities.

About Berkeley Partners

Berkeley Partners, along with its affiliated entities, is a fully integrated principal investment firm focused exclusively on light industrial real estate. Since 2005, our affiliates have sponsored a series of value-add and core-plus investment vehicles dedicated to the light industrial sector. The Firm’s vertically integrated platform includes competencies in asset management, property management, leasing management and construction management. As of December 31, 2020, Berkeley Partners owns and operates approximately 6.5 million square feet of light industrial real estate across targeted growth and gateway markets within the United States.

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