

For Lease

±50,000-155,000 SF

Warehouse/Manufacturing  
Availability



26

WIGGINS AVENUE  
BEDFORD, MA

CBRE

**Jumbo**  
INVESTMENT | DEVELOPMENT | MANAGEMENT

# Property Description

On behalf of new ownership, CBRE is pleased to bring your attention to a new full building opportunity at 26 Wiggins Avenue in Bedford, Massachusetts. The ±155,000 SF warehouse/manufacturing facility offers 22' - 26' clear height, 160 auto spaces, 30' x 40' column spacing and 19 tailboard loading docks. 26 Wiggins is situated 1.5 miles from Interstate 95 and within minutes to Route 3, Route 2 and Interstate 93, providing a future tenant with access to all major highways.

Corporate neighbors include Anika Therapeutics, Homology Medicines, Diversified Technologies, Thermo Fisher Scientific, Verseau Therapeutics, and KSQ Therapeutics, to name a few.



**Ability to Subdivide**



**22' - 26' Clear Height**



**19 Loading Docks**

## BUILDING SPECIFICATIONS

<b>Total Building Size</b>	±154,979 SF
<b>Availability</b>	<b>Warehouse:</b> ±111,833 SF <b>Office:</b> ±21,849 SF <b>Mezzanine:</b> ±21,297 SF
<b>Year Built</b>	1970/1986
<b>Site Area</b>	±11.96 acres
<b>Parking</b>	±1.40/1,000 SF (160 auto spaces) Ability to expand parking
<b>Clear Height</b>	22' - 26'
<b>Column Spacing</b>	30' x 40'
<b>Loading</b>	19 tailboard loading docks
<b>Electrical</b>	800 amps, 277/480 volt (Ability to upgrade)
<b>Fire</b>	Wet System
<b>Lighting</b>	LED
<b>Utilities</b>	
<b>Water/Sewer</b>	Town of Bedford Municipal
<b>Gas</b>	National Grid
<b>Electric</b>	Eversource Energy

# Site Plan

First Floor	±133,682 SF
Mezzanine	±21,297 SF
<b>TOTAL BUILDING</b>	<b>±154,979 SF</b>

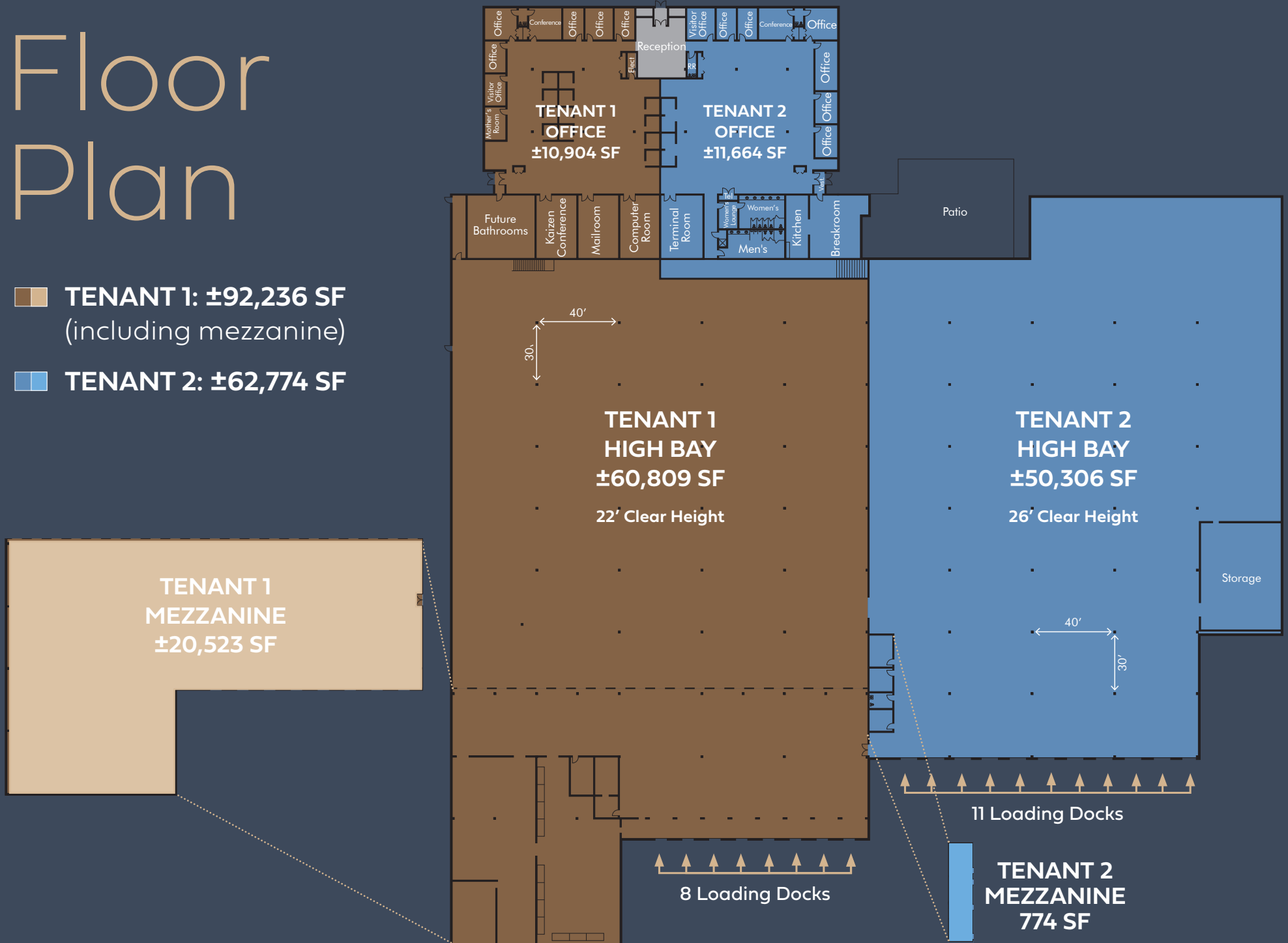
- Warehouse
- Office



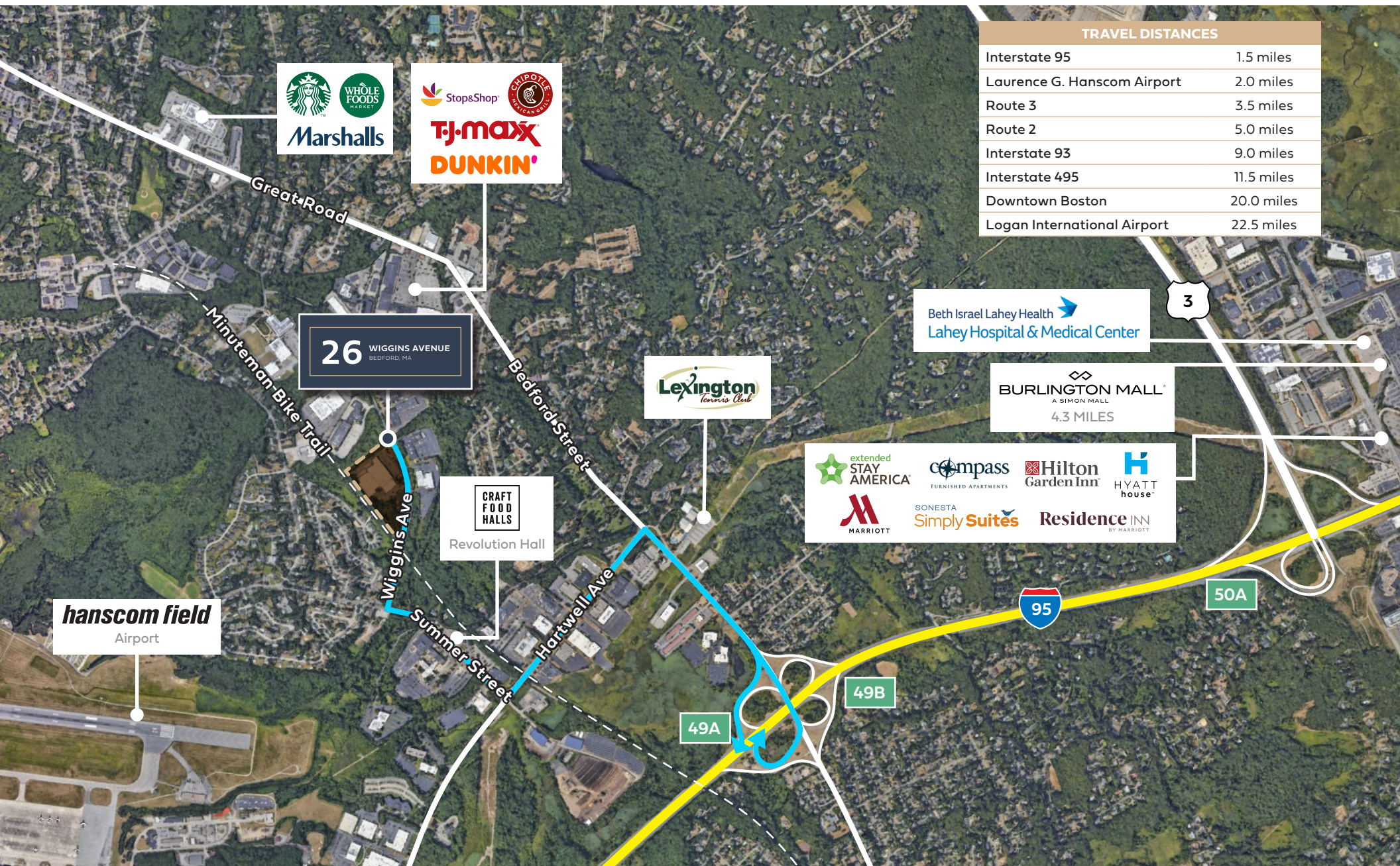
# Floor Plan

**TENANT 1: ±92,236 SF**  
(including mezzanine)

**TENANT 2: ±62,774 SF**



# Access & Location



## TRAVEL DISTANCES

Interstate 95	1.5 miles
Laurence G. Hanscom Airport	2.0 miles
Route 3	3.5 miles
Route 2	5.0 miles
Interstate 93	9.0 miles
Interstate 495	11.5 miles
Downtown Boston	20.0 miles
Logan International Airport	22.5 miles

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BEDFORD, MA

Beth Israel Lahey Health  
Lahey Hospital & Medical Center

BURLINGTON MALL<sup>®</sup>  
A SIMON MALL  
4.3 MILES

extended STAY AMERICA<sup>®</sup> compass FURNISHED APARTMENTS Hilton Garden Inn HYATT house  
MARRIOTT SONESTA Simply Suites Residence INN BY MARRIOTT

CRAFT FOOD HALLS  
Revolution Hall

Lexington  
Tennis Club

**hanscom field**  
Airport

Great Road

Minuteman Bike Trail

Bedford Street

Wiggins Ave

Summer Street

Hartwell Ave

49A

49B

50A



# Life Science Cluster

**26** WIGGINS AVENUE  
BEDFORD, MA

## CROSBY DRIVE/MIDDLESEX TURNPIKE CLUSTER



## WIGGINS AVENUE CLUSTER



## WINTER STREET LAB CLUSTER



## SECOND AVE LAB CLUSTER



## HAYDEN AVE CORRIDOR



## EAST WALTHAM CLUSTER



## BURLINGTON LAB CLUSTER



## HARTWELL AVENUE/MAGUIRE ROAD CLUSTER



# Labor Study

## Advanced Manufacturing

**26 Wiggins Avenue in Bedford, MA** is well located to support advanced manufacturing operations. The area directly surrounding the site consists of an educated adult population with relevant technical expertise and manufacturing industry experience.

### KEY STATS

#### 30 MINUTES

**1.6M**

population within 30 minutes

**69%**

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

**115K**

population employed in technical occupations\*

**90K**

population employed in the manufacturing industry\*\*

#### 45 MINUTES

**3.97M**

population within 45 minutes

**60%**

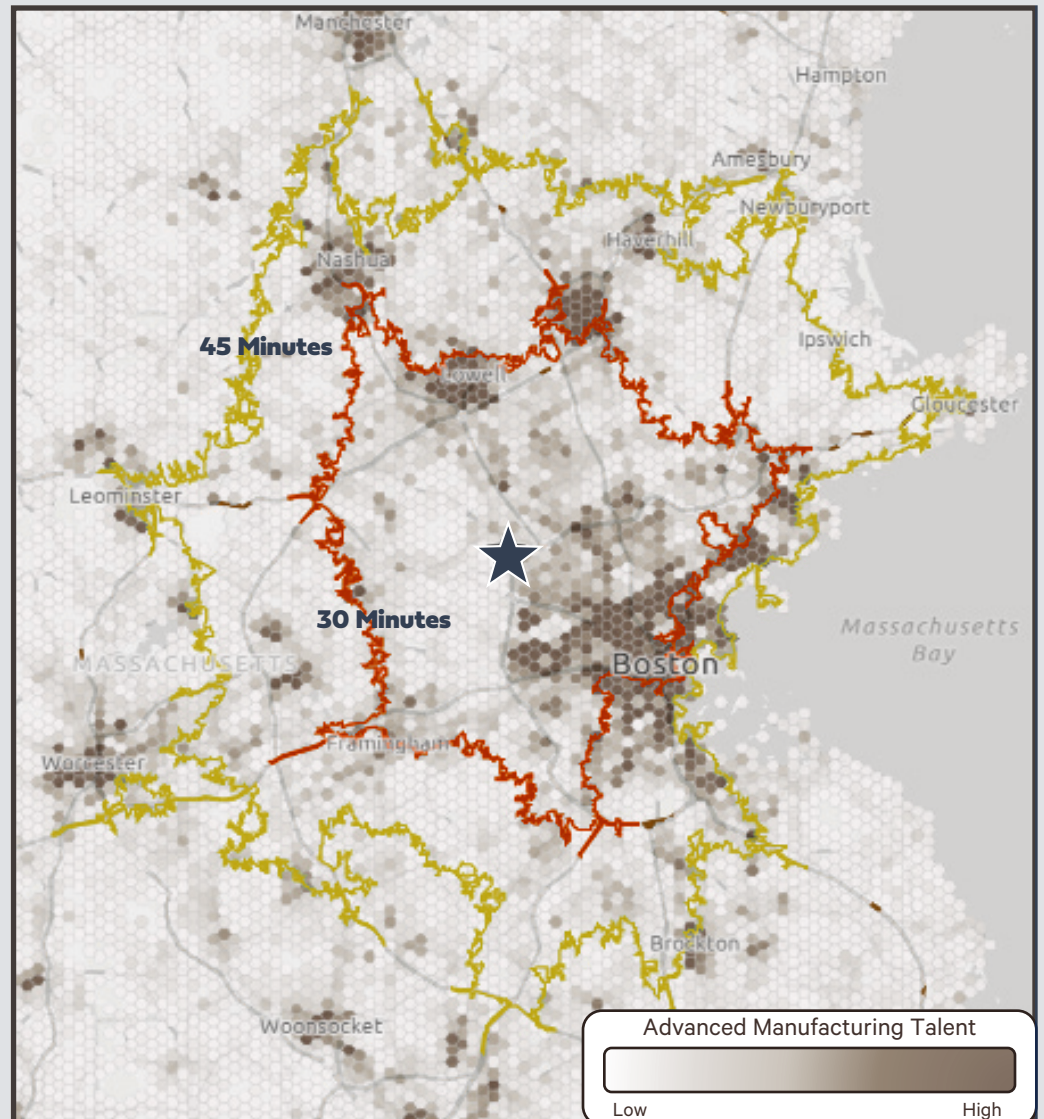
of adult population have earned an Associate's Degree or higher

**227K**

population employed in technical occupations\*

**208K**

population employed in the manufacturing industry\*\*



\*Technical occupations include Computer, Math, Engineering, etc.

\*\*Manufacturing industry includes NAICS Codes 31-33, which includes advanced manufacturing industries.

# Labor Study

## Distribution

**26 Wiggins Avenue in Bedford, MA** is well positioned to attract and grow talent in distribution related operations. The area directly surrounding the site consists of an adult population with education levels well aligned with distribution related occupations.

### KEY STATS

#### 30 MINUTES

**1.6M**

population within 30 minutes

**32%**

of adult population has earned a High School Diploma/GED, Some College or an Associate's Degree

**28K**

population employed in transportation and material moving occupations

#### 45 MINUTES

**3.97M**

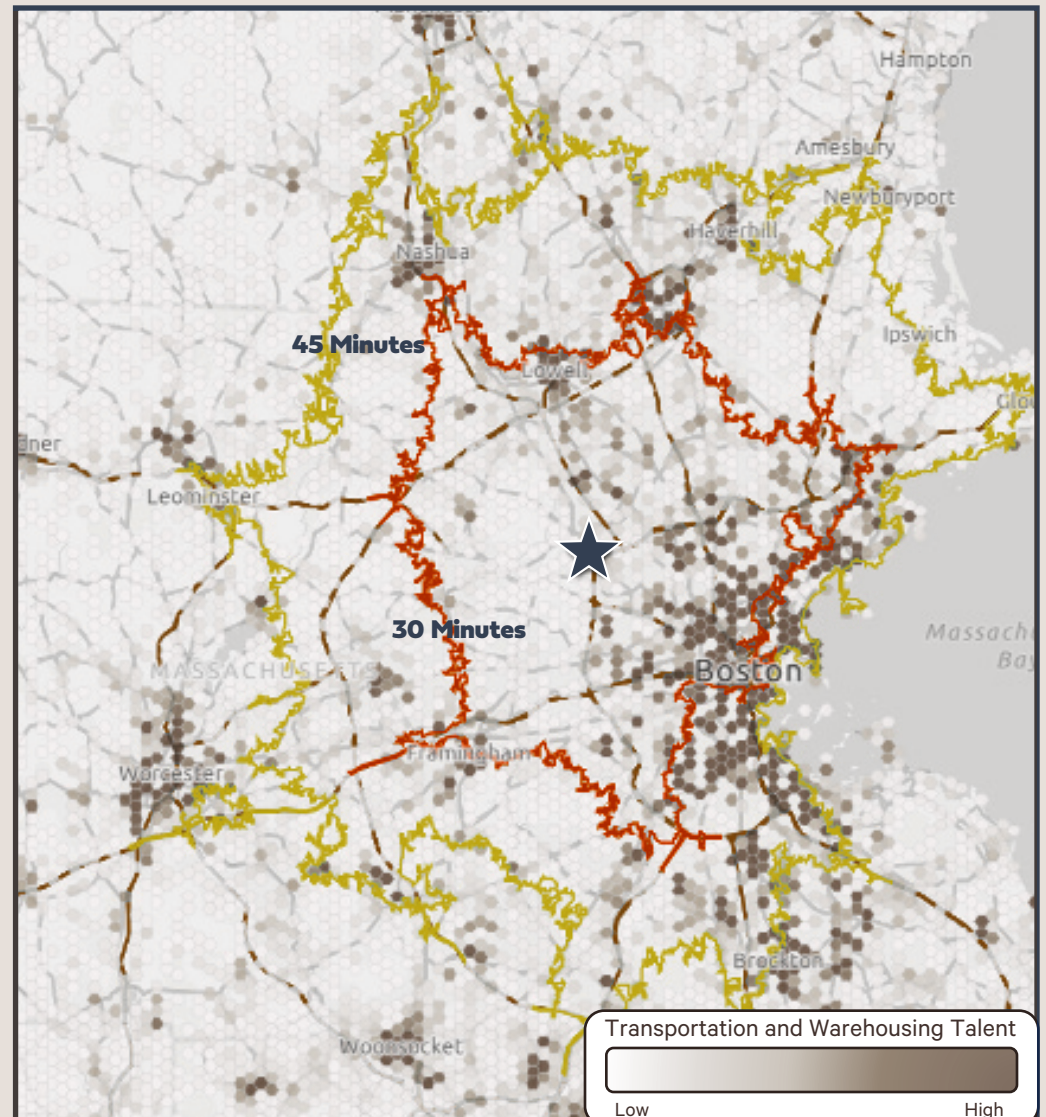
population within 45 minutes

**39%**

of adult population has earned a High School Diploma/GED, Some College or an Associate's Degree

**96K**

population employed in transportation and material moving occupations



\*\*Transportation and material moving occupations includes NAICS Code 53, which includes distribution related occupations.



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