

Summer 2009

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*Balise Toyota Scion  
Warwick, RI*

## ADVANTAGE CONSTRUCTION COMPLETES BALISE TOYOTA SCION IN WARWICK, RI

Advantage Construction, Inc. is pleased to announce the completion of Balise Toyota Scion on Post Road in Warwick, RI. The 114,000 SF facility has direct access to Route 37 providing great highway visibility.

The main entrance of the building is highlighted by a large architectural Novum wall while the remaining exterior is a combination of glass curtainwall and ACM panels. The 51,273 SF main showroom is fully tiled and air conditioned with 20 sales stations. There is a 1,200 SF custom constructed trellis hanging above the customer waiting area used to accent and specialize the space. A 12,000 SF mezzanine holds an abundance of storage and office space as well as a training center with audio/visual equipment.

The service and parts department contain the latest technology and lift equipment with 30 service bays. An indoor service drive with epoxy flooring allows customers to drive through the high-speed Rytec doors directly into the service department to be assisted by one of the eight service writers. A below ground parking area holds an additional 140 cars plus wash bays and detailing stations.

"We are really pleased on how the dealership turned out and it is a great testament to how the entire team worked together to get this project completed in such a tight

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- Expert Market Analysis
- Site Acquisition
- Design / Build
- Construction Management
- Financing & Leasing Solutions
- Property Management

**Mission Statement**

*To create an effective, vertically integrated organization to develop, acquire, construct, manage and own commercial properties throughout the eastern United States that generate stable financial returns for all our stakeholders. This will be accomplished by establishing the best management team using best practices supported by strong disciplines, and held to the highest standards within the real estate industry and financial community.*

## CONDYNE SIGNS 10-YEAR LEASE WITH SUPER-DOG PET FOOD SUPPLY COMPANY AT CROSSROADS COMMERCE CENTER IN TAUNTON, MA



Condyne, LLC is pleased to announce the execution of a 10-year lease with Super-Dog Pet Food Supply Company at Crossroads Commerce Center in Taunton, MA. Super-Dog will lease 101,955 SF of the 330,000 SF facility for office and warehouse use for the pet food supplier. This will be a relocation and expansion from the company's Avon location.

Condyne's affiliate, Advantage Construction completed the tenant improvement work for Super-Dog. The 4,000 SF office space consists of a reception area, private offices, conference room and an accounting and sales area. A kitchen and lunch room featuring vending machines for employee use and record storage also is built in the space. New HVAC systems were installed as well as electric power distribution and plumbing for the restrooms.

The 96,955 SF of warehouse space features 30 foot clear height with twelve loading docks and one oversized 10' x 12' door for customer pick-up and deliveries with the option to install a temperature controlled storage room in the future. Advantage installed a private employee entrance and new lighting throughout the entire warehouse. The energy efficient T5 florescent lighting with occupancy sensors reduces energy consumption providing the client with reduced operating costs. The facility conforms to all American Institute of Baking standards which governs effective food safety guidelines for food distribution centers. The balance 500 SF was fit-out for a shipping office containing a warehouse supervisor's office, a night manager's office, logistics manager's office and windows overlooking the truck court.



"Condyne is extremely excited to have SuperDog as our anchor tenant at Crossroads Commerce Center. We are confident after working closely with the management at Superdog on the design and layout, that this modern high bay facility will allow them to achieve their operation goals and continued growth of their business," says Jeff O'Neill, President of Condyne.

Super-Dog Pet Food has been a family business for over 30 years. The company was founded by Bob and Gloria Schober in 1975. Now presided over by Fred Schober, Super-Dog boasts a wide variety of high-quality and nutritional food, specializing in natural and organic diets. They also offer a strong selection of treats, accessories and grooming products. The company employs over 140 people and services customers throughout the Northeast.

Crossroads Commerce Center is 330,444 SF of new, modern high bay industrial warehouse. The complex is located at the crossroads of Route 140 & 24 in the Liberty and Union Industrial Park in Taunton, MA. The first class facility features state of the art amenities including ESFR fire protection, a rubber membrane roof, 30 foot clear height and ample loading docks.

The tenant was represented by Bob Gibson, Ed Jaroz, and Jeff Hamilton of CB Richard Ellis/New England. Condyne was represented by Bill Bailey, Rick Schuhwerk and Tony Coskren of Jones Lang LaSalle.

## NEW HIRES & PROMOTIONS

**V**eronika Iourgenko joins the Advantage Construction team as an Estimator. She came to United States in 1997 from Ukraine. Veronika holds a MS Degree in Civil Engineering from Kharkov University of Engineering and Architecture, (Kharkov, Ukraine). In 2000 Veronika received a certificate from ELLANA Professional Training School in Construction Estimating in New York. Veronika has an extensive experience in Construction Cost Estimating and as an Assistant Project Manager. She has been working in various construction companies in NY, NJ and MA. She will be responsible for quantity take-off, estimates for all trades and levels of project documents including preparation of scope sheets for each sub-trade, preparing bid packages, tracking bidding process and price negotiating with vendors and sub-contractors, developing and analyzing value engineering options, while also preparing and executing change orders. Veronika will also assist the executive management team both internally and externally.



*Veronika Iourgenko*  
Estimator

## ADVANTAGE AWARDED CHARLIE'S TOYOTA IN AUGUSTA, ME



Advantage Construction is proud to announce it has recently been awarded the renovation project for Charlie's Toyota on Western Avenue in Augusta, Maine. These renovations will bring Charlie's to compliance with Toyota's Image USA II certification, allowing them to extend their dealer contract.

The exterior renovations will include the installation of a new façade constructed of Toyota's signature silver and red ACM panels on the front and sides of the dealership. Additionally, a 1000 SF Novum wall will be installed which will include the dealer logo and be illuminated from the interior of the structure. An enclosed new car delivery will also be constructed to allow Charlie's customers the luxury of avoiding the harsh Maine weather while inspecting and reviewing their new Toyota purchase. The 3,500 SF showroom will be fully tiled and include a new owner's office in the rear.

## AVAILABLE FOR LEASE



**160 Dascomb Road**  
Andover, MA

70,000 SF of flex warehouse space available just off of Route 93. 40,000 SF is newly constructed, high bay warehouse space with the balance 30,000 SF being fully renovated warehouse/flex space. The design allows the space to be subdividable to fit all requirements and would be ideal for a manufacturing or lab tenant.



**Littleton Distribution Center**  
Littleton, MA

60,000 to 360,000 SF of newly constructed, modern, high bay, tilt-up concrete warehouse space in the Littleton Distribution Center located on Route 2A in Littleton, MA. The project, located just off of Route 495, is subdividable. The adjacent site is pre-permitted for additional build out of up to 360,000 SF.



**Norton Commerce Center**  
Norton, MA

4 & 14 acre land sites located just off of Route 495. Sites can support 20,000 SF up to 130,000 SF buildings. All utilities available, located at two of Southern Massachusetts most high profile industrial parks.



**Crossroads Commerce Center**  
Taunton, MA

40,000 to 230,444 SF of newly constructed modern high bay industrial warehouse. This complex is located at the crossroads of Routes 495 & 24 in the Liberty & Union Industrial Park. The facilities feature 30' clear heights, ESFR, metal halide lighting and 32 loading docks.

## Boston Business Journal

Condyne, LLC is pleased to announce it has recently been ranked #3 on the Boston Business Journal's "Area's Largest Commercial Developers" list in the 2009 Book of Lists. To date, Condyne has developed over 15 million SF in Massachusetts with over 5 million of that being developed since the year 2000. Some major projects that recently highlighted Condyne's success are the Littleton Distribution Center, an 480,000 SF warehouse and distribution center with a 360,000 SF permitted site in Littleton; Crossroads Commerce Center, a 330,444 SF modern, high bay warehouse in Taunton and the Norton Commerce Center, a 123 acre industrial park in Norton. The BBJ Book of Lists provides readers with listings of hundreds of the hottest area companies in their fields, by ranking.



TWO ADAMS PLACE  
SUITE 100  
QUINCY, MA 02169

## ADVANTAGE CONSTRUCTION COMPLETES BALISE TOYOTA SCION IN WARWICK, RI

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timeframe and of the highest quality," says John Kelly, President of Advantage Construction, Inc.

The new Balise Toyota dealership is a participant in Toyota's new Image USA II program. The program calls for dealers to invest in modern new showrooms and larger service areas to handle customer needs and accommodate the full-sized pickup, the Toyota Tundra.

