

172

MIDDLESEX

BEDFORD WOODS

140,000 SF

New Purpose Built
GMP Facility



AVAILABLE
Q1
2023

UNDER CONSTRUCTION



CBRE

OXFORD



THE GUTIERREZ COMPANY



SCALE



FLEXIBILITY



EXPERTISE



COMPANY OVERVIEW

Oxford is a leading global real estate investor, asset manager and builder of businesses. 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



REPRESENTATIVE GMP PORTFOLIO



**149 HAYES MEMORIAL DRIVE
MARLBOROUGH**
140,000 SF



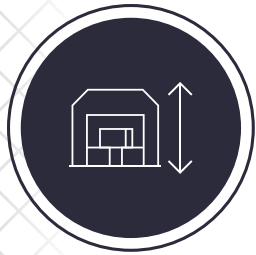
**23 SYCAMORE AVENUE
MEDFORD**
108,000 SF



**33 NEW YORK AVENUE,
1 & 5 MOUNTAIN ROAD
FRAMINGHAM | 263,000 SF**



140,000
RSF



36'
Clear Height



FOUR
8' x 10' tailboard height
loading docks
ONE
10' x 12' drive-in door



6,000 AMPS
Power



Q1 2023
Delivery

PROPERTY OVERVIEW



ACCESSIBILITY & AMENITIES

WITHIN A 10 MILE RADIUS

80

Restaurants

75

Retail Sites

10

Hotels

10

Fitness Centers



CAMBRIDGE STREET



ROUTE 3
3 minutes | 1.5 miles

I-95
6 minutes | 4.5 miles

I-93
12 minutes | 10 miles

BOSTON
25 minutes | 20 miles

LOGAN INTERNATIONAL AIRPORT
25 minutes | 23 miles

CAMBRIDGE
28 minutes | 18 miles



CORPORATE NEIGHBORS

3



172
MIDDLESEX
BEDFORD WOODS

BILLERICA



BEDFORD



WALTHAM



WOBURN/WILMINGTON



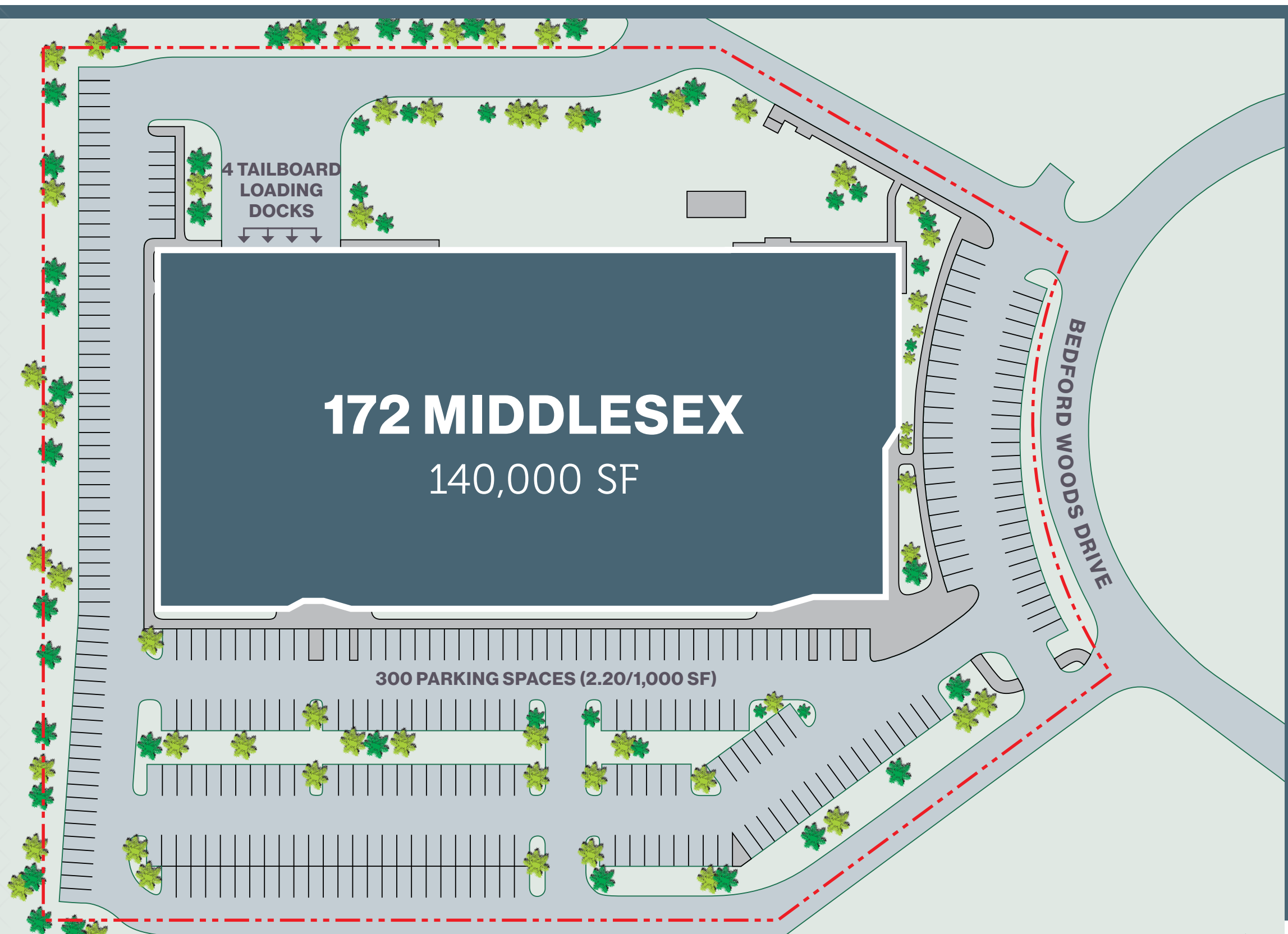
BURLINGTON



LEXINGTON

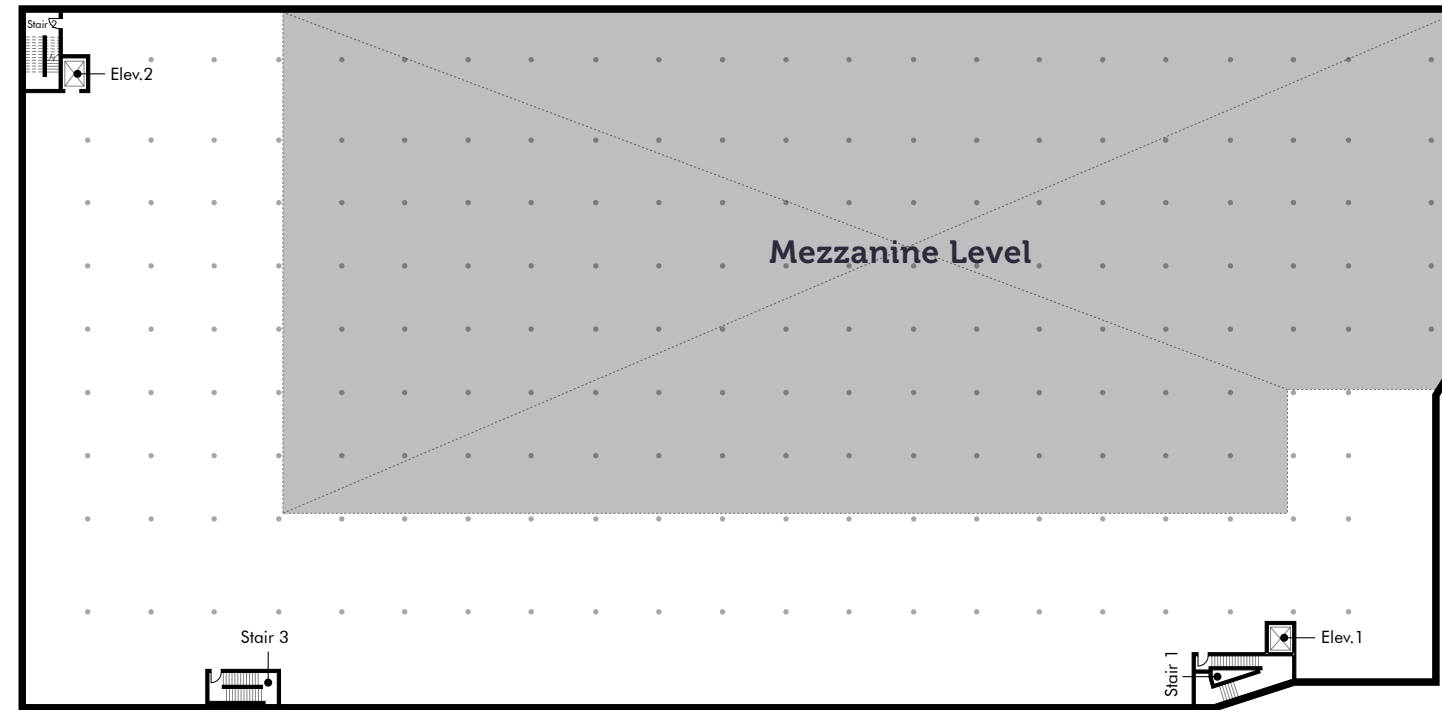


SITE PLAN

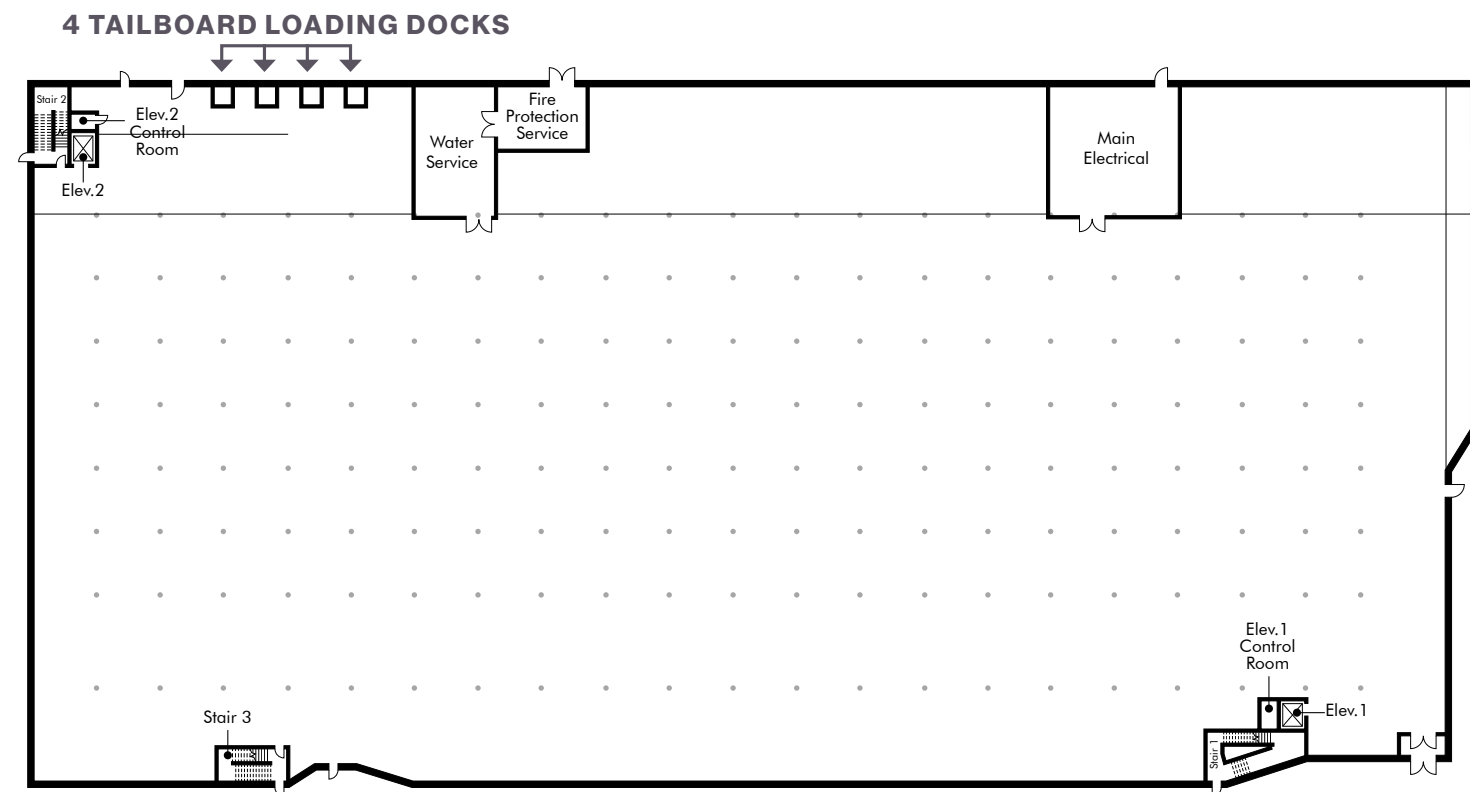


FLOOR PLANS

140,000 SF



Second Floor
40,000 SF



First Floor
100,000 SF

BUILDING SPECS

Building Description

Building Size	Total: 140,000 SF
	First Floor: 100,000 SF
	Second Floor: 40,000 SF
Building Stories	Two (2)
Delivery Date	2023
Land Area	14 acres
Parking	300 spaces (2.20/1,000 SF)
Building Dimensions	221.5' x 455'
Clear Height	First Floor: 36' Second Floor: 18'
Power	6,000 amps
Column Spacing	40' x 40' (high-bay); 30' x 40' (remainder of the premises)
Loading Dock	Four (4) 8' x 10' tailboard loading docks One (1) 10' x 12' drive-in door
Elevator	One (1) 3,500 lbs. freight passenger elevator One (1) 5,000 lbs. freight elevator
Utilities	Water & Sewer: Town of Bedford Electric: Eversource Gas: National Grid

Building Construction

Construction	Reinforced concrete
Floor Load	First Floor: Slab on grade Second Floor: Suspended slab with floor load up to 150 psf
Exterior	Insulated metal panels
Windows	25% of the façade area
Roof	Galvanized metal
Services	Water: 6" water line Sewer: 8" sanitary line Fire Protection: 10" fire service line

PROJECT TEAM & TIMELINE



CONSTRUCTION

SMMA

ARCHITECT

SMMA

ENGINEER



DEC 2021

Permits
Received



FEB 2022

Construction
Begins



OCT 2022

Tenant Improvements
can begin in parallel with
completion of LL work



JAN 2023

Base Building
Finalized



MAR 2023

Tenant
Occupancy

172

MIDDLESEX

BEDFORD WOODS



John Lashar

Vice Chairman

+1 617 439 7887

john.lashar@cbre.com

Eric Smith

Executive Vice President

+1 617 933 0176

eric.smith2@cbre.com

Brian McKenzie

Executive Vice President

+1 617 439 7813

brian.mckenzie@cbre.com

Perry Beal

Senior Vice President

+1 617 933 0043

perry.beal@cbre.com

Kendall Rowley

Senior Associate

+1 617 936 2297

kendall.rowley@cbre.com

© 2021 CBRE, Inc. All rights reserved. This information has been obtained from sources believed reliable, but has not been verified for accuracy or completeness. You should conduct a careful, independent investigation of the property and verify all information. Any reliance on this information is solely at your own risk. CBRE and the CBRE logo are service marks of CBRE, Inc. All other marks displayed on this document are the property of their respective owners, and the use of such logos does not imply any affiliation with or endorsement of CBRE. Photos herein are the property of their respective owners. Use of these images without the express written consent of the owner is prohibited.

CBRE

OLX|FLOR|D



THE GUTIERREZ COMPANY