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FOR IMMEDIATE RELEASE

TERRA CLOSES INVESTMENT ON 150 BLACKSTONE RIVER ROAD IN WORCESTER, MA

NEW YORK - Terra Capital Partners is pleased to announce the closing of a mezzanine loan secured by 150 Blackstone River Road in Worcester, Massachusetts. Located off MA-146 within close proximity to I-90 and I-290, the property is a 619,669 square foot industrial distribution facility that is currently 100% occupied. The property was completed in 2017 and offers tenants direct rail access, 36 to 42-foot ceiling heights, and features state-of-the-art life safety systems and HVAC.

"This loan is an exciting opportunity for us to partner with GFI Partners, one of the leading industrial distribution developers in New England," said Mike Fishbein, Director at Terra. "The property's location within a one-day delivery radius of several northeastern US population centers, coupled with its direct access to rail and the interstate highway system, makes this an attractive investment for us."

"We are pleased to have Terra in this transaction as our mezzanine lender," said Steve Goodman, Co-Founder of GFI Partners. He added, "we appreciate their professionalism and we look forward to a productive relationship with Terra."

Terra is a New York-based lender that specializes in mezzanine and bridge loans in high quality commercial real estate. Terra lends on multifamily, hotel, office, retail and industrial properties throughout the United States.

Mike Fishbein, Director
212 753 5100 ext. 283
mfishbein@tcp-us.com

PR Contact
Jonathan Keehner / Ed Trissel / Julie Oakes
Joele Frank, Wilkinson Brimmer Katcher
212 355 4449

Dan Cooperman, Chief Originations Officer
212 753 5100 ext. 217
dcooperman@tcp-us.com