

THE <> CAMPUS

AT CANOPY DRIVE | MIDDLEBOROUGH MA

< ±700,000 SF NEW CONSTRUCTION >

TEENY ONE

SUBDIVISIBLE DOWN TO
±15,000 SF

**PREMIER MASTER PLANNED
INDUSTRIAL CAMPUS**
PHASE I DELIVERING Q4 2025

PREMIER INDUSTRIAL CAMPUS

±700,000 SF SITE PLAN

PHASE 1
DELIVERING Q4 2025

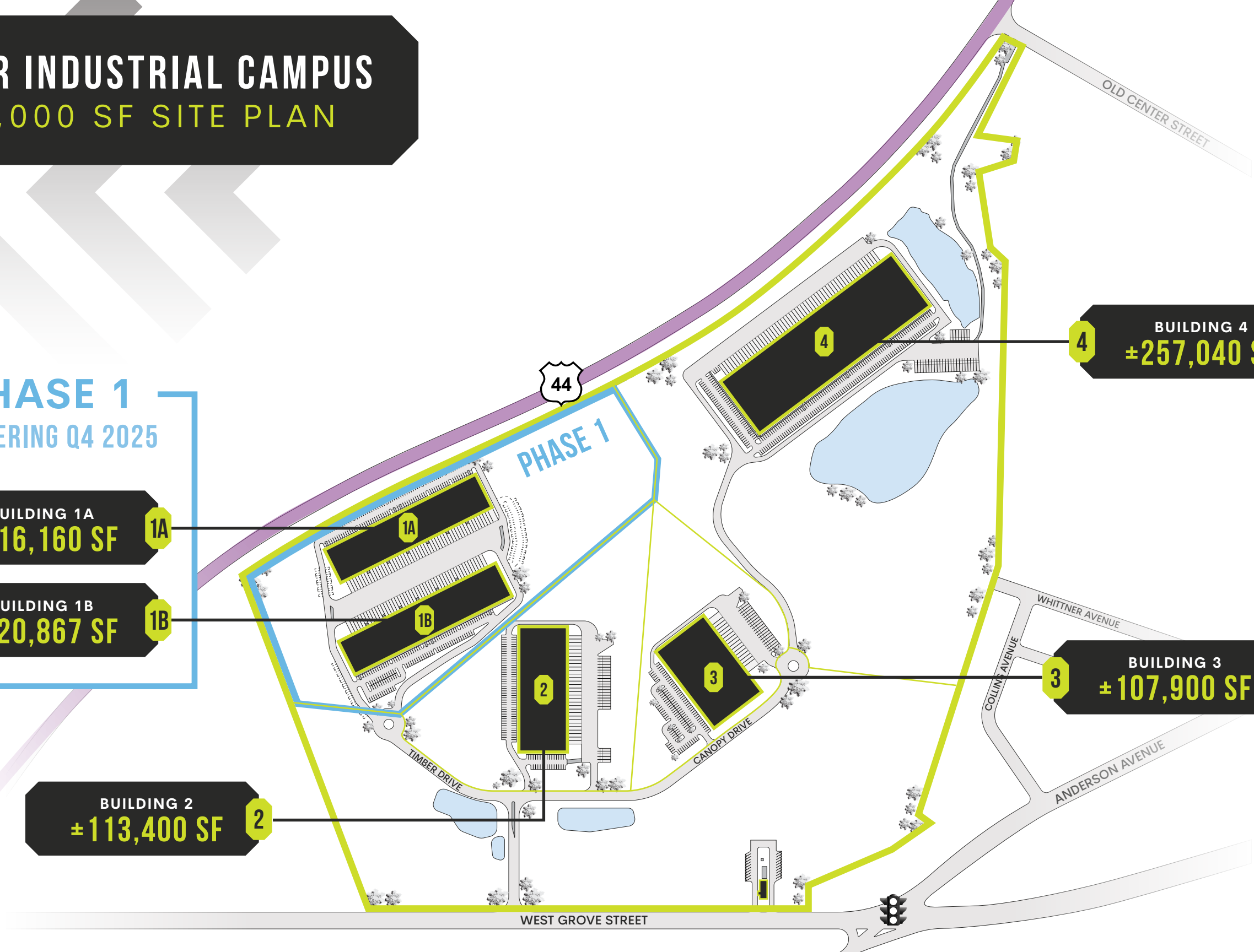
BUILDING 1A
±116,160 SF

BUILDING 1B
±120,867 SF

BUILDING 2
±113,400 SF

BUILDING 3
±107,900 SF

BUILDING 4
±257,040 SF



BUILDINGS 1A & 1B

±237,027 SF TOTAL

PHASE 1

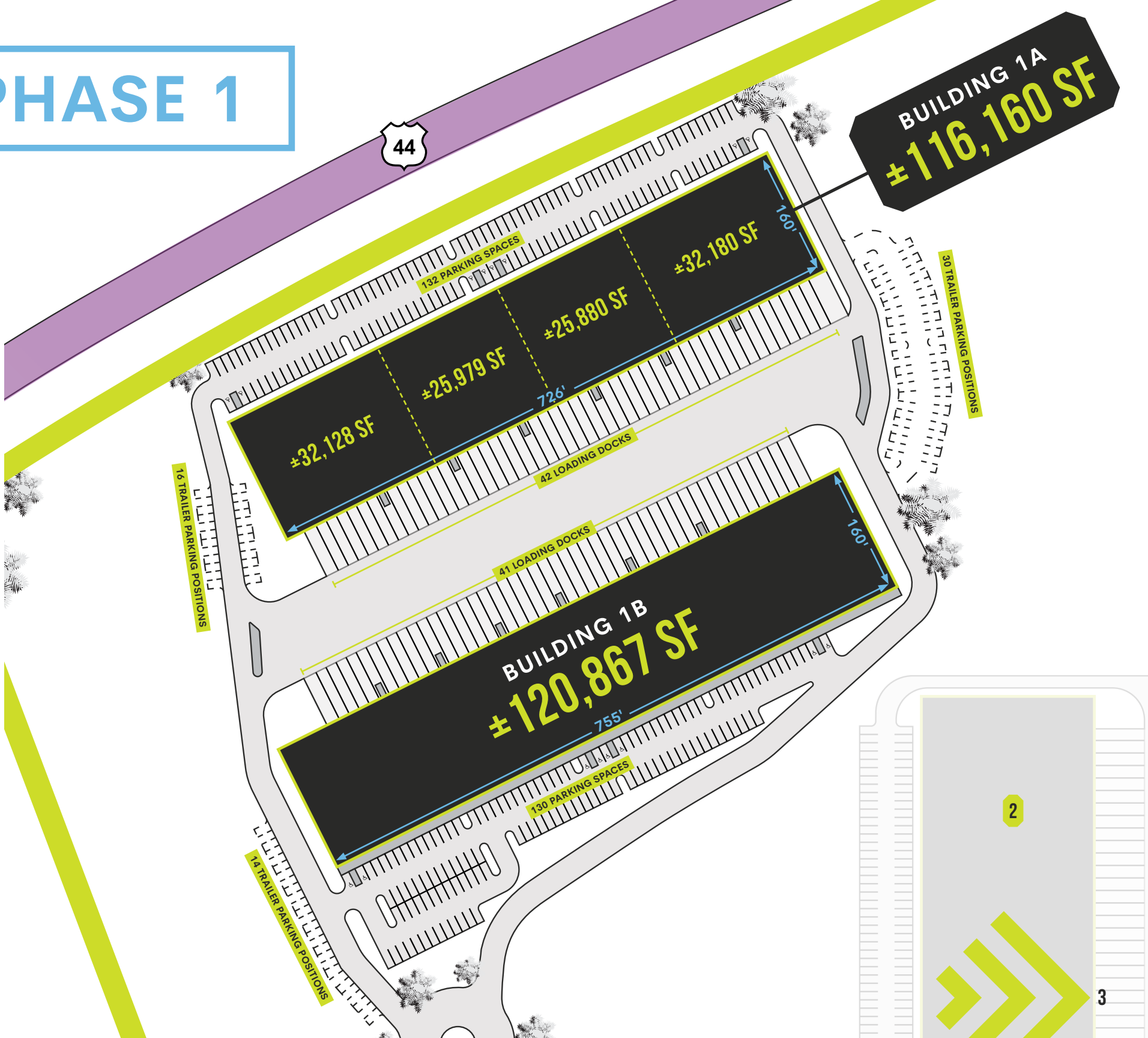


SUBDIVISIBLE



MASTER PLANNED
INDUSTRIAL PARK

Building Size	
Building 1A	±116,160 SF
Building 1B	±120,867 SF
Available SF	
±15,000 – 237,027 SF	
Acreage	
±32.00 acres	
Clear Height	
32'	
Column Spacing	
52' x 50', 60' speed bay	
Loading Docks	
Building 1A	Up to fourty-two (42) tailboard loading docks and two (2) drive-in doors
Building 1B	Up to fourty-one (41) tailboard loading docks and two (2) drive-in doors
Auto Parking	
Building 1A	132 spaces (±1.14 per 1,000 SF)
Building 1B	130 spaces (±1.07 per 1,000 SF)
Trailer Parking	
Sixty (60) positions	
Truck Court	
220'	
Fire Protection	
ESFR	
Power	
4,000 amps, 480V, 3-phase per building	
Floor	
7" slab	
Construction Type	
Tilt-Up	
Utilities	
Water/Sewer	Town of Middleborough
Gas/Electric	Middleborough Gas & Electric



BUILDING 2

±113,400 SF TOTAL

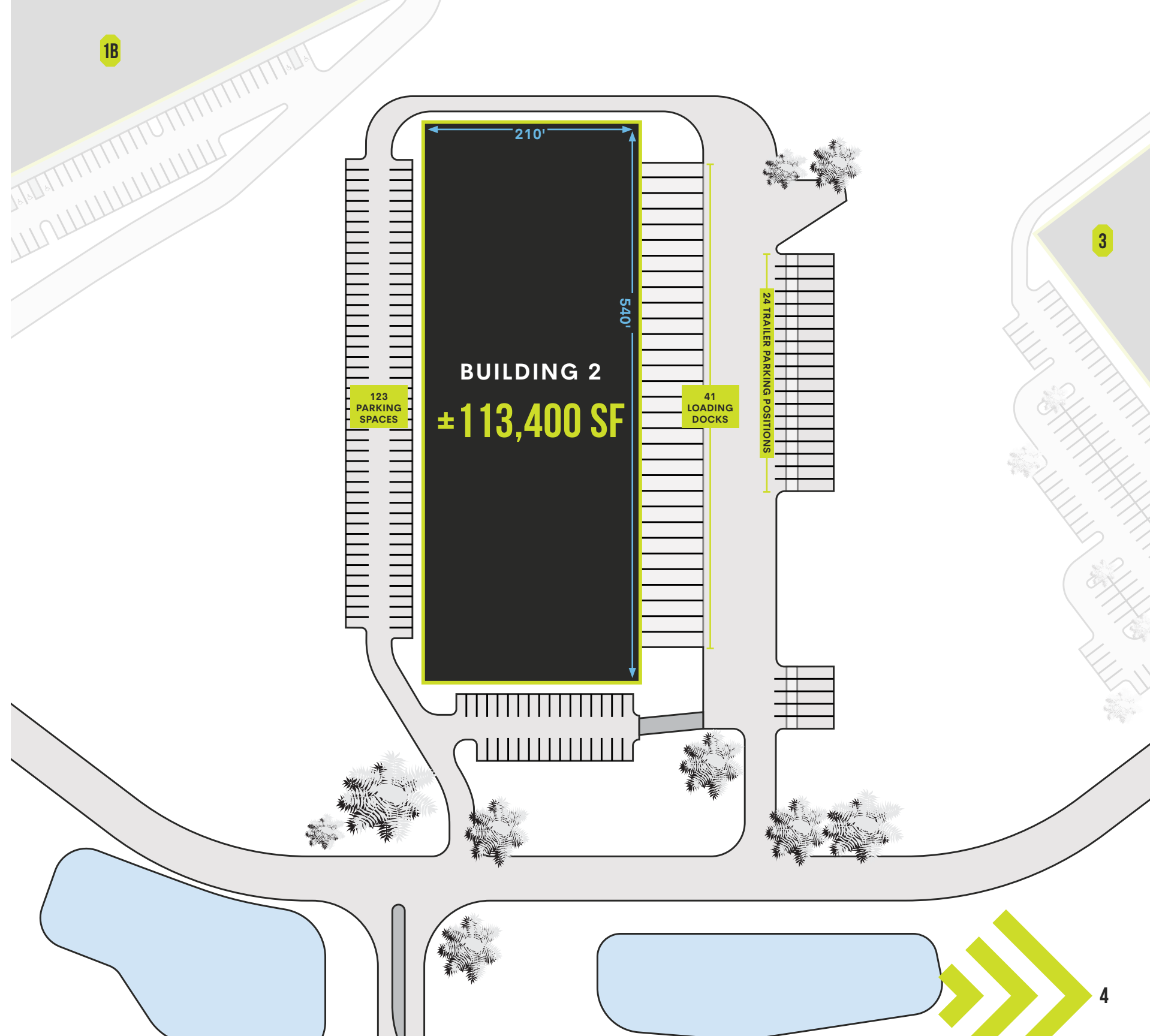


SUBDIVISIBLE



MASTER PLANNED
INDUSTRIAL PARK

Building Size	±113,400 SF
Available SF	±50,000 – 113,400 SF
Acreage	±16.67 acres
Clear Height	36'
Column Spacing	52' x 50', 60' speed bay
Loading Docks	Fourty-one (41) tailboard loading docks and two (2) drive-in doors
Auto Parking	123 spaces (±1.08 per 1,000 SF)
Trailer Parking	Twenty-four (24) positions
Truck Court	135'+
Fire Protection	ESFR
Power	4,000 amps, 480V, 3-phase
Floor	7" slab
Construction Type	Tilt-Up
Utilities	
Water/Sewer	Town of Middleborough
Gas/Electric	Middleborough Gas & Electric



BUILDING 3

±107,900 SF TOTAL

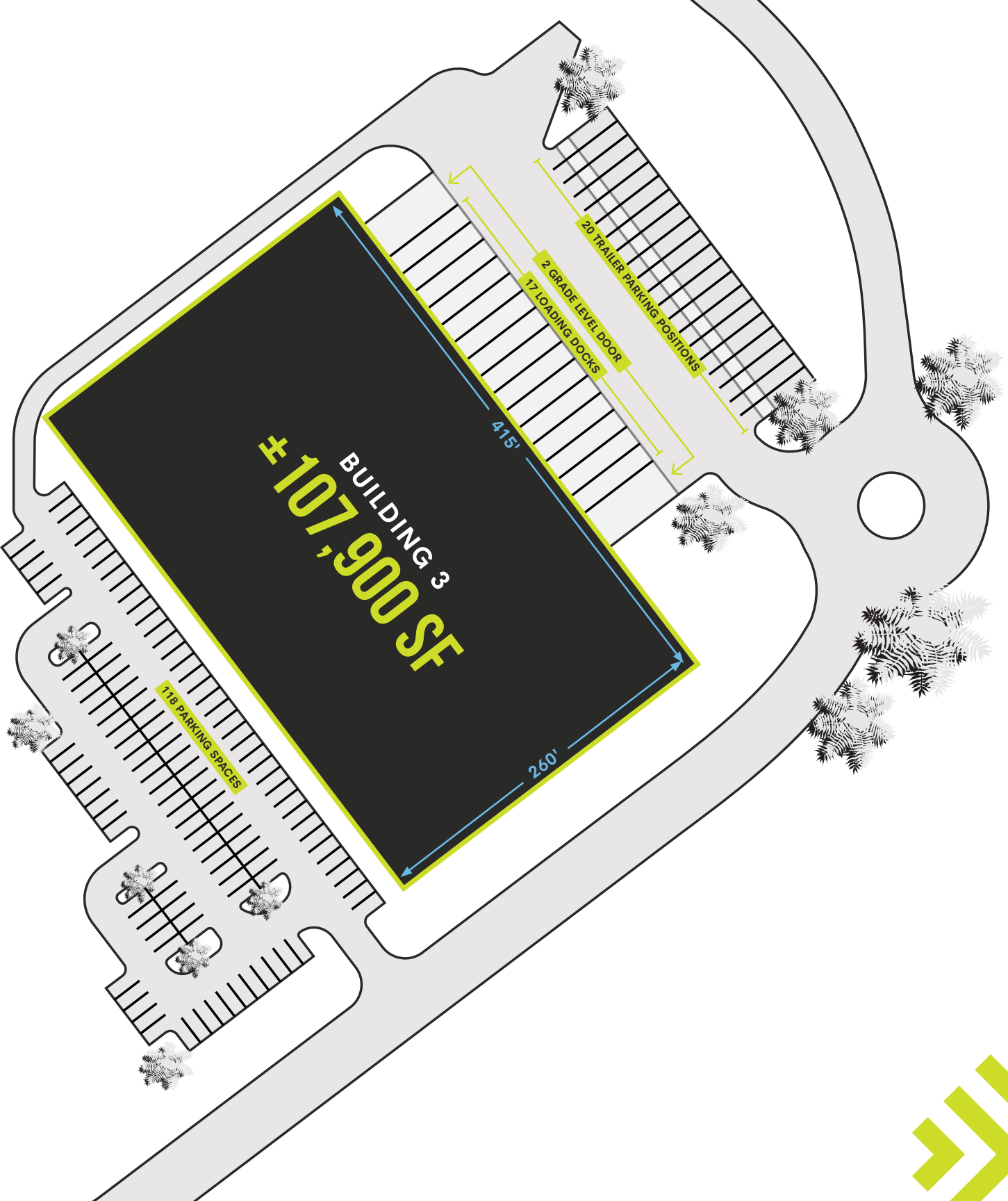


SUBDIVISIBLE



MASTER PLANNED
INDUSTRIAL PARK

Building Size	±107,900 SF
Available SF	±50,000 – 107,900 SF
Acreage	±12.00 acres
Clear Height	36'
Column Spacing	52' x 50', 60' speed bay
Loading Docks	Seventeen (17) tailboard loading docks and two (2) drive-in doors
Auto Parking	118 spaces (±1.09 per 1,000 SF)
Trailer Parking	Twenty (20) positions
Truck Court	135'+
Fire Protection	ESFR
Power	4,000 amps, 480V, 3-phase
Floor	7" slab
Construction Type	Tilt-Up
Utilities	
Water/Sewer	Town of Middleborough
Gas/Electric	Middleborough Gas & Electric



BUILDING 4

±257,040 SF TOTAL



SUBDIVISIBLE



MASTER PLANNED
INDUSTRIAL PARK

Building Size	±257,040 SF
Available SF	±50,000 – 257,040 SF
Acreage	±60.00 acres
Clear Height	36'
Column Spacing	52' x 50', 60' speed bay
Loading Docks	Fifty-three (53) tailboard loading docks and two (2) drive-in doors
Auto Parking	260 spaces (±1.01 per 1,000 SF)
Trailer Parking	Thirty (30) positions
Truck Court	135'+
Fire Protection	ESFR
Power	4,000 amps, 480V, 3-phase
Floor	7" slab
Construction Type	Tilt-Up
Utilities	
Water/Sewer	Town of Middleborough
Gas/Electric	Middleborough Gas & Electric



LABOR ANALYTICS

±700,000 SF

MASTER PLANNED PARK

The Campus at Canopy Drive in Middleborough, MA is well located to support manufacturing and distribution operations. The area surrounding the site offers moderate cost of housing/living that can support employees working in target occupations.

The strategic location provides access to regional markets including access to **2.73M people** from major cities in MA and RI within 25 miles.

LABOR IN 10 MILES

345K
population within 10 Miles

58K
adult population that has earned an Associate's Degree or Higher

\$46K
2023 Per Capita Income
(23% lower than Boston MSA)

1.06X
of employed population working in the manufacturing industry*
(vs. Boston MSA @ 1.0)

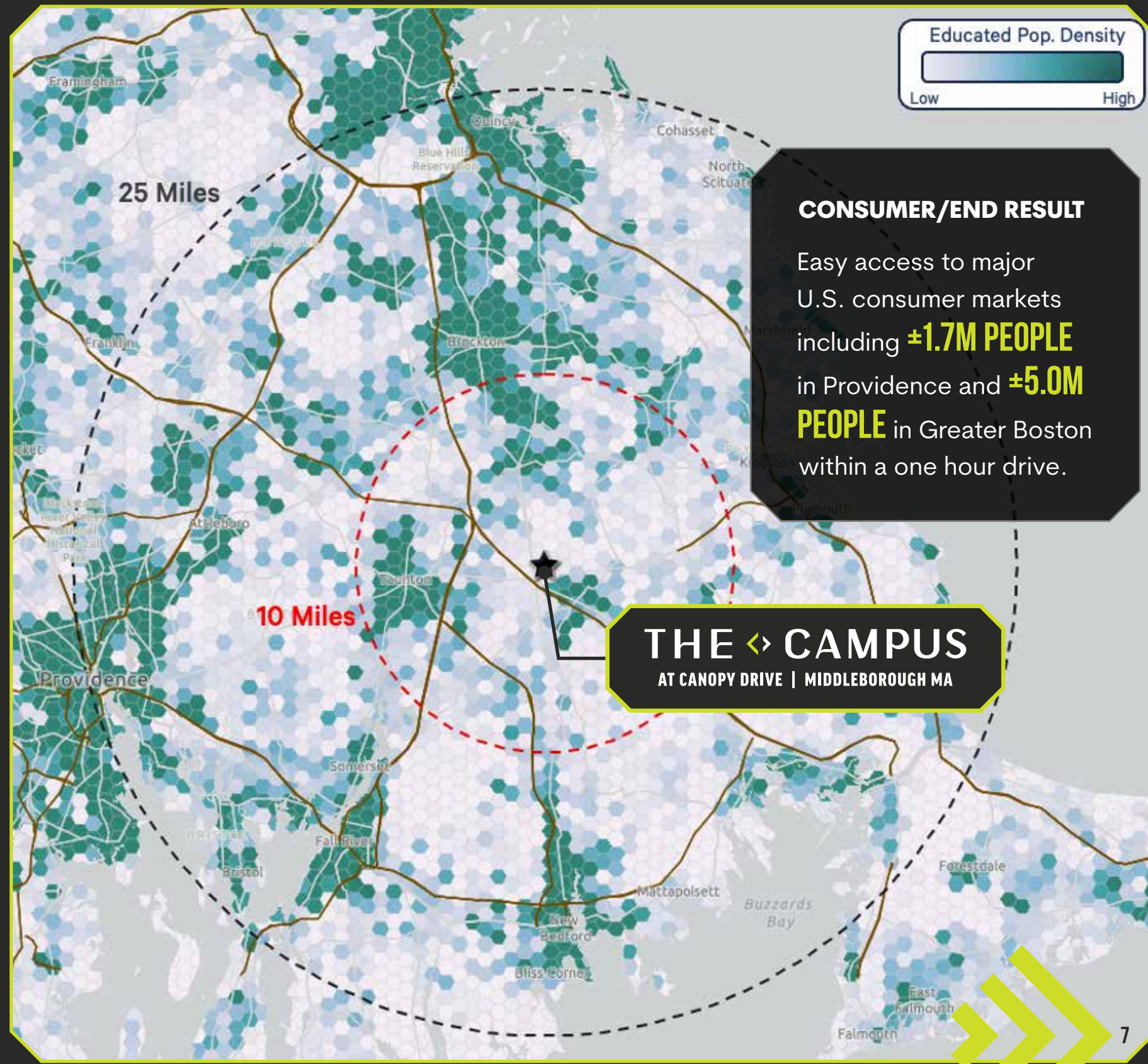
LABOR IN 25 MILES

2.73M
population within 10 Miles

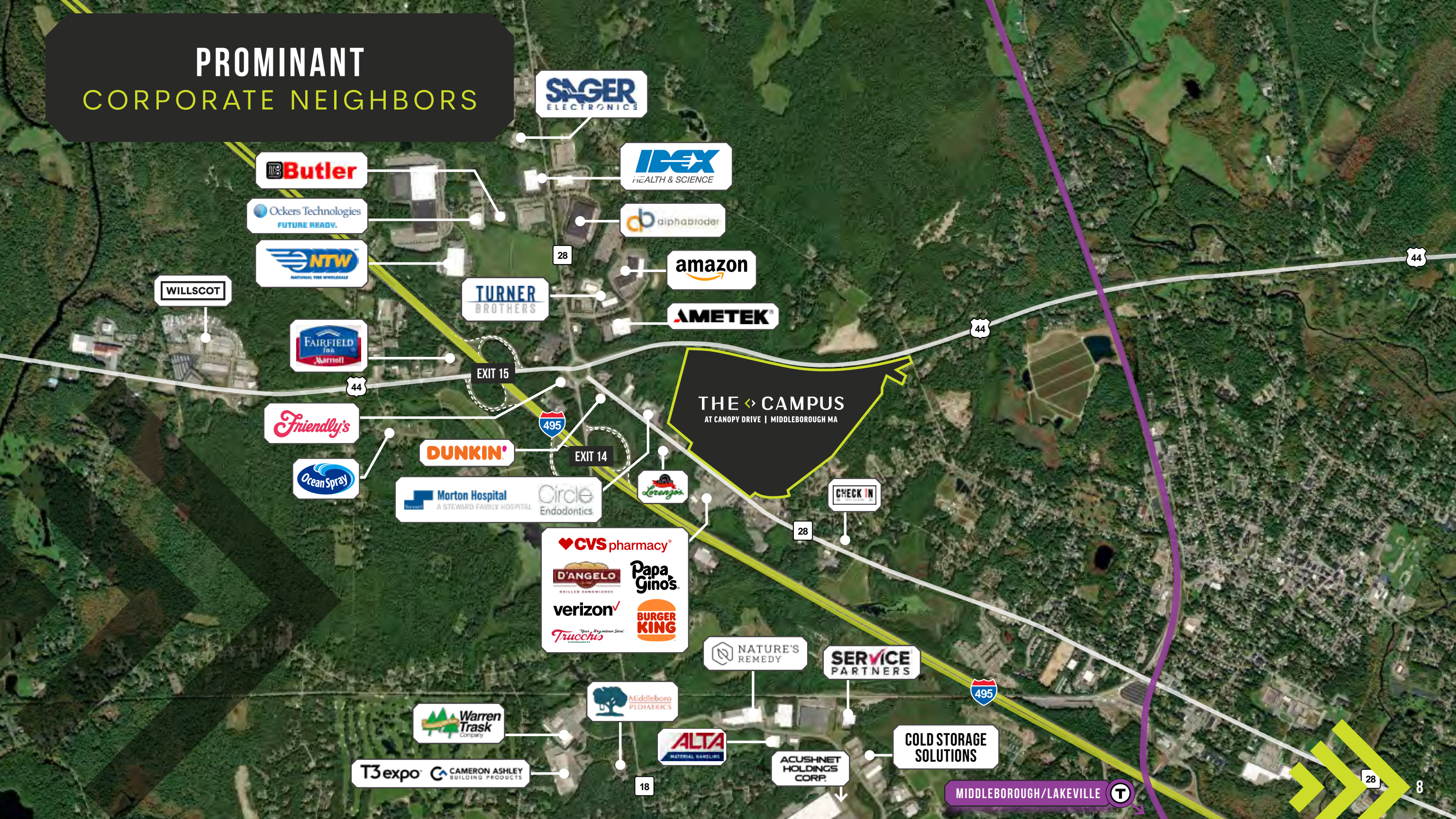
651K
adult population that has earned an Associate's Degree or Higher

\$49K
2023 Per Capita Income
(23% lower than Boston MSA)

0.97X
of employed population working in the manufacturing industry*
(vs. Boston MSA @ 1.0)



PROMINANT CORPORATE NEIGHBORS



THE \angle CAMPUS
AT CANOPY DRIVE | MIDDLEBOROUGH MA

ngos

CHECK IN



NATURE'S
REMEDY

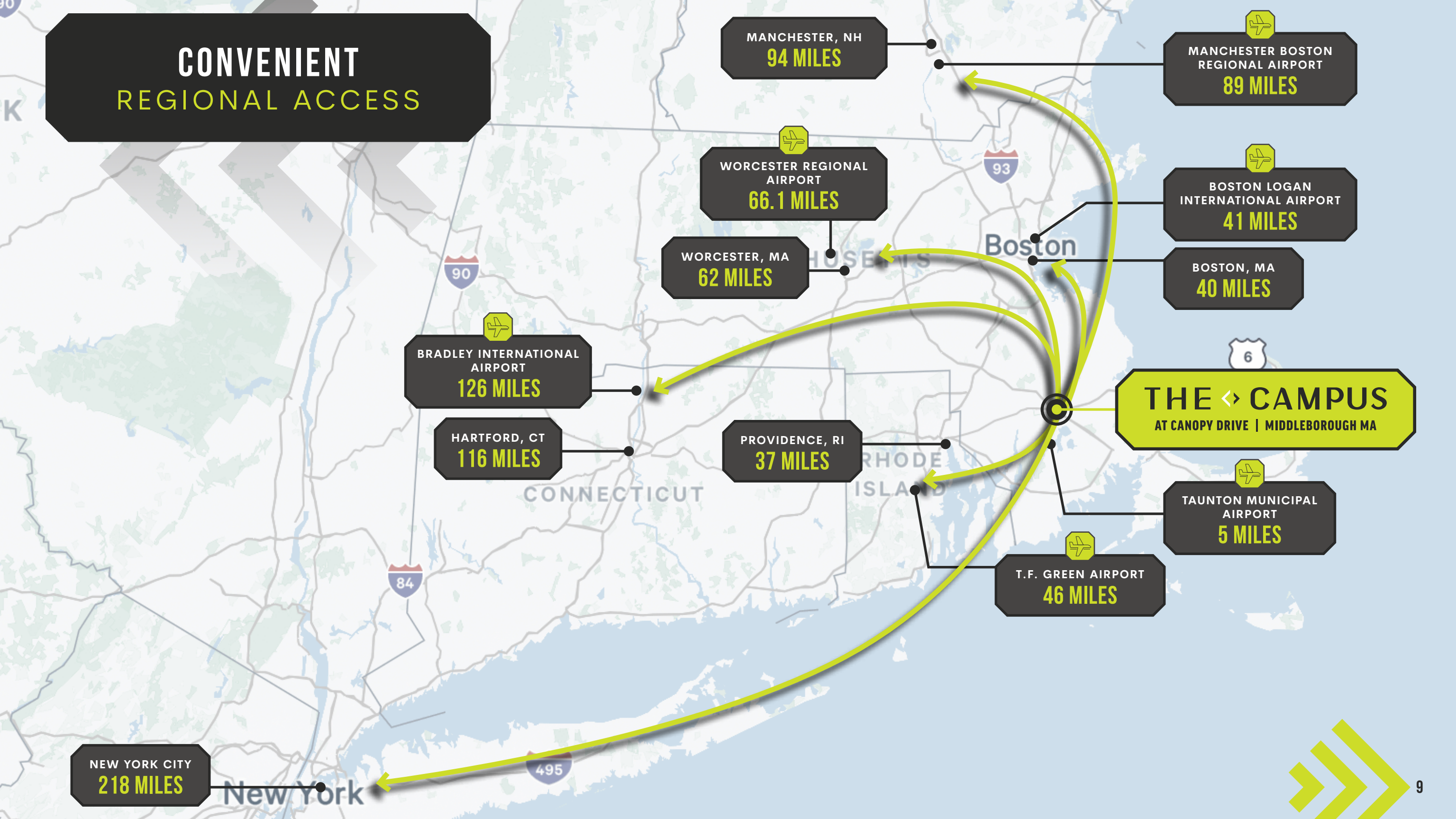


COLD STORAGE SOLUTIONS

MIDDLEBOROUGH/LAKEVILLE

8

CONVENIENT REGIONAL ACCESS



IMMEDIATE HIGHWAY ACCESS



>1
MILE



5
MILES



18
MILES



23
MILES



PROVIDENCE

37
MILES



BOSTON

40
MILES



NOTES



THE <> CAMPUS

AT CANOPY DRIVE | MIDDLEBOROUGH MA



CONTACT US

ROB BYRNE

Executive Vice President
+1 617 827 7486
robert.byrne@cbre.com

DANIELLE FRISCH

Senior Vice President
+1 781 964 0575
danielle.frisch@cbre.com

STEVE CLANCY

Executive Vice President
+1 617 633 8083
steve.clancy@cbre.com

KENDALL LYNCH

Vice President
1 781 812 6435
kendall.lynch@cbre.com



© 2024 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.