



Lincoln

CBRE

1000 NICKERSON

Marlborough, Massachusetts

NEWLY DELIVERED



NEW
**SPECULATIVE
DEVELOPMENT**
±20,000 - 76,475 SF
AVAILABLE

WAREHOUSE/R&D/ADVANCED MANUFACTURING FACILITY

THE OPPORTUNITY

CBRE is pleased to present 1000 Nickerson Road in Marlborough, Massachusetts, a brand new $\pm 120,600$ SF state of the art Warehouse/R&D/Advanced Manufacturing facility. Best-in-class core and shell provides flexibility to accommodate an array of users, including R&D, manufacturing, and distribution. 1000 Nickerson offers a compelling environment for businesses in the life sciences, manufacturing, and technology sectors alike.

Located within one of Greater Boston's strongest business communities, 1000 Nickerson has easy access to major highways, such as, Interstate 90 (Mass Pike) and Interstate 495, as well as Interstate 290, Route 20 and Route 9. Many premier companies have located in the submarket due to its superior access and central location, which allows them to draw upon the highly skilled workforce for which New England is well-known. Corporate neighbors include Moderna, Cytiva, McKesson Corporation, DuPont, Quest Diagnostics, Hologic, BJ's, Dell EMC, FedEx, Ken's Foods, Lowe's, Metrie, TJX Companies, Amazon, and A. Duie Pyle to name a few.

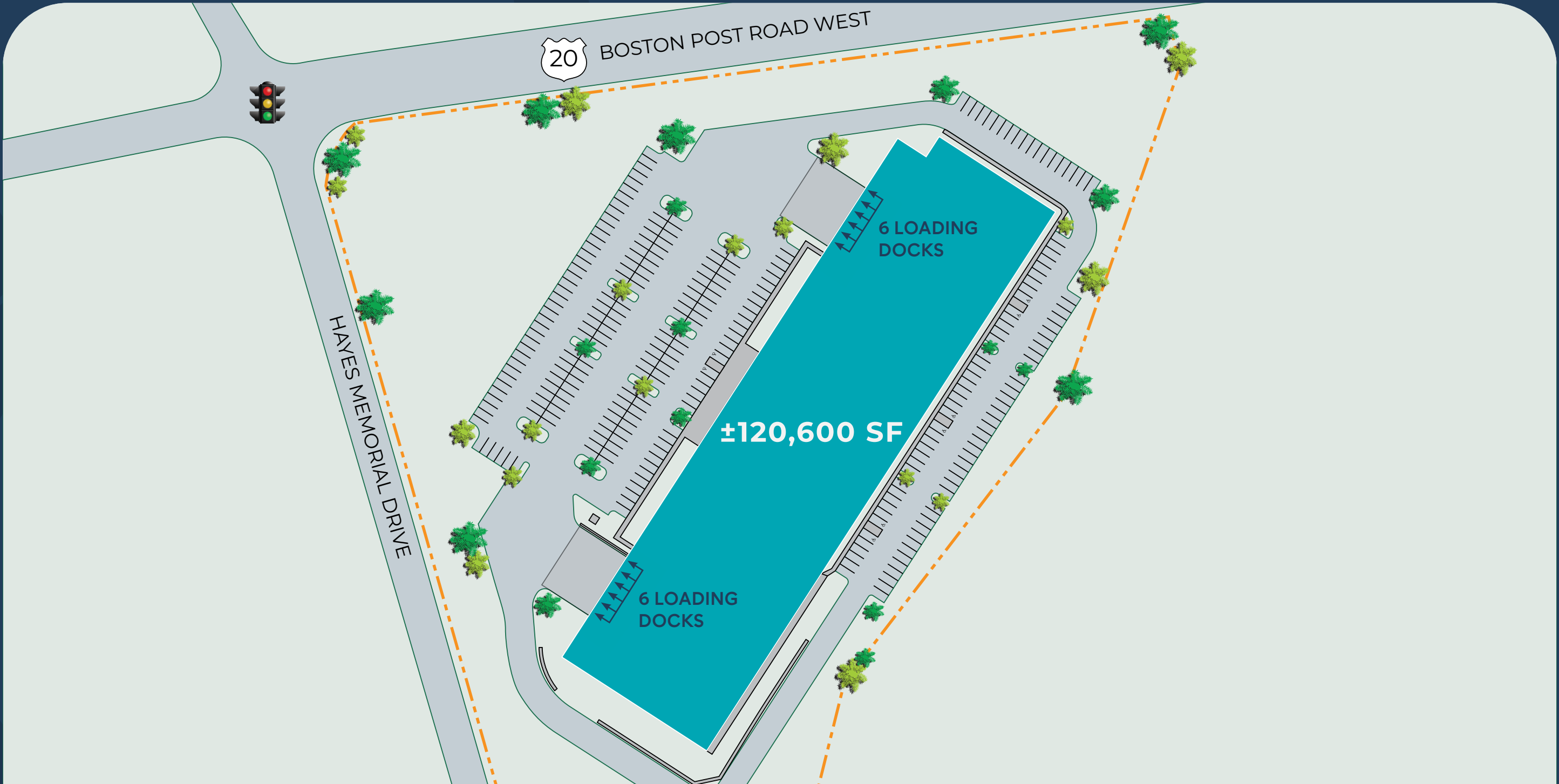
BACK OF BUILDING



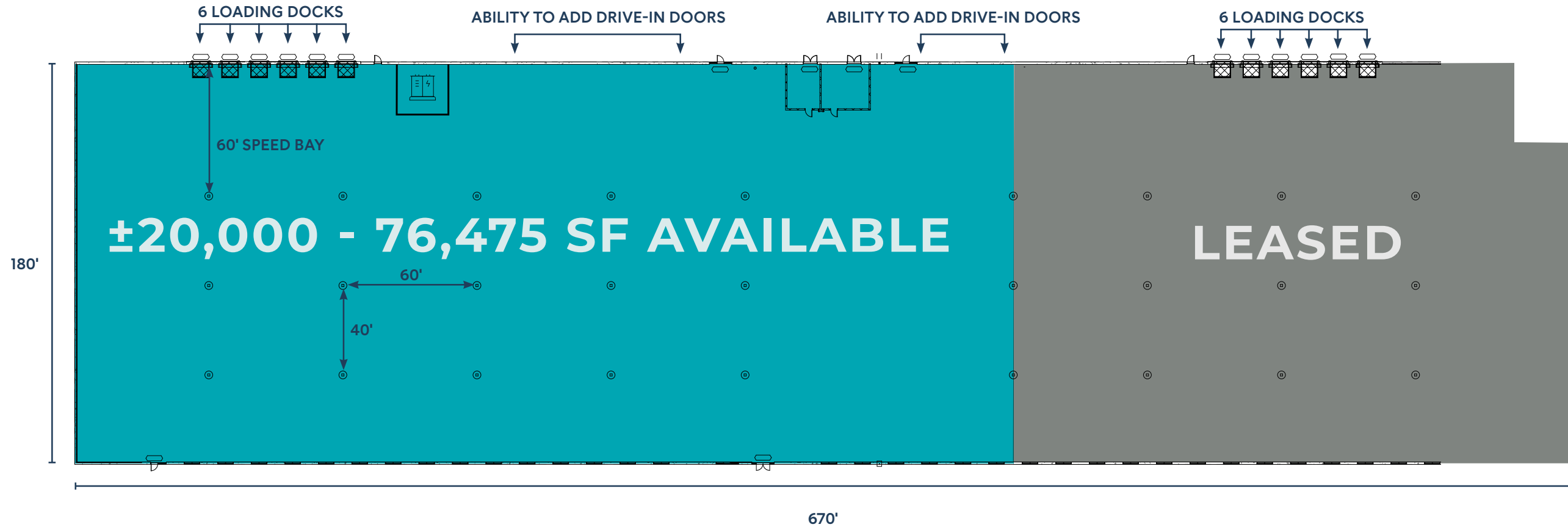
INTERIOR



SITE PLAN



FLOOR PLAN



THE SPECIFICATIONS

- **Building Size:** ±120,600 SF
- **Availability:** ±20,000 - 76,475 SF
- **Site Area:** ±12.0 acres
- **Clear Height:** 32'
- **Loading:** 6 docks (ability to add drive-in doors)
- **Year Built:** 2023
- **Parking:** ±2.15/1,000 SF (259 Auto Spaces)
- **Power:** 7,000 amps, 277/480 volt, 3 phase, 4 wire (full building)
- **Column Spacing:** 40' x 60' with 60' speed bay
- **Building Dimensions:** 180' x 670'

- **Roof:** 60 mil TPO with R30 insulation
- **Floor:** 7" reinforced with welded wire mesh
- **Fire Protection:** ESFR sprinklers
- **Lighting:** LED sensor lighting
- **Truck Court Depth:** 130'
- **Utilities:**
 - **Water:** Town of Marlborough
 - **Waste:** Municipal Sewer Connection
 - **Electric:** National Grid
 - **Gas:** Eversource



ESFR SPRINKLERS



7,000 AMPS OF POWER



6 DOCKS

LABOR STUDY

The surrounding area consists of a highly educated adult population with experience in the manufacturing industry and relevant technical occupations. An added advantage is the facility's proximity to I-495 and I-90. The location provides ease of access to employees driving from the Boston area as well as residents of the Worcester metropolitan area to the west.

KEY STATS - 10 MILES

331K

population within 10 miles

65%

of adult population has earned an Associate's Degree or higher

1.39X

of the employed population work in technical occupations* (vs. Boston MSA @ 1.0)

1.37X

of the employed population are working in the manufacturing industry** (vs. Boston MSA @ 1.0)

KEY STATS - 25 MILES

2.31M

population within 25 miles

64%

of adult population has earned an Associate's Degree or higher

1.18X

of the employed population work in technical occupations* (vs. Boston MSA @ 1.0)

1.13X

of the employed population are working in the manufacturing industry** (vs. Boston MSA @ 1.0)

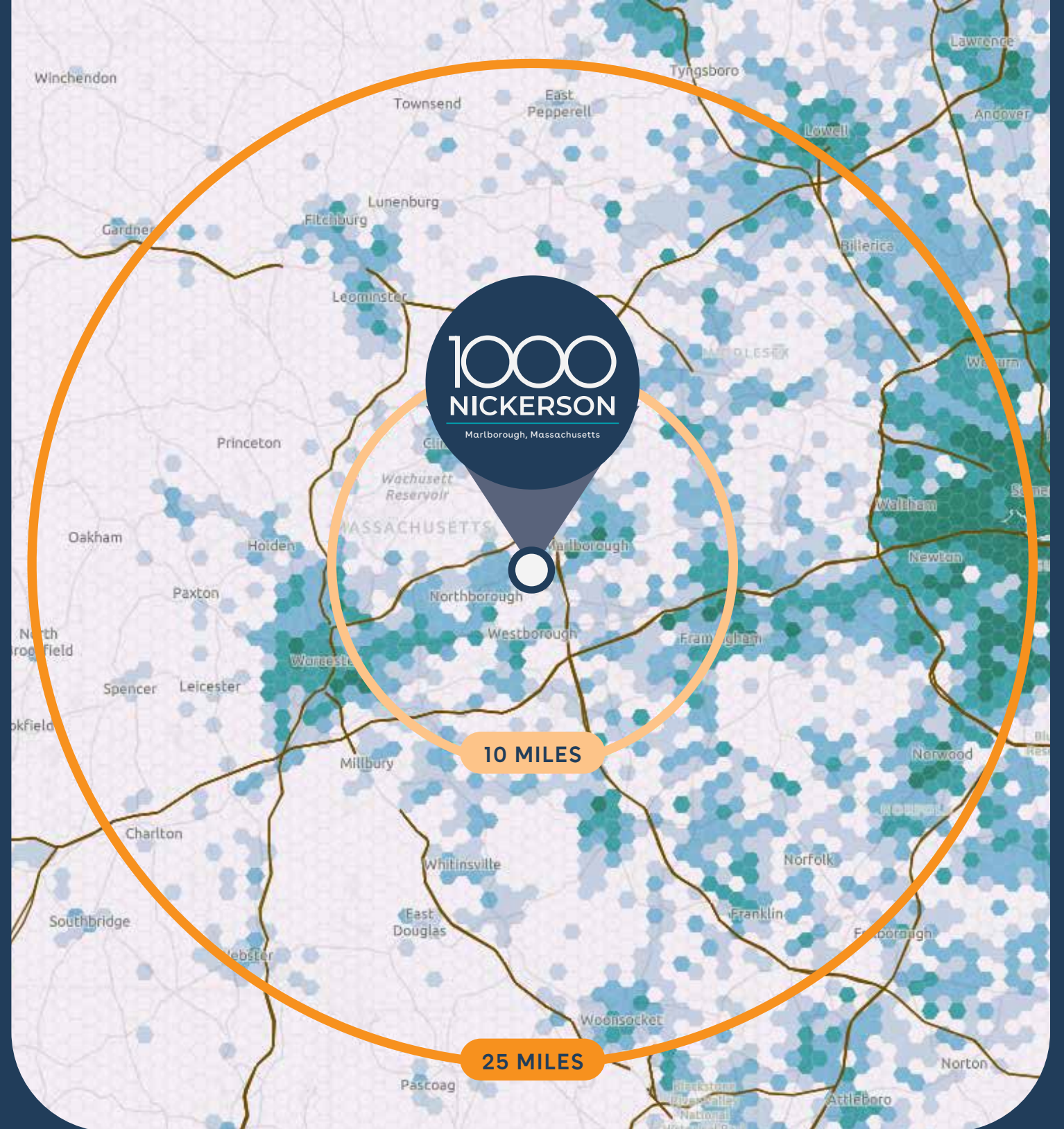
*Technical occupations include Computer, Math, Engineering, etc.
 **Manufacturing industry includes NAICS Codes 31-33.
 Source: ESRI.

EDUCATED POP. DENSITY



LOW

HIGH



HIGHLY-ACCESSIBLE & AMENITY-RICH METROWEST LOCATION

 **Route 20**
Adjacent

 **I - 495**
1.35 Miles

 **I - 290**
1.5 Miles

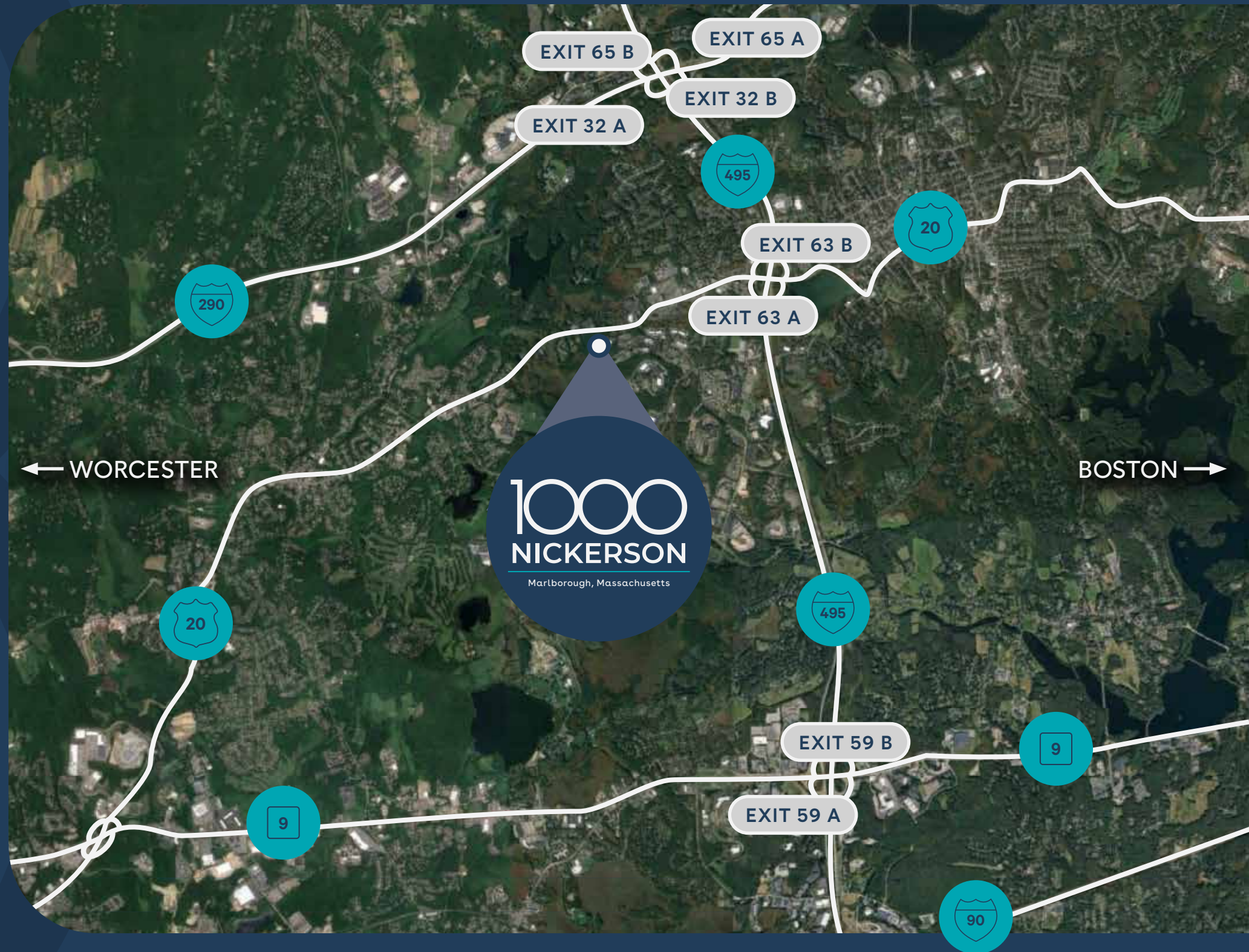
 **Route 9**
4.75 Miles

 **I - 90**
5 Miles

 **Worcester**
15 Miles

 **Downtown Boston**
35.5 Miles

 **Logan Airport**
36.5 Miles



AMENITIES & CORPORATE NEIGHBORS



1 Apex Center

- Chick-Fil-A
- Hyatt Regency
- B.Good
- Bank of America
- TITLE Boxing
- Fairfield Inn & Suites by Marriott
- Evviva Trattoria
- Dalla Nails & Spa
- Protein House
- Qdoba Mexican Eats
- Friendly's
- Hot Table Panini
- Muse Paintbar
- Half Axe
- Oxford Smiles
- Eurorpean Wax Center
- Dellaria Salons
- Pro Clean Auto Wash
- Sports Clips
- 110 Grill
- Moderna

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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1000 NICKERSON

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