

149
HAYES



**Best-in-class
GMP Manufacturing Facility**
in Greater Boston

OXFORD

 the
Gutierrez
company

 JLL®

Join Metro West's Fast Growing Life Science Cluster!



149 Hayes is a 140,000 square foot, two-story speculative construction / GMP / manufacturing facility situated on a 24-acre plot of land. The development is strategically located at 149 Hayes Memorial Drive in the heart of the dynamic Marlborough life sciences cluster, with proximity to I-495 via Exit 32 and I-90.

PROPERTY HIGHLIGHTS



Tax incentives available through the City of Marlborough



Access to Greater Boston's growing life science and manufacturing workforce



40 minutes from Kendall Square, Downtown Boston and Logan Airport



Proximate to plentiful retail and fast-casual dining options.



Permitted for life science and GMP development



Municipal water and sewer capabilities



36' clear height in the high bay area; 18' clear height below the second floor



Approx. 300 parking spaces



4 tailboard loading docks

BUILDING SPECIFICATIONS

BUILDING SIZE:

140,000 square feet
(floor 1: 100,000 SF, floor 2: 40,000 SF)

BASE BUILDING:

Building substructure, building shell, main utility rooms and utility service connections including water, gas and sewer, landscaping, site lighting, and site work.

PARKING: 300 spaces

CLEAR HEIGHT:

36' clear height in the high bay area; 18' clear height below the second floor

ELEVATORS:

(2) total; (1) 3,500 lb. capacity; (1) 5,000 lb. capacity with roof access

LOADING:

(4) tailgate height loading docks; (1) trash compactor in a bay adjacent to loading docks, (1) exterior roll up door (10' x 12')

MECHANICAL EQUIPMENT:

Graded level area approx. 58' deep x 240' long

ROOFING:

- Roofing shall be a non-ballasted mechanically fastened EPDM, TPO or PVC roofing system
- Roof framing designed to support equipment on dunnage



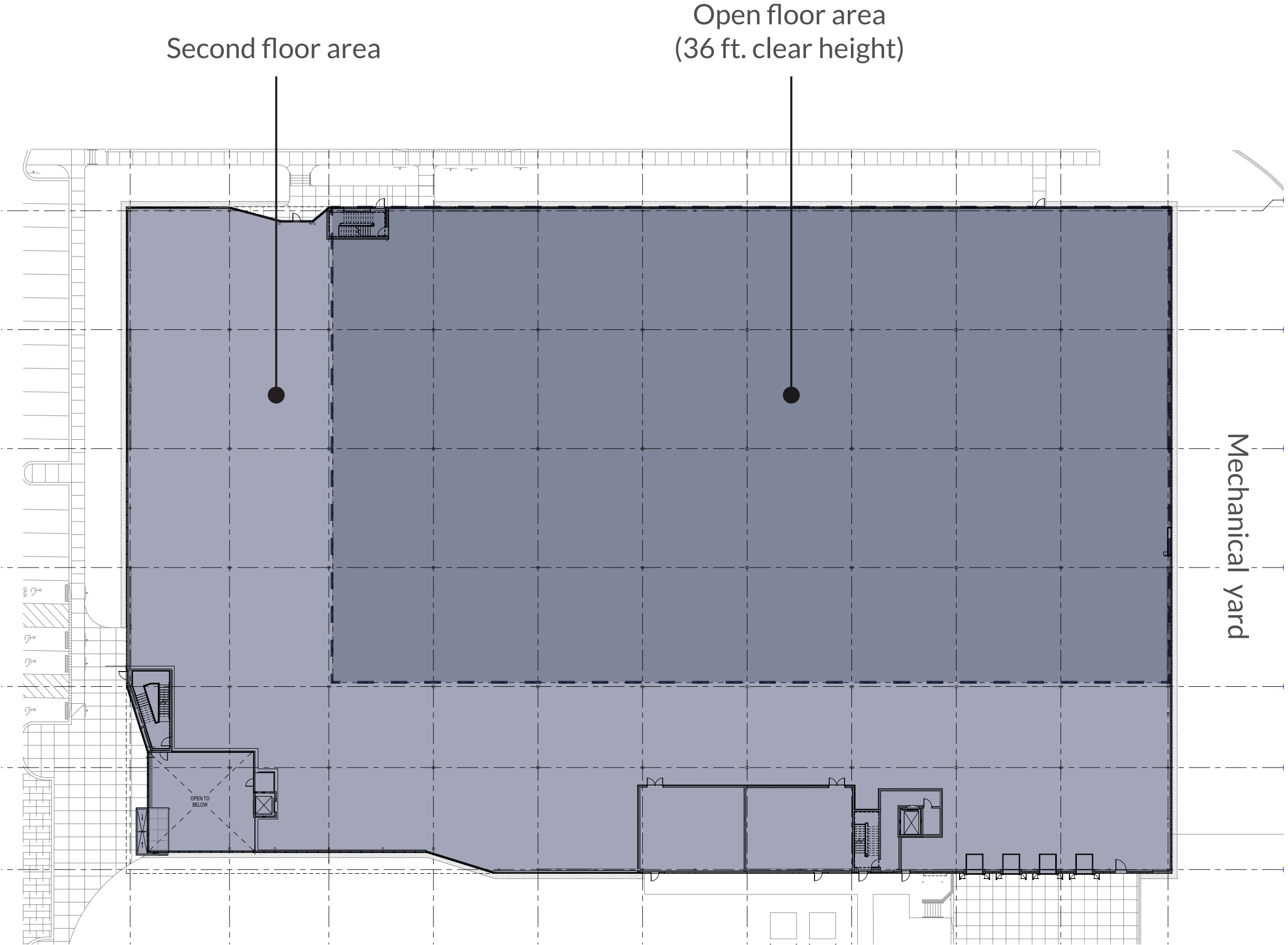
STRUCTURE

- Column bays are approximately 40' x 45' in the high bay area and approximately 40' x 40' under the second floor
- Select column footings recessed to accommodate future PH pit.
- Box-outs will be provided in the building foundation to allow future piping into the building
- Exterior walls shall be insulated metal panel assembly

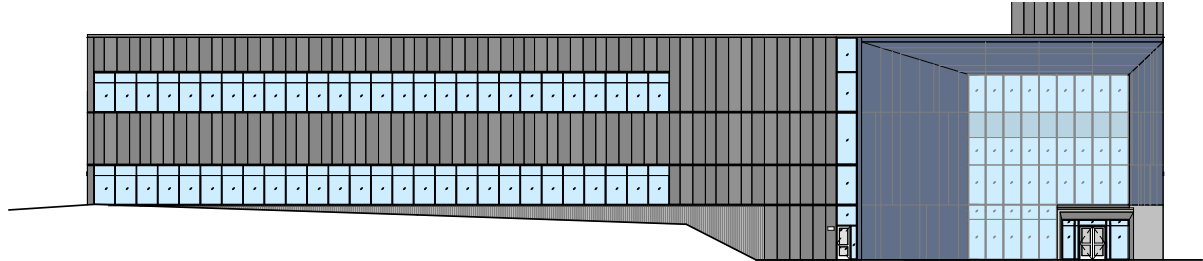
UTILITIES

- **Water and Sewer:** City of Marlborough 60,000 GPD discharge permit in-place
- **Electrical:** National Grid - 5,000 KVA service provided through two (2) 2,500 KVA transformers with associated switchgear
- **Gas:** Eversource - planned for 40,600 SCFH
- **Tel/Data:** Multiple providers - four, 4" conduits provided to building

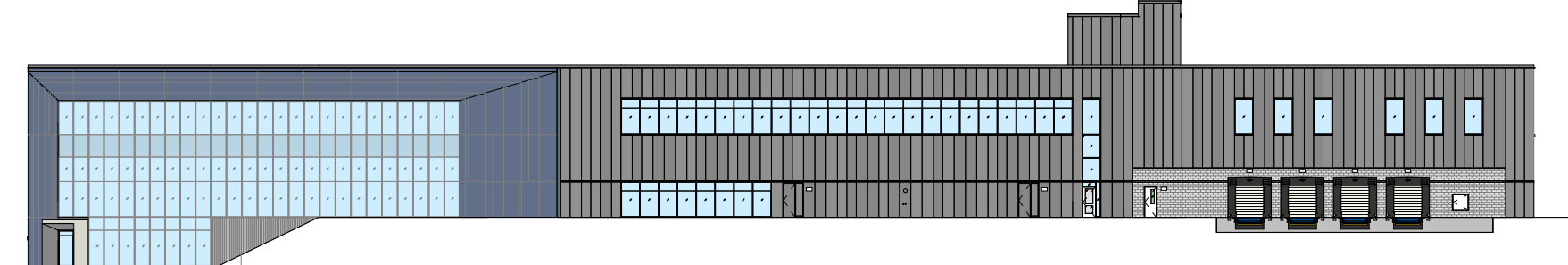
CORE & SHELL FLOOR PLAN



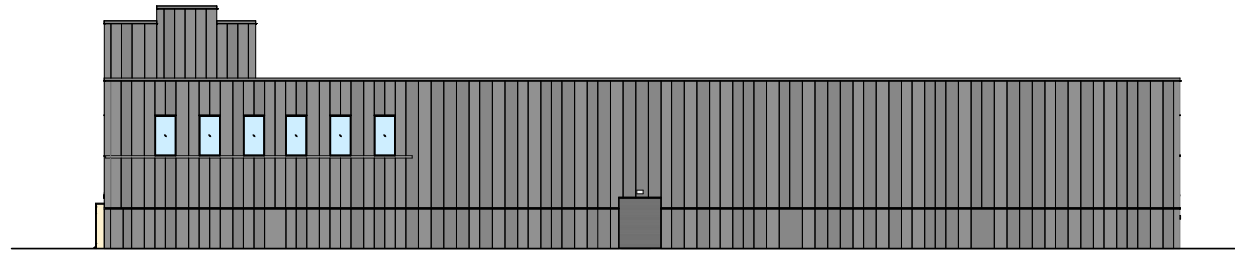
BUILDING ELEVATIONS



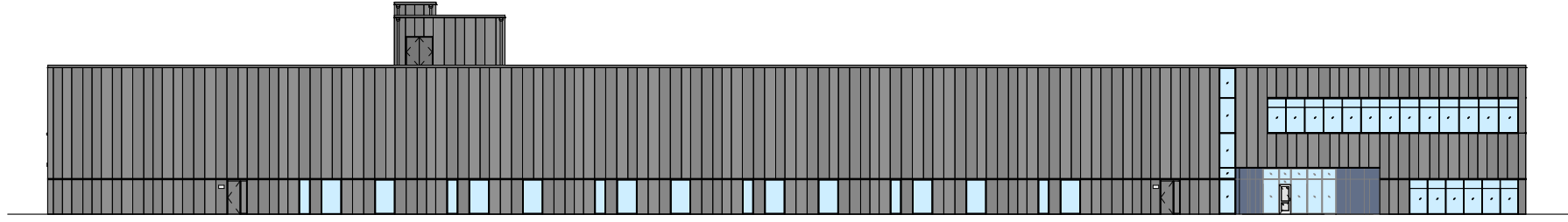
NORTH ELEVATION



WEST ELEVATION



SOUTH ELEVATION



EAST ELEVATION

Strategically Positioned

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



13 hotels within a five-minute drive



Countless dining options



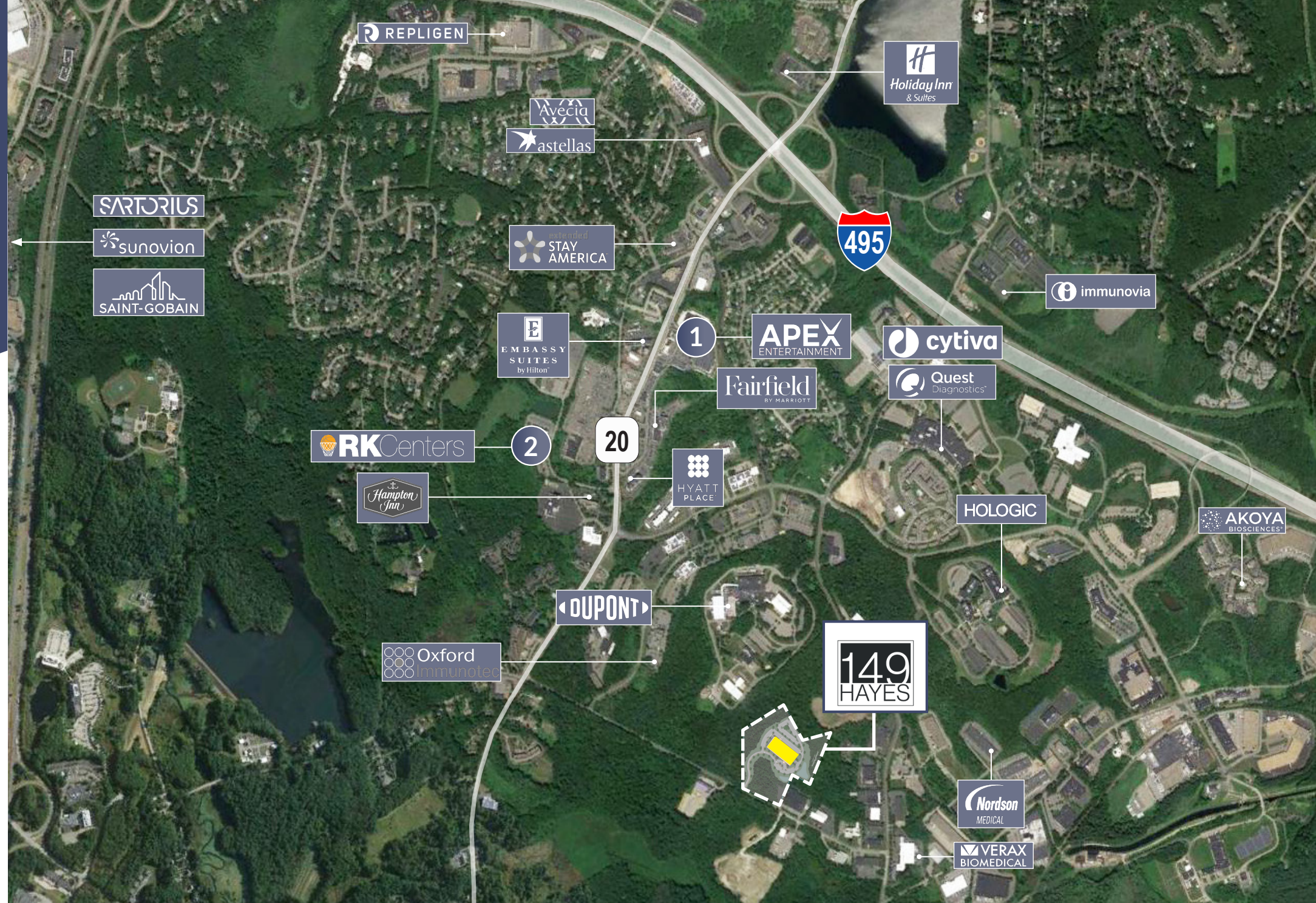
Leisure and Team Building activities within newly developed APEX Center



New construction townhouses within a five-minute drive at Marlborough Hills.



Affordable single-family homes:
Marlborough: \$399,700
5-Mile Radius: \$436,289
10-Mile Radius: \$454,421



1 APEX CENTER

- Chick-Fil-A
- Hyatt Regency
- B.Good
- Bank of America
- TITLE Boxing
- Fairfield Inn & Suites by Marriot
- Evviva 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



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