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## **HARTWELL STREET PROPERTY SOLD TO D & S REALTY AND THEN LEASED TO COLUMBIA TECH**

WEST BOYLSTON, MA – D & S Realty, Inc., a sizable commercial property owner in the Worcester market recently purchased 70 Hartwell Street for \$2,600,000. Mercantile Image Press had most recently occupied the property, prior to closing its doors in 2006.

Soon after D & S Realty acquired the property, a lease was negotiated with Columbia Tech and DCI Engineering, both Worcester based subsidiaries of Coghlin Companies, Inc., a privately held contract manufacturing and engineering services organization. William D. Kelleher IV and James G. Umphrey of Kelleher & Sadowsky Associates represented both the Buyer and Seller in the sale of the building, and also represented Columbia Tech in lease negotiations.

The 53,000+ square foot manufacturing facility was built in 2000, and is considered one the area's finest manufacturing buildings. The industrial property offers many amenities including Class A office space, air conditioning throughout, humidity control, conference facilities, ample room for expansion, and exceptional highway access to Routes 190 and 290 in Worcester.

Columbia Tech and DCI Engineering provide creative design, engineering and manufacturing solutions to a diversified group of capital equipment and device manufacturers throughout the United States, utilizing a "practical approach." The business model contains a unique blend of front-end design and engineering services and combines worldwide purchasing leverage and customized manufacturing programs renowned for extreme flexibility and attentiveness to detail. Industries actively being served by Columbia Tech and DCI Engineering include homeland security, environmental, telecommunications, semiconductor equipment, alternative energy, automated assembly, inspection and test, medical instruments, pharmaceutical, storage, wireless, food service, robotic, automation, military, vending and x-ray.

According to Christopher Palermo, Chief Financial Officer, "the new facility in West Boylston provided our company with a unique opportunity to consolidate high-end operations under one roof, while upgrading in a

state of the art facility with excellent highway proximity. We envision significant growth and look forward to a long-term relationship with D & S Realty in West Boylston”.

Coghlin Companies currently occupy over 140,000 square feet of space in central Massachusetts with flexible options for future expansion. Existing design and integration programs taking place at Coghlin Companies incorporate a unique mix of electronics, hydraulics, mechanics, pneumatics, RF, optics, cables, harnesses, software, power distribution, and printed circuit board assemblies. Coghlin Companies is expert in the area of HLA "high level assembly" and fulfills end item orders to customer locations all over the world.

D & S Realty, a subsidiary of Corporate Environmental Advisors (CEA). CEA is a solutions oriented company that offers cost-effective, high quality and practical solutions to environmental challenges. CEA is headquartered at 127 Hartwell Street in Central Massachusetts with a primary market coverage that includes the northeastern United States. CEA also performs projects outside this region for national clients with requirements across the US.