



Regina Schneller

Partner

 Iselin

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- Provides representation in the acquisition, disposition and leasing of commercial and industrial property
- Experienced in all aspects of complex real estate transactions through to closing
- Serves as New Jersey local counsel and coordinates with out-of-state counsel on the review of transactional agreements, including loan documents

Regina's transactional real estate practice focuses primarily on the sale, purchase and leasing of commercial and industrial real estate properties, including those with environmental issues. She assists clients in addressing a wide range of issues related to title commitments and surveys, riparian grant applications, realty transfer taxes, mansion taxes, bulk sales, easement and access agreements, operating agreements, leases, consents and resolutions, 1031 exchanges, and closings.

She serves as New Jersey local counsel on the review of sale, purchase and related agreements, including loan documents, and has coordinated transactions with local counsel in other jurisdictions on behalf of clients buying or selling property outside of New Jersey.

Areas of Focus

Practice Areas

- Real Estate
- Commercial Real Estate Acquisitions & Dispositions
- Commercial Real Estate Leasing

Industries

- Real Estate

Credentials

Bar Admissions

- New Jersey, 1987
- New York, 1988

Education

- New York University School of Law, L.L.M in Taxation, 1993
- Benjamin N. Cardozo School of Law, J.D., 1987
- St. John's University, Criminal Justice

Experience

Representative Matters

- Represented affiliated entities of Avidan Management LLC in one of New Jersey's largest industrial real estate portfolio sales at the time, involving approximately 2.6 million square feet of office, warehouse, cold-storage, and bulk distribution space across multiple municipalities. The transaction included negotiation of five power purchase agreements covering more than 6 MW of solar production and was recognized as a finalist for NAIOP "NJ's Industrial Deal of the Year."
- Represented a family in the sale of commercial property involving complex ownership and title issues arising from decades of undocumented transfers through wills and trusts.
- Represented a client in a Florida real estate sale structured as a Section 1031 exchange, including pre-sale reorganization of multiple entities into a single holding company, negotiation of the sale of three parcels, coordination of tenant access and estoppels, and execution of exchange documentation.
- Supported the representation of a manufacturing client in the sale of an industrial property involving ISRA-triggered environmental liabilities, negotiating a sophisticated agreement shifting remediation obligations to the buyer, requiring environmental insurance, post-closing access rights, recorded institutional controls, and collateral securing ongoing obligations.

- Represented sellers in structuring a \$98 million option-based sale of a multi-property industrial portfolio, addressing extensive title and environmental issues, allocation of remediation obligations, negotiation of environmental insurance, and recording of post-closing obligations binding future owners and lenders.
- Supported the representation of Federal Business Centers in multiple complex acquisitions, dispositions, and financing transactions involving large-scale industrial and commercial properties throughout New Jersey, with aggregate transaction values exceeding \$140 million.

Affiliations

Personal

- Former counsel to The Thoroughbred Retirement Foundation, a foundation dedicated to rescuing and retraining thoroughbred race horses.
- While attending law school, Regina was Managing Editor of the *Woman's Annotated Legal Bibliography*.