

Fall 2008

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**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.*



## ADVANTAGE CONSTRUCTION COMPLETES TUFANKJIAN TOYOTA IN BRAINTREE, MA

Advantage Construction is pleased to announce the completion of Tufankjian Toyota in Braintree, MA. This new state-of-the-art 140,167 square foot building, located directly off of Route 3 in Braintree, MA, is a relocation for the Tufankjians from their former location in Weymouth. The new dealership has spectacular highway visibility and unprecedented access for all South Shore residents.

This first class facility features a main floor showroom and service department, an office mezzanine, below ground vehicle storage and an additional vehicle storage floor. These two locations provide the opportunity to showcase approximately 400 vehicles indoors, making for an ideal situation in winter weather conditions. Highlights of the showroom include a coffee bar and a children's playroom. The service department has an enclosed drive-through vehicle drop-off area and a waiting area equipped with a flat screen TV for customer viewing.

The building was constructed out of precast concrete panels and composite metal panels with a store-front glazing system. Designed to the latest Toyota specifications, the dealership also includes executive offices overlooking the

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## CONDYNE & ADVANTAGE COMPLETE CROSSROADS COMMERCE CENTER IN TAUNTON, MASSACHUSETTS



Condyne and Advantage Construction recently completed the development of Crossroads Commerce Center in the Liberty and Union Industrial Park in Taunton, Massachusetts. This development consists of two modern, high bay distribution facilities that are 155,720 and 175,000 square feet respectively. These state-of-the-art buildings, highlighted by their 30' clear heights, are designed to capitalize on the lack of quality high bay distribution buildings that tenants are seeking. As fuel costs continue to rise, there has been an obvious shift from centralized mega distribution centers to regional distribution centers servicing the immediate population base. This change is intended to distribute products to the consumers on a more timely and cost effective basis, making the demand for the quality, high bay distribution centers increase. This development is ideally located at the intersection of Route 140 and 24, the apex for Southeastern Massachusetts, where four major cities consisting of Taunton, Fall River, New Bedford and Brockton, are located in close proximity. This, combined with the lack of land sites, especially large permitted land sites, made this development an attractive option for Condyne.



The facilities feature all of the amenities that companies are looking for in a first class regional distribution center including ESFR sprinklers, metal halide lighting, and a rubber membrane roof with extended warranty. Furthermore, the buildings are serviced by 32 dock doors which are all equipped with 30,000 lbs levelers, dock seals, lights and bumpers. The loading docks all feature a concrete dolly strip and are benefited by a large combined truck court providing a wide turning radius for today's modern fleet of over the road trucks. The exterior is made out of a combination of insulated metal panel and insulated block at the loading dock to increase the buildings' durability. The office areas include glass store front doors, an extended window line and decorative architectural panel to enhance the image of the entrances as well as to provide signage.



"We are looking forward to this development coming on line in the 4th quarter of 2008 as it will provide a great opportunity for prospective tenants to occupy a modern, high bay distribution center providing operational efficiency in today's market. This project will also support the regional distribution center approach as we market to our various clients," said Jeff O'Neill, President of Condyne.

## RECENT HIRES AND PROMOTIONS



Mark McLean  
Business Development

Mark McLean is the newest member of the Business Development team. Mr. McLean works to generate construction opportunities for Advantage Construction while also working with brokers on leasing and build to suit opportunities for Condyne. Mr. McLean is also responsible for expanding and establishing business relationships with real estate brokers, potential clients, and other real estate professionals.

Mr. McLean received a Bachelor of Arts Degree from the College of the Holy Cross. Prior to joining Condyne he worked for Transwestern Commercial Services in Vienna, Virginia.



## ADVANTAGE BREAKS GROUND AT HERB CHAMBERS BMW, SUDBURY



Advantage Construction recently broke ground on the new 74,000 SF BMW auto dealership and showroom for the Herb Chambers Companies in Sudbury, Massachusetts. This facility will be a relocation from the current Foreign Motors West BMW located on Route 9 in Natick.

The dealership, when complete, will feature a front elevation highlighted by an architectural and functional sun shade system. There will be a 12 car main showroom, a 4-car exterior display area and a mezzanine featuring office space, record storage, a lunch room and a Business Development Center. Customers will enjoy a three lane service reception area with valet parking, a television lounge, children's play area, sales lounges, a coffee bar and a seasonal outdoor patio. The service area will be fully air conditioned, will feature energy efficient lighting fixtures, Rytec Doors and a tiled shop floor with 49 service bays. Exterior elements of the facility include stamped concrete walkways, landscaping and a retaining wall. This is the second Herb Chambers project for Advantage Construction. The project will be completed in May 2009.



## AVAILABLE FOR LEASE



160 Dascomb Road  
Andover, MA

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



Littleton Distribution Center  
Littleton, MA

120,000 to 480,000 SF of newly constructed, modern, high bay, tilt-up concrete distribution center located on Route 2A in Littleton, MA. The project, located just off of Route 495, is subdividable and pre-permitted for additional build out.



Norton Commerce Center  
Norton, MA

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



Crossroads Commerce Center  
Taunton, MA

40,000 to 330,444 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.



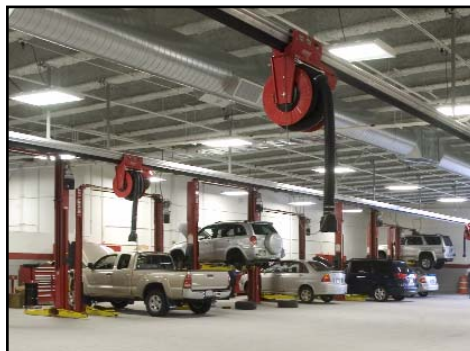
TWO ADAMS PLACE  
SUITE 100  
QUINCY, MA 02169

## ADVANTAGE COMPLETES TUFANKJIAN TOYOTA IN BRAINTREE, MA

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showroom as well as a free-standing exterior Novum portal system. Customers benefit from the 34 service bays and massive selection of new and pre-owned vehicles located on-site.

"This unique building will become a landmark on the South Shore and should allow the Tufankjian Family to continue their great success for many years to come," said John Kelly, President of Advantage Construction.



Condyne, LLC  
5th Largest Commercial Developer in Massachusetts  
Boston Business Journal - 2007