

## **Westrock Buys West Haven Industrial Building**

By [John Jordan](#)

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WEST HAVEN, CT-The former Elm City Door Co. building at 163 Orange Ave. here has a new owner--Westrock Development LLC of Yonkers, NY. The firm, which plans to undertake a major renovation of the building, has already signed Family Dollar as a tenant for some retail space at the property. No purchase price was disclosed for the building that sits on three acres. It totals 56,000 sf and has been vacant for several years.

Westrock officials say that the firm will install a new façade, new storefronts, utilities and an HVAC system. As part of the renovation, approximately 10,000 sf in the front of the building will be demolished to add parking.

"This building is on a high traffic road in a neighborhood with excellent population density," says Michael Friedland, a partner in Westrock. "We're taking an old industrial building that was an eyesore to the community and transforming it into a beautiful retail destination that the community needs."

The purchase of the Orange Ave. property is part of Westrock's ongoing program to acquire and redevelop old industrial buildings and convert them into viable commercial and retail properties, company officials note.

In addition to the Family Dollar lease, the company reports that it is close to signing a deal with a well-known laundry chain. Approximately 10,000 sf of retail space remains available. The balance of the building will be leased to warehouse-type users.

The acquisition increases Westrock's portfolio in Connecticut. In 2002 the firm acquired 82 Mill Plain Road, a 50,000-sf industrial building in Danbury as well as four buildings totaling 95,000 sf on Commerce Drive off Route 133.