

149
HAYES

OXFORD

the
Gutierrez
company

JLL®

140,000 SF
BEST-IN-CLASS
GMP FACILITY

**Under construction &
available Q1 2023**

149
HAYES
ENTRANCE ↑
LOADING →

LOCAL GMP DEVELOPMENT PORTFOLIO

Oxford is a leading global real estate investor, asset manager and builder of businesses. They build, buy and grow defined real estate operating businesses with world-class management teams.

Today, Oxford and their portfolio companies manage nearly \$63 billion of assets and 160 million square feet of commercial space across four continents and eight sectors on behalf of investment partners.

UNPARALLELED PARTNERSHIP WITH BLUE-CHIP COMPANIES



172 MIDDLESEX
BEDFORD, MA
140,000 SF



33 NEW YORK AVE
FRAMINGHAM, MA
113,000 SF



23 SYCAMORE
MEDFORD, MA
108,000 SF

PROJECT TIMELINE & TEAM



CONSTRUCTION

SMMA

ARCHITECT/ENGINEER

THE PROJECT

149 Hayes is a 140,000 SF, two-story GMP / manufacturing facility situated on a 24-acre plot of land. The development is purpose built to meet the unique needs of today’s biomanufacturing users and is strategically located within the heart of the dynamic Marlborough life sciences cluster and features convenient access to I-495, I-90 and I-290.



2021

2022

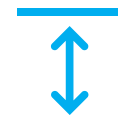
2023

*requires use of The Gutierrez Company as base building contractor

PROPERTY HIGHLIGHTS



140,000 SF



36' clear height



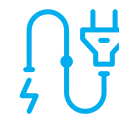
Four (4) exterior tailboard height loading docks



One (1) 10' x 12' drive-in door



Q1 2023 Delivery



6,000 amps of power



STRATEGICALLY POSITIONED

The City of Marlborough offers unparalleled suburban amenities, hospitality options, convenience retail, fast-casual dining and leisure opportunities:

- 1

APEX CENTER

Chick-Fil-A

Hyatt Regency

B.Good

Bank of America

TITLE Boxing

Fairfield Inn & Suites by Marriott

Evvia Trattoria

Dalla Nails & Spa

Protein House

Qdoba Mexican Eats

Friendly's

Hot Table Panini

Muse Paintbar

Half Axe

Oxford Smiles

Euorpean Wax Center

Dellaria Salons

Pro Clean Auto Wash

Sports Clips

110 Grill
- 2

RK CENTERS

Panera

Embassy Suites by Hilton

Office Max

Five Guys

McDonalds

Hannaford

Starbucks

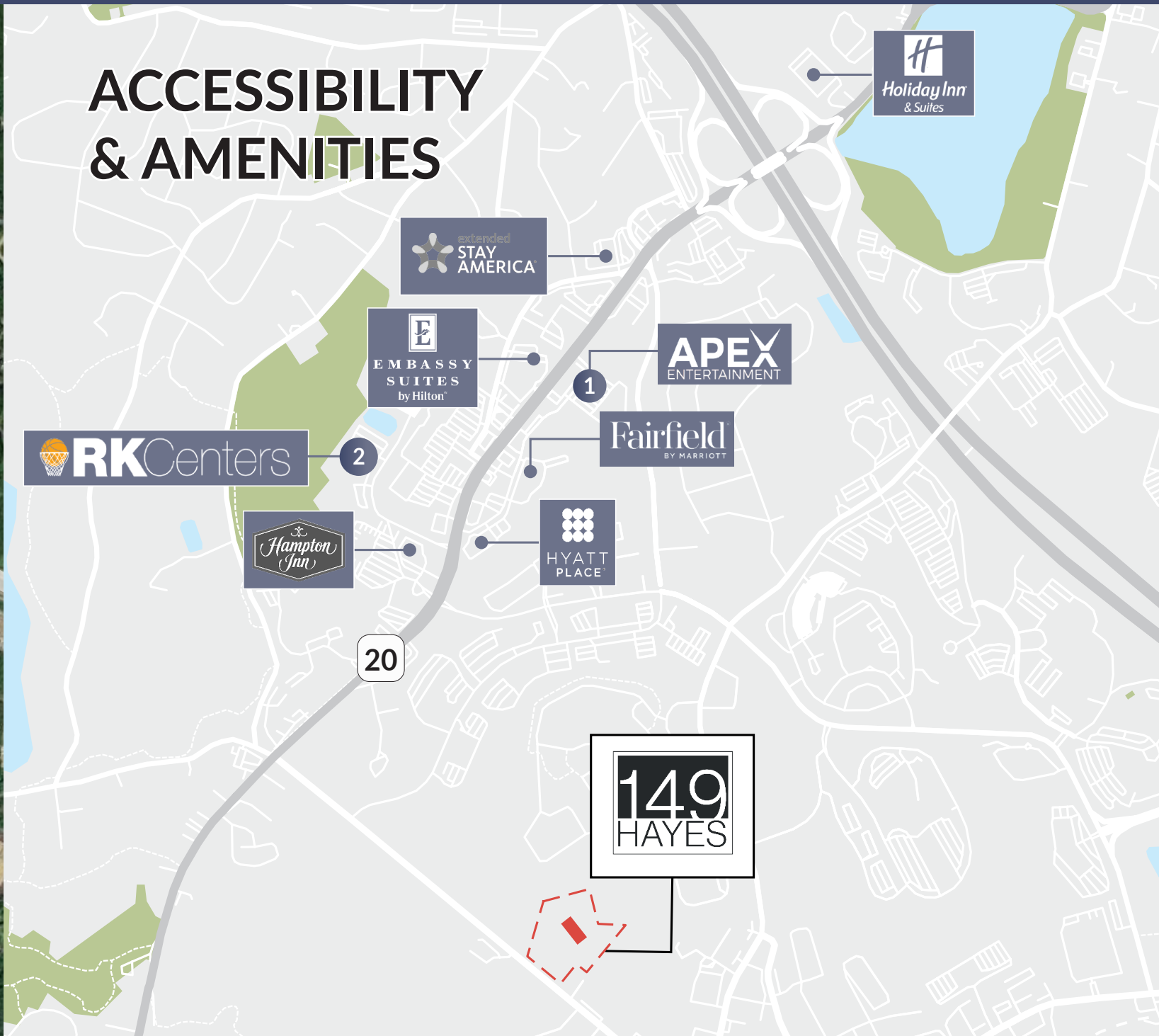
Boston Market

Planet Fitness

Subway

Chipotle

Longhorn Steakhouse



SITE PLAN



300 Parking Spaces

2 story
1 story

140,000
SF

4 Loading Docks

Exterior Mechanical Equipment

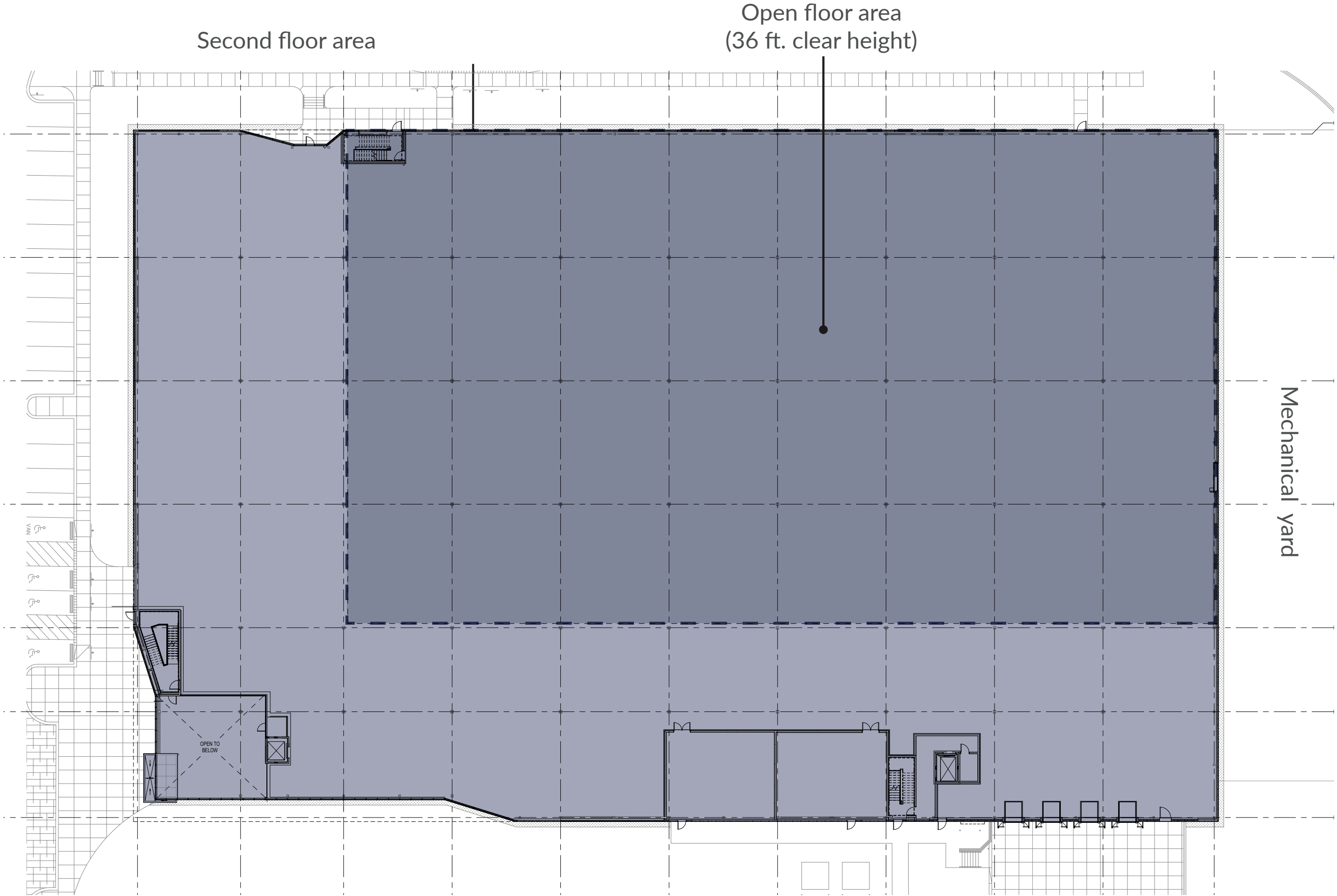
Hayes Memorial Drive

BUILDING SPECIFICATIONS

BUILDING AREA:	140,000 SF
BREAKDOWN:	1st Floor: 100,000 SF 2nd Floor: 40,000 SF
LAND AREA:	24 acres
PARKING:	300 spaces
CLEAR HEIGHT:	36' clear height in the high bay area 18' clear height below the second floor
LOADING:	(4) tailgate height loading docks (1) trash compactor in a bay adjacent to loading docks (1) exterior roll up door (10' x 12')
ELEVATORS:	(2) Total: (1) 3,500 lb. capacity (1) 5,000 lb. capacity with roof access
COLUMN SPACING:	40' X 45' (high bay) 40' x 40' (remainder of premises)

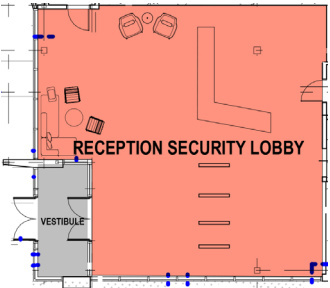
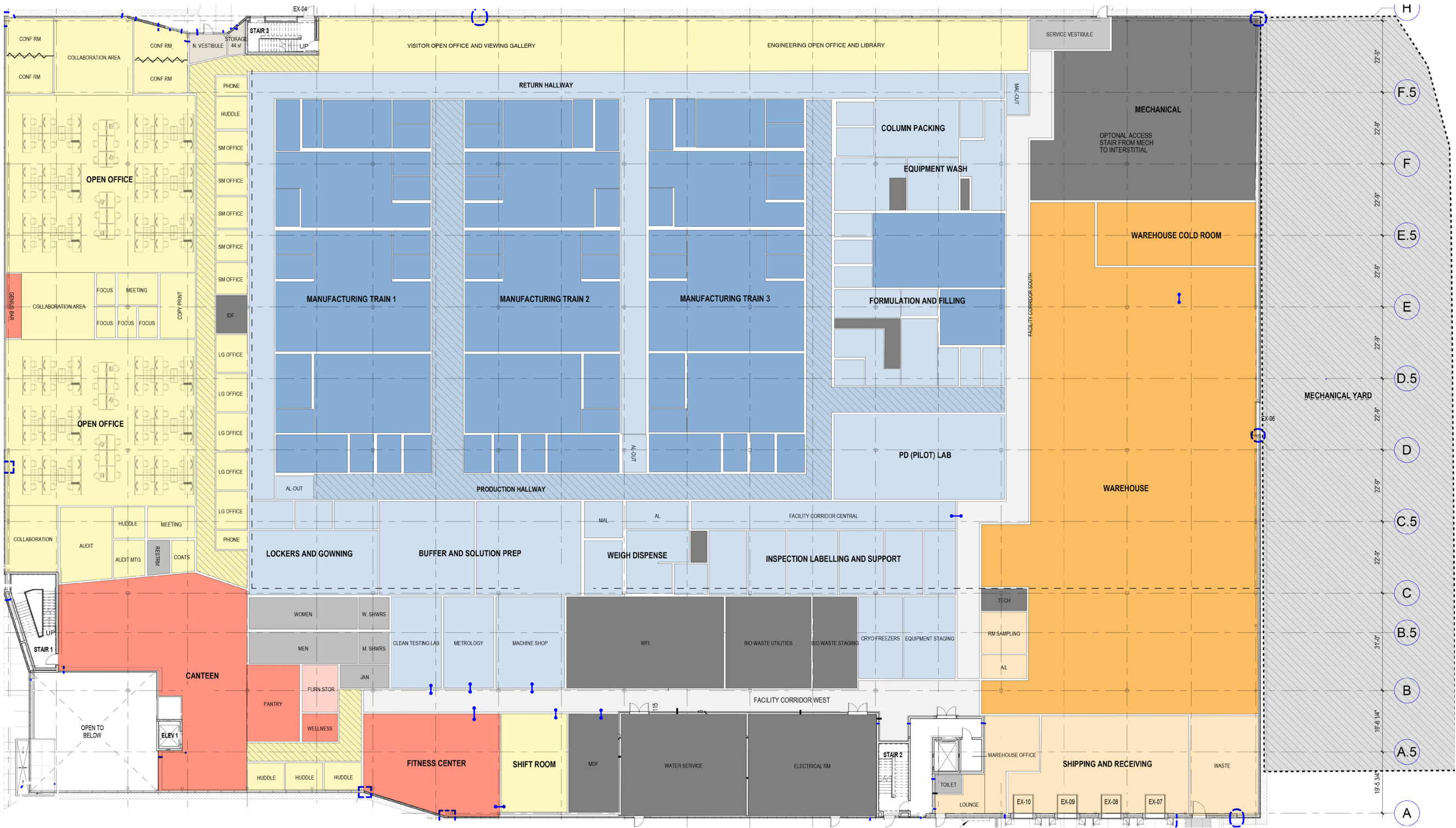
POWER:	6,000 amps
FLOOR LOAD:	First Floor: Slab on grade, floor load 150 lbs/sf Second Floor: Floor load up to 150 lbs/sf
BUILDING CONSTRUCTION:	Steel columns and beams
EXTERIOR:	Insulated metal panels
WINDOWS:	Mix of aluminum-framed storefront and curtain wall. Windows are fixed / non-operable.
ROOF:	Non-ballsted mechanically fastened EPDM TPO or PVC roofing system
MECHANICAL EQUIPMENT:	Graded level area approx. 58' deep x 240' long
SERVICES:	Water: 8" Sewer: 8" Fire Protection: 10"
UTILITIES:	Water & Sewer: City of Marlborough Electric: National Grid Gas: Eversource

CORE & SHELL FLOOR PLAN



TEST FIT

LOWER LOBBY & FIRST FLOOR

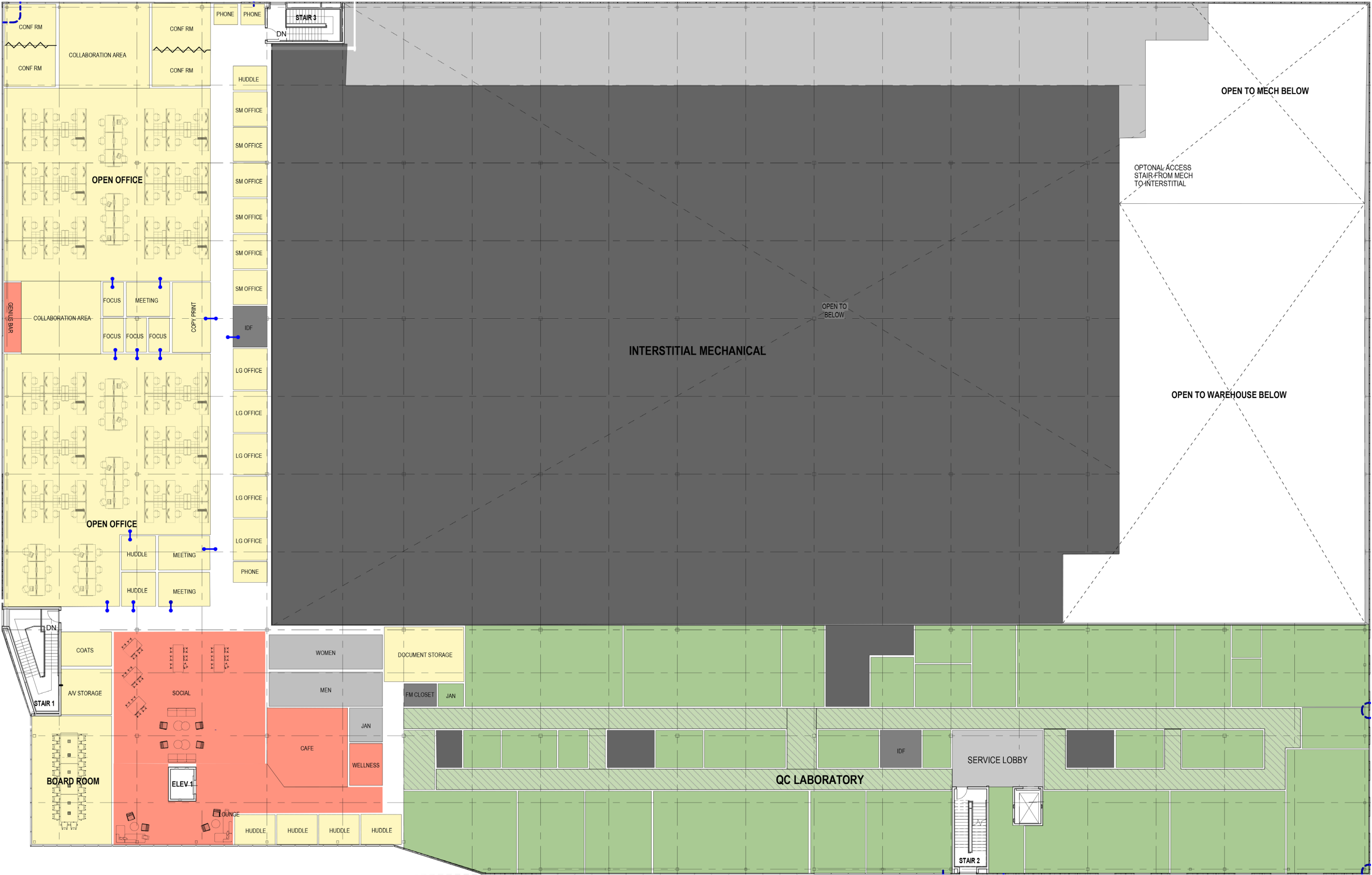


SPACE FUNCTION LEGEND

- OFFICE SUPPORT
- AMENITY
- BUILDING SERVICES
- BUILDING UTILITIES
- PRIMARY CIRCULATION
- VERTICAL CIRCULATION
- LABORATORY
- MANUFACTURING
- MANUFACTURING SUPPORT
- WAREHOUSE
- WAREHOUSE SUPPORT

TEST FIT

SECOND FLOOR



SPACE FUNCTION LEGEND

- OFFICE SUPPORT
- AMENITY
- BUILDING SERVICES
- BUILDING UTILITIES
- PRIMARY CIRCULATION
- VERTICAL CIRCULATION
- LABORATORY
- MANUFACTURING
- MANUFACTURING SUPPORT
- WAREHOUSE
- WAREHOUSE SUPPORT



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