

NJPA MONTHLY SALES AND LEASE REPORT

As Reported In The NJPA REAL ESTATE JOURNAL ~ DECEMBER 23, 2005

PROPERTY NAME	ADDRESS	SELLER/ OWNER/ LESSOR	REP. OF SELLER/ LESSOR	BUYER/ TENANT/ LESSEE	REP. OF TENANT/ BUYER	PRICE	SIZE	DESC.	S/L	PG
985 & 1035 Wheeler	Langhorne, PA	Hercules, Inc.	Goodwin of CBRE	United Refrigeration	Colliers L&A	—	209,200 s/f	Ind.	S	4A
Capital Office Park	Greenbelt, MD	—	—	Mack-Cali Realty	Mack-Cali Realty	\$161.7m	842,300 s/f	Office		6A
275-277 Forrest Ave.	Paramus, NJ	275 Forrest Assoc.	David Hirschman Realty	A Bergen Cty. Inv. Grp.	—	\$12.25m	46,000 s/f	—	S	8A
Morrell Plaza SC	Philadelphia, PA	Morrell Park Assoc.	Colliers L&A	Midland Acquisition	—	\$6.5m	108,229 s/f	Retail	S	13A
same as above	same as above	Mid-Land Acquisition	same as above	Wakefern Food	—	\$20m	62,000 s/f	Retail	L	13A
same as above	same as above	same as above	same as above	Eckerd Drugs	—	\$7m	12,718 s/f	Retail	L	13A
1450 Rte. 22	Mountainside, NJ	—	—	Charlie Brown's Steak	Colliers L&A	—	10,113 s/f	Retail	L	19A
959 Rte. 46 E.	Parsippany, NJ	TABS	—	M. Christopher Turner	NAI James E. Hanson	—	13,116 s/f	Office	L	22A
Lake Ctr. IV	Evesham, Twp., NJ	Opus & Grubb & Ellis	—	Stark & Stark	Legend Props.	\$2m	11,000 s/f	Office	L	26A
Barkley Village	Whitehall, PA	Barness Org.	CB Richard Ellis	Orbach Grp.	CB Richard Ellis	\$13m	176 units	Apt.	S	FCB
—	Forks Twp., PA	Judith Pritchard	Summit	—	—	\$1.575m	82 acres	Land	S	FCB
170 S. Warner Rd.	Upper Merion Twp., PA	Liberty Prop. Trust	Liberty Prop. Trust	Chinook Wireless	Lieberman Earley & Co.	\$1.2m	8,273 s/f	Office	L	4B
200 Cascade Dr.	Hanover Twp., PA	Conewago Equities	Shepley of NAI CIR	Resource Grp.	Adams of Feist & Feist	—	114,000 s/f	—	L	6B
7108 Daniels Rd.	Allentown, PA	J.G. Petrucci Co.	Feist & Feist	same as above	same as above	—	80,500 s/f	Ware	L	6B
Medical Ctr. Cir.	Wescoville, PA	Don Pearl	Hawley Realty	Gordon/Heflich	same as above	—	2.5 acres	Land	S	6B
8250 Ind. Blvd.	Upper Macungie, PA	Liberty Prop. Trust	Feist & Feist	Rap Pallet	same as above	—	50,000 s/f	Ware	L	6B
420 Allentown Dr.	Allentown, PA	—	same as above	Saro Bagosian	Smith of Remax	—	17,500 s/f	Ind.	S	6B
5897 Colony Dr.	Bethlehem, PA	Winside Ind. Grp.	same as above	Cryostar	Hawley Realty	—	6,400 s/f	Ind.	L	6B
2420 Emrick Blvd.	same as above	HAF, Inc.	same as above	Morning Star	same as above	—	4,747 s/f	Dist.	L	6B
321 & 408 S. Carlisle St.	Allentown, PA	—	—	John Krapf	Miers of Feist & Feist	—	40,000 s/f	Ind.	S	6B
Godfrey St.	same as above	—	—	Fitzpatrick, Lentz & Bubba	same as above	—	2.3 acres	Land	S	6B
12 N. 8th St.	same as above	Steve Stelzman	Miers of Feist & Feist	Thomas Williams	same as above	—	8,000 s/f	Retail	S	6B
65 Willow St.	Kutztown, PA	WS Reichenbach & Sons	same as above	Color Fin, LLC	John Monogram Realty	—	7,500 s/f	Ind.	L	6B
440 Allentown Dr.	Allentown, PA	Elchaar Props.	same as above	Leslie Anderson	Mike Adams	—	6,000 s/f	Ind.	S	6B
One Montgomery Plaza	Norristown, PA	—	Jackson Cross Ptrs.	Fox and Fox	—	—	—	Office	L	7B
same as above	same as above	—	same as above	Harleysville Mutual Ins.	—	—	—	Office	L	7B
same as above	same as above	—	same as above	Esquire Deposition	—	—	—	Office	L	7B
same as above	same as above	—	same as above	Goldenberg Pincus	—	—	—	Office	L	7B
same as above	same as above	—	same as above	Stephen Woodside	—	—	—	Office	L	7B
323-333 W. Glenside Ave.	Norristown, PA	Charles Beaudet	same as above	Thomas Fulp	Dan Helwig Realtors	—	10,153 s/f	Ind./Flex	S	7B
30 S. 17th St.	Philadelphia, PA	IPC US REIT	NAI Geis Realty Grp.	Cohen Seglias, PC	A. Margolis Realty Co.	—	31,609 s/f	—	L	7B
154 Hansen Access Rd	King of Prussia, PA	—	CB Richard Ellis	Value Dry Basements	CB Richard Ellis	\$300k	8,600 s/f	Office	L	8B
160 Executive Dr.	Rutherfordton, NC	Spring Ford Ind.	CB Richard Ellis	Caffell Enterprises	—	—	197,544 s/f	—	S	8B
1909 N. Front St.	Harrisburg, PA	—	NAI/CIR	44 Harrisburg Assoc.	—	—	—	Office	S	12B
2335 Magnolia Ter.	same as above	Vartan Grp.	same as above	David Landscape	—	—	12,699 s/f	Ware	S	12B
6951 Allentown Blvd.	same as above	First Ind. Realty Trust	Landmark Comm'l.	IUPAT Dist. Council #21	—	—	4,800 s/f	Office	L	12B
3104 Parkview Ln.	same as above	Nick Sgagias	Grace of Landmark	Abacus Corp.	Brenner of Landmark	—	—	Office	L	12B
121 State St.	same as above	Anderson Gilotta & Hicks	Landmark Comm'l.	Williams Gerow Holdings	Calvin Williams III Assoc.	—	4,600 s/f	Office	S	12B
441 Friendship Rd.	same as above	H&S Investment Co.	Druker of Landmark	Koskop Partners	Brady of Landmark	—	54,000 s/f	Office	S	12B
22 8th St.	Cumberland Cty., PA	David McClure Co.	—	Atlas Copco CMT USA	Landmark Comm'l.	—	—	Ware	L	12B
500 N. 3rd. St.	Harrisburg, PA	S&Z Props.	Landmark Comm'l.	CHH Props.	—	—	1,700 s/f	Office	L	12B
524 Imperial Crt.	Bensalem, PA	Realty Assoc. Fund	The Flynn Co.	Zurn Ind.	Goodwin of CBRE	\$700k	40,000 s/f	Ind.	L	13B
2015 Hamilton St.	Allentown, PA	E. Laubner	Peter Koenig	Davison, McCarthy & Kline	The Markward Grp.	—	2,105 s/f	Office	L	13B

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961 Marcon Blvd.	same as above	—	The Markward Grp.	Nextel//Cingular	same as above	—	—	Retail	L	13B
200 Commodore Dr.	Swedesboro, NJ	The Dolan Group	Jackson Cross Ptrs.	Powell Electronics	Colliers L&A	—	60,000 s/f	—	L	3A
9 Campus Dr.	Burlington Twp., NJ	same as above	same as above	Elite Flowers	CB Richard Ellis	—	49,170 s/f	—	L	3A
1370 Imperial Way	W. Deptford, NJ	same as above	The Flynn Co.	US Postal Service	Jackson Cross Partners	—	179,785 s/f	—	L	3A
614 Heron Dr.	Bridgeport, NJ	Colliers L&A	same as above	Floorz , Inc.	Jackson Cross Partners	—	4,817 s/f	Flex	L	3A
Shoppes at Pureland	same as above	same as above	same as above	same as above	same as above	—	2,400 s/f	Retail	L	3A
Ashland Ctr. II	Folcroft, PA	Henderson Grp.	Henderson Grp.	Uti, United States	same as above	—	30,000 s/f	—	L	3A
780 Third Ave.	New York, NY	TIAA-CREF	JRT Realty & C & W	Axiom Capital Mgmt.	—	—	4,072 s/f	Office	L	4A
same as above	same as above	same as above	same as above	BenefitStreet	—	—	2,515 s/f	Office	L	4A
same as above	same as above	same as above	same as above	Coview Capital	—	—	1,940 s/f	Office	L	4A
same as above	same as above	same as above	same as above	Dematteo, Monnes	—	—	10,075 s/f	Office	L	4A
same as above	same as above	same as above	same as above	Fiderion Grp.	—	—	4,681 s/f	Office	L	4A
same as above	same as above	same as above	same as above	Gottex Fund Mgmt.	—	—	4,541 s/f	Office	L	4A
same as above	same as above	same as above	same as above	Lincolnshire Mgmt.	—	—	16,078 s/f	Office	L	4A
same as above	same as above	same as above	same as above	Mitsui & Co.	—	—	3,765 s/f	Office	L	4A
same as above	same as above	same as above	same as above	Penn Mutual Life Ins.	—	—	2,961 s/f	Office	L	4A
same as above	same as above	same as above	same as above	Suez USA, Inc.	—	—	2,897 s/f	Office	L	4A
same as above	same as above	same as above	same as above	World Wrestling Ent.	—	—	6,450 s/f	Office	L	4A
Edystone Ind. Ctr.	Eddystone, PA	The Gateside Grp.	CB Richard Ellis	Dependable Dist. Ctr.	CB Richard Ellis	\$2.4m	105,000 s/f	Ware	L	6A
Airport Bus. Complex	same as above	Tinicum Ind. Ptrs.	same as above	Advance Materials	same as above	\$400k	26,331 s/f	Ind.	L	6A
300 Four Falls	Philadelphia, PA	BPG Mgmt.	CB Richard Ellis	Triple Net Props.	—	—	290,000 s/f	Office	S	6A
King of Prussia Bus. Ctr.	King of Prussia, PA	—	—	Jackson Cross Ptrs.	Jackson Cross Partners	—	—	Office	L	6A
1220 N. Market St.	Wilmington, DE	Savanna Partners	CB Richard Ellis	Endurance R E Grp.	CB Richard Ellis	\$11.85m	98,723 s/f	Retail	S	7A
Pencader Plaza	Newark, DE	Fusco Props	same as above	BJ's	—	—	114,856 s/f	Retail	L	7A
—	Wilmington, DE	—	CB Richard Ellis	Juniper Bank	CB Richard Ellis	—	250,000 s/f	Office	—	7A
Milford Plaza SC	Milford, DE	Miller Realty, Inc.	same as above	Milford Plaza Enterprises	—	\$12m	—	Retail	S	7A
Metropolitan Center	E. Rutherford, NJ	CB Richard Ellis Invest.	Cushman & Wakefield	ING Clarion	Cushman & Wakefield	\$120m	—	Office	S	FCB
10 Mulholland Dr.	Hasbrouck Heights, NJ	Hartz Mt. Ind.	Cushman & Wakefield	Praedium Grp.	—	\$11.9m	128,300 s/f	Office	S	FCB
Lacey plaza	Forked River, NJ	WaWa, Inc.	—	Garden Comm'l. Props.	—	—	6,200 s/f	Retail	L	4B
190 Jony St.	Carlstadt, NJ	Multi Dimensional	Team Resources	Gift Certificates.com	Colliers Houston	—	102,012 s/f	Ind.	L	5B
480 Alfred Ave.	Teaneck, NJ	—	—	Swede Farms Inc.	same as above	—	21,470 s/f	Flex	S	5B
30 Wesley St.	S. Hackensack, NJ	Spinnerin	Marcus & Millichap	Hampshire Cos.	NAI James E. Hanson	—	248,000 s/f	Ind.	S	6B
700 Shunpike Rd.	Chatham, NJ	The Darcy School	NAI James E. Hanson	—	—	\$6m	—	—	S	6B
100 Lackawanna	Parsippany, NJ	Fox Hill Assoc.	Colliers Houston	Clayton Metals	NAI James E. Hanson	—	24,000 s/f	Ind.	S	6B
701 Jefferson Rd.	same as above	Weny Bros.	Weny Bros.	Coca-Cola Ent.	Studley	\$4m	134,000 s/f	—	L	7B
601 Rte. 46 W.	Hasbrouck, NJ	Hartz Mt. Ind.	Hartz Mt. Ind.	Flaghouse	same as above	\$4m	—	—	L	7B
6801 Westside Ave.	N. Bergen, NJ	Georgia Pacific	same as above	Party Rental	Lee Klatskin Assoc.	\$16m	240,000 s/f	—	L	7B
Mack-Cali Ctr. II	Paramus, NJ	Mack-Cali Realty Corp.	Mack-Cali Realty Corp.	ACNielsen's	Cushman & Wakefield	—	—	—	L	17B
66 W. Mt. Pleasant Ave.	Livingston, NJ	Kushner Props.	Kushner Props.	Valley National Bank	—	—	17,764 s/f	Office	L	20B
60 Park Pl.	Newark, NJ	—	same as above	David Abramson & Assoc.	—	—	1,438 s/f	—	L	20B
1-9 S. Maple	—	—	—	—	—	—	—	—	—	—
Ave./313 William St.	Livingston, NJ	—	Gebroer-Hammer	—	—	\$3.7m	133 Units	Apt.	S	23C
73-103 Pkwy Dr.	same as above	—	same as above	—	—	\$1.5m	31-units	Apt.	S	23C
37 N. Walnut St.	same as above	—	same as above	—	—	\$812k	24-units	Apt.	S	23C
96 Arsdale Terrace	same as above	—	same as above	—	—	\$630k	—	Apt./Retail	S	23C