

220 hopping brook

Full Building Sublease Opportunity Thru 5/31/2032

220 Hopping Brook Road | Holliston, MA



Mission Critical Facility | Significant Recent Upgrades | 90,470 Square Feet (Incl. Mezz)





property description

TENANT NAME	Web Industries
ADDRESS	220 Hopping Brook Road
CITY, STATE	Holliston, MA
BUILDING TYPE	Light Distribution / R&D / Manufacturing
SQUARE FEET	90,470 R&D / Manufacturing: Mezzanine: 6,000
LAND AREA	13.47 acres
YEAR BUILT	2000
CONSTRUCTION	Steel on 10' concrete slab
ROOF	Corrugated metal panels with lightweight concrete. Ballast roof, 21 years old, built in 2000
CLEAR HEIGHT	27' in warehouse space
DOCK DOORS	5 Tailboard Doors
DRIVE INS	1
PARKING	204 spaces (2.41 / 1,000)
HVAC	4 RTUs at 20 tons (2000) 3 RTUs front office break room (2000, 2015) 5 RTUs at 20 tons (2020) 1 RTU, Pad Mounted 20 ton (2015)
POWER	2,500 amp service, 3 phase, at 480 volts
GENERATORS	500 kw (2020) 500kw (2021) 60 kw life safety generator (2021) 150 kw (~6 years old)
ENVIRONMENTAL / DRY ROOMS	DR #0 - 60 SQ. FT. DR#1 - 2,240 SQ. FT. DR#2 - 7,500 SQ.FT. DR #3 - 2,016 SQ.FT.

13.47 Acres

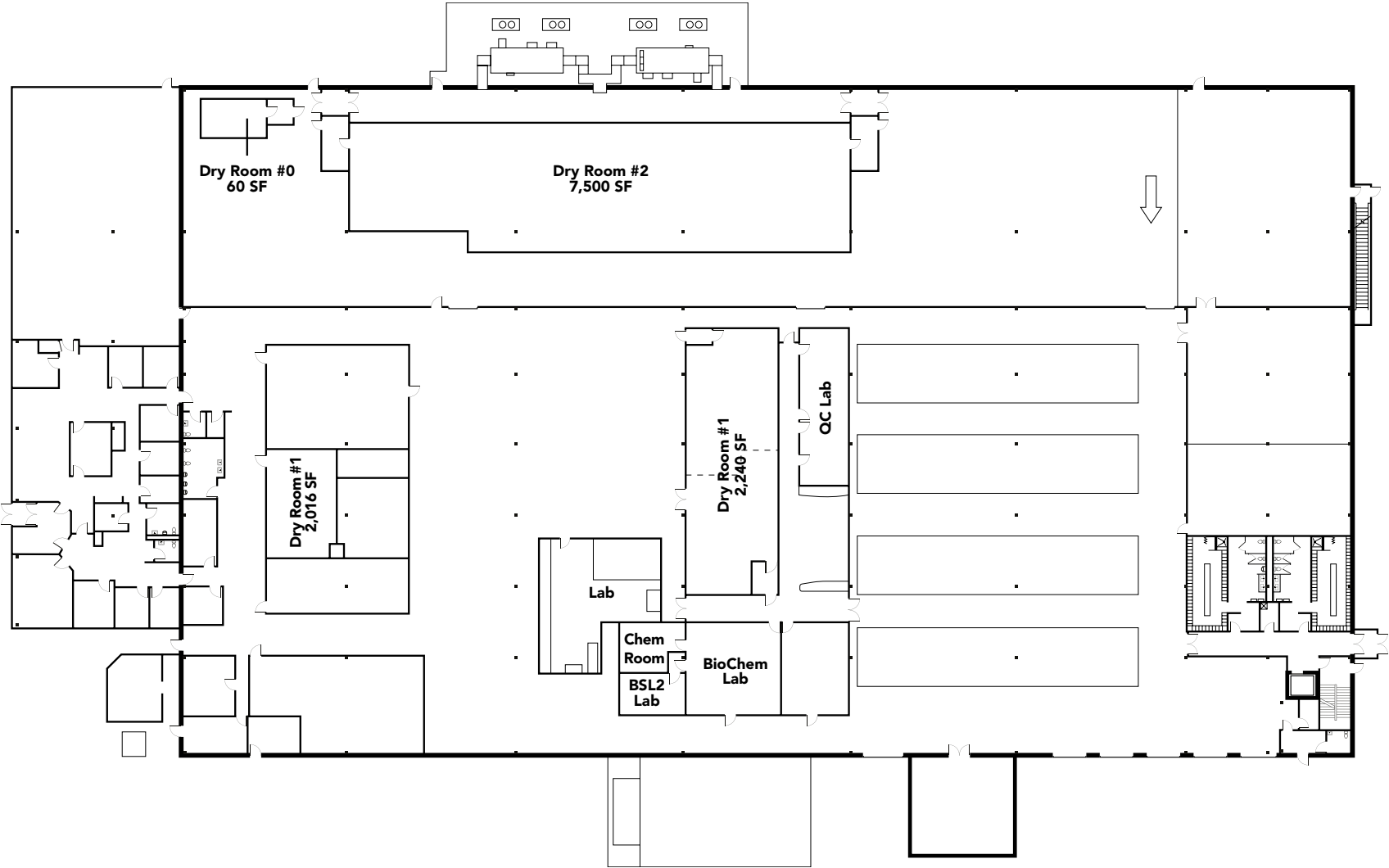
90,470 SF

Hopping Brook Rd

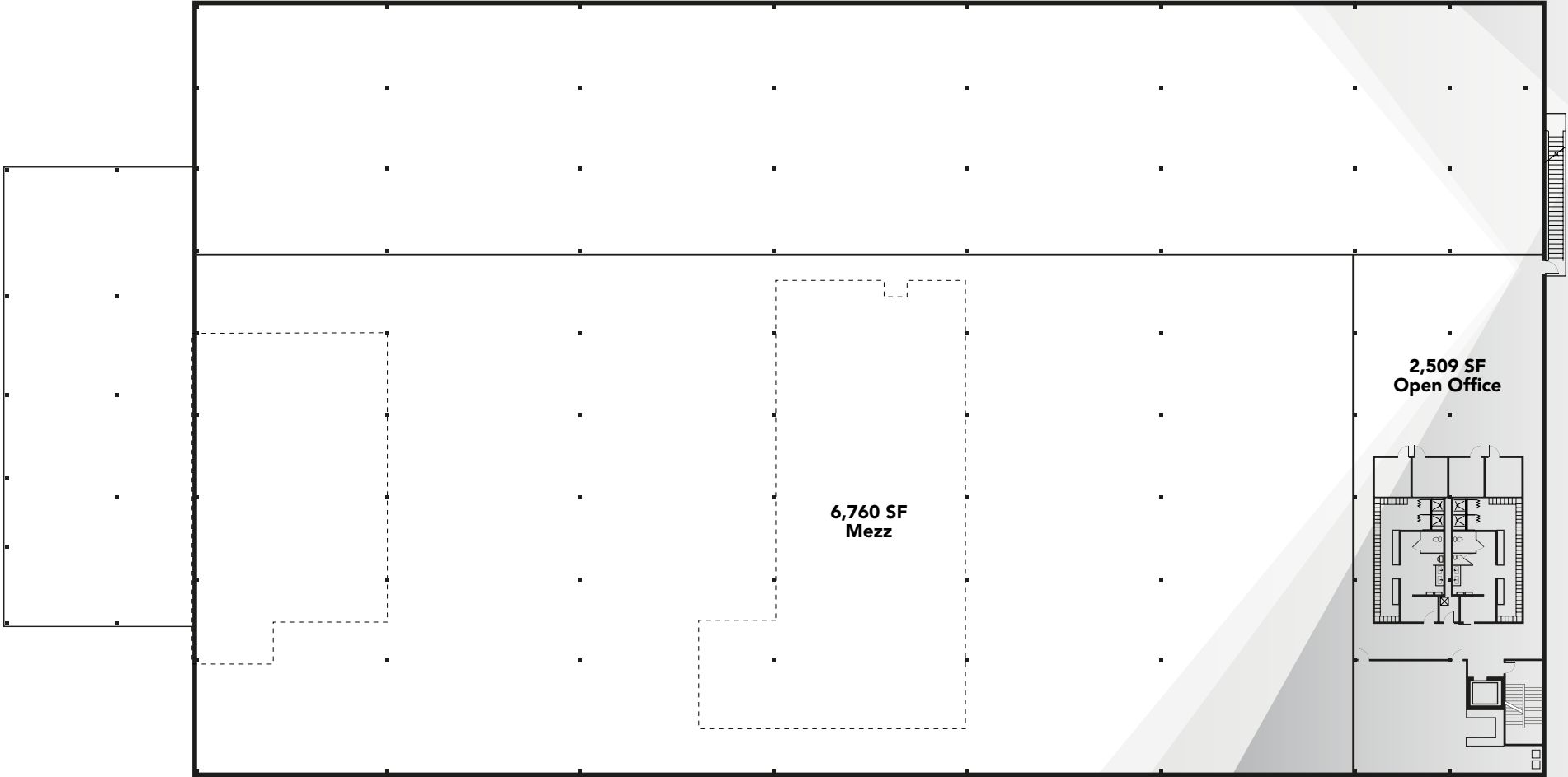
Hopping Brook Rd



first floor



mezzanine floor



recent improvement

\$15.6 million in recent improvements



Web Industries has poured over \$15.6 million in recent improvements, or \$171 per-square-foot, helping transition this building from traditional manufacturing to a GMP & bio-manufacturing ready asset.

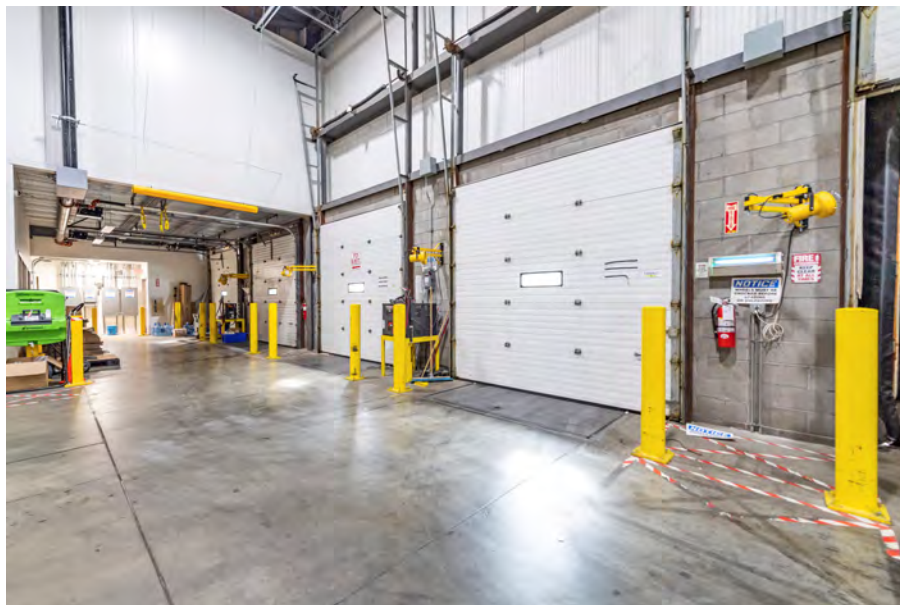
- Dry Rooms
- BSL-2 Lab
- Reagent filling / kitting area
- Mezzanine
- Conference rooms
- Lunch area
- Locker rooms
- Bathrooms
- Training room
- Warehouse HVAC
- Air compressor and distribution system
- RODI water system
- Evaporation system
- Electrical distribution system upgrades
- Security system
- BMS system
- Emergency communication system
- Parking
- New Septic



Images

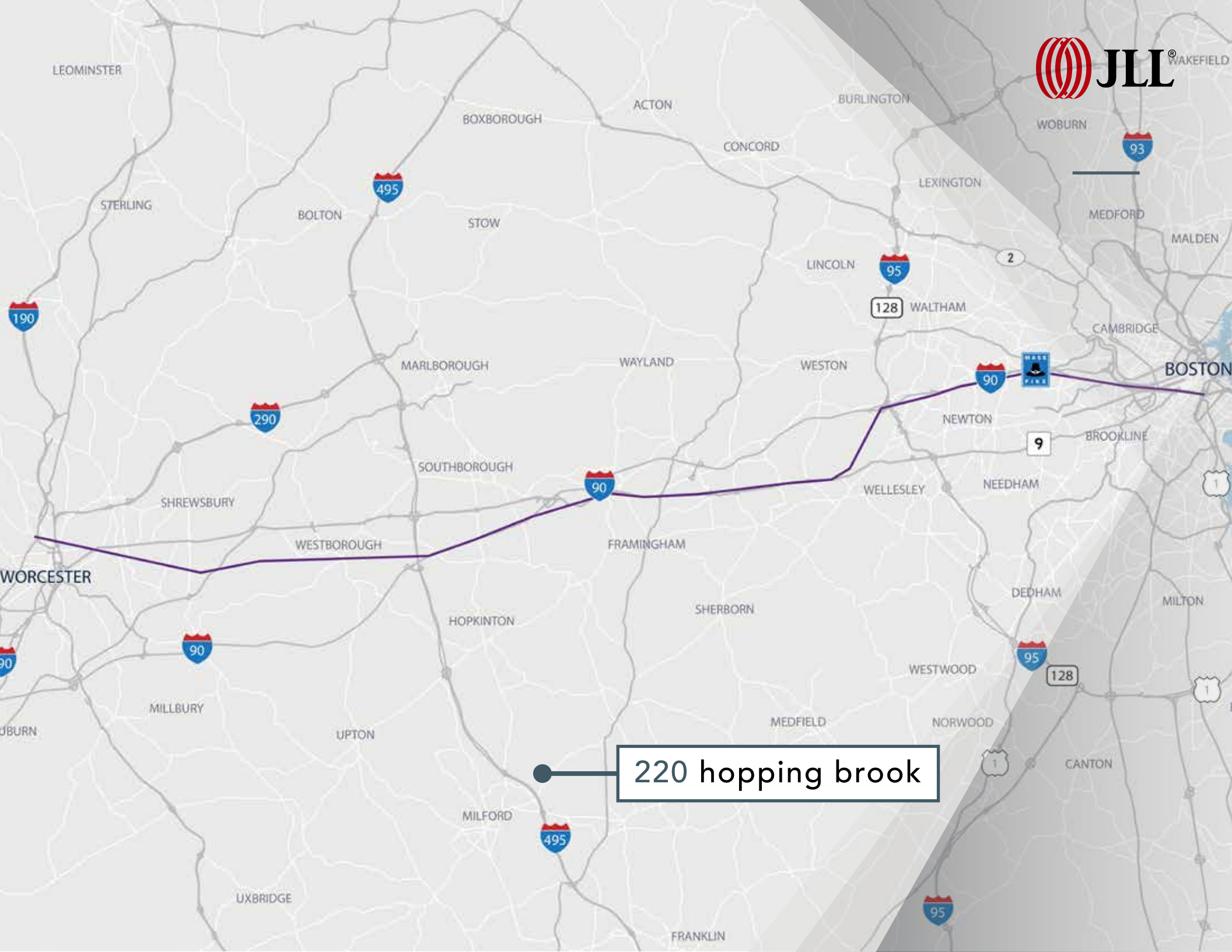


Images



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