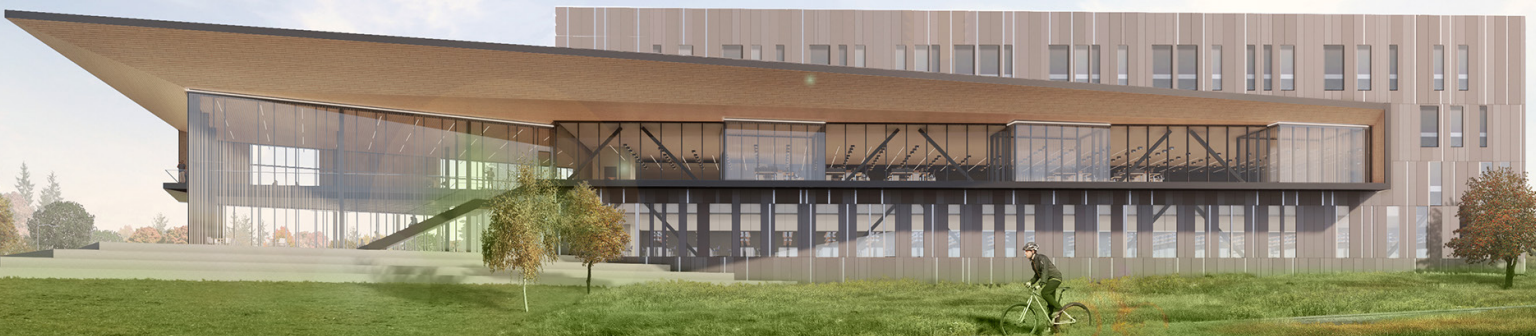


THE REACTORY

Worcester Life Sciences Campus



CUSTOMIZABLE. FLEXIBLE. READY.



LIFE SCIENCES CLUSTER
4,000,000 SF WITHIN 1/2 MILE

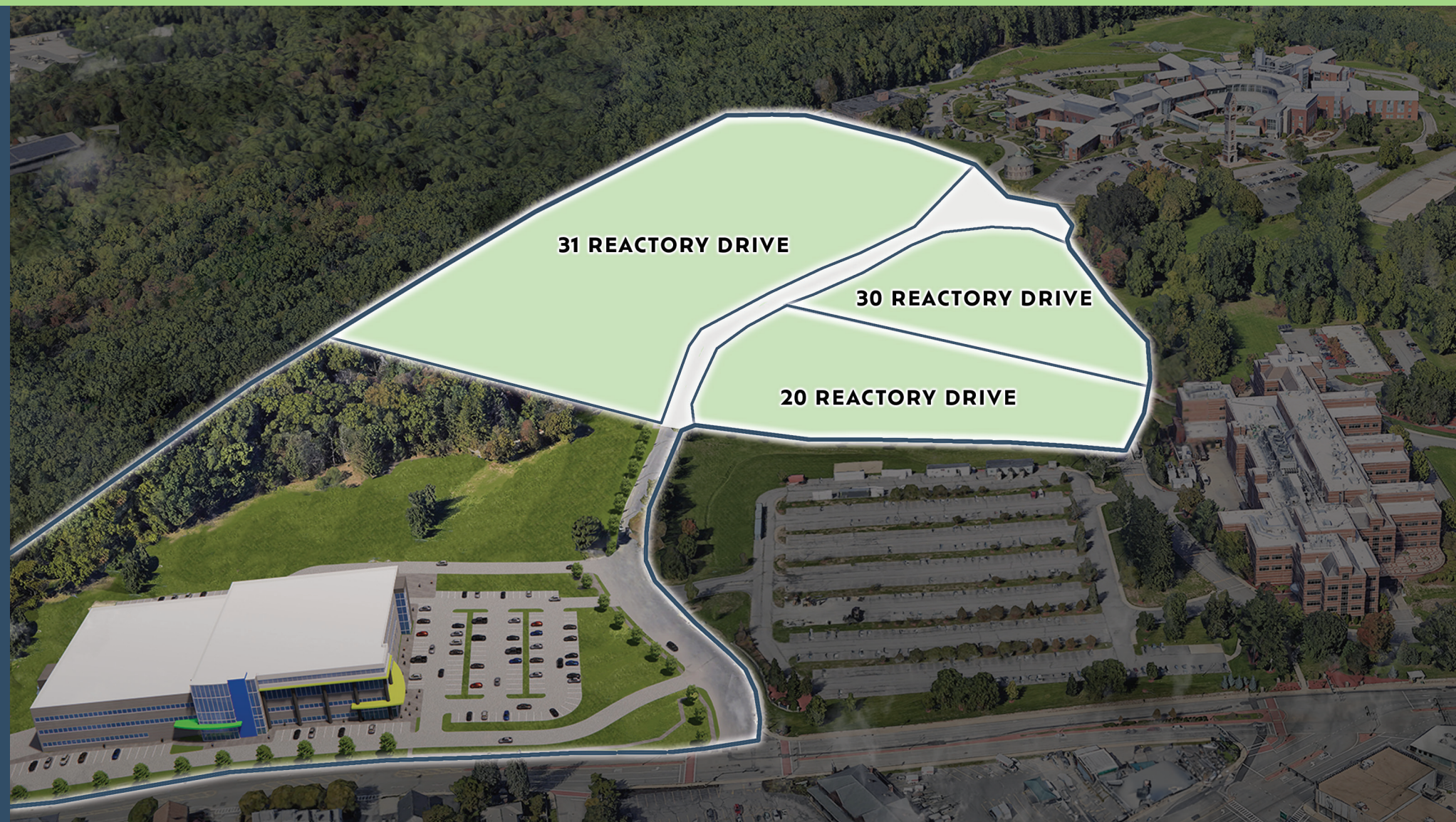


THE REACTORY LIFE SCIENCES CAMPUS

With endless flexibility, The Reactory offers companies the ability to scale its operations as their business evolves.

- 46 acre life sciences campus
- 3 land parcels that can be subdivided or combined
- Site can accommodate 70,000 square feet to over 1,000,000 square feet
- Permits in hand
- Foundation in place at 20 Reactory Drive
- 100% support from The Commonwealth of Massachusetts and the City of Worcester
- A proven location for Life Sciences

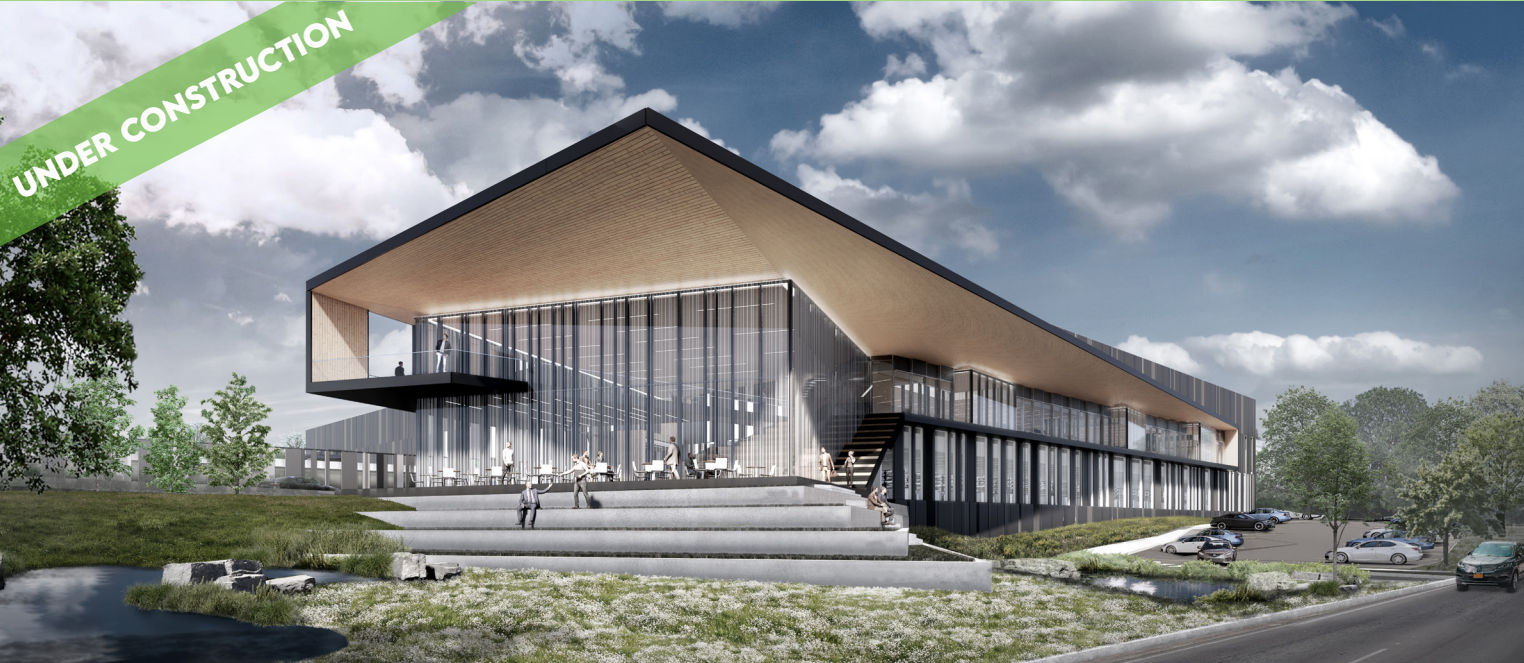
Grow with us. Let The Reactory in Worcester be your next move.



20 - 30 REACTORY DRIVE

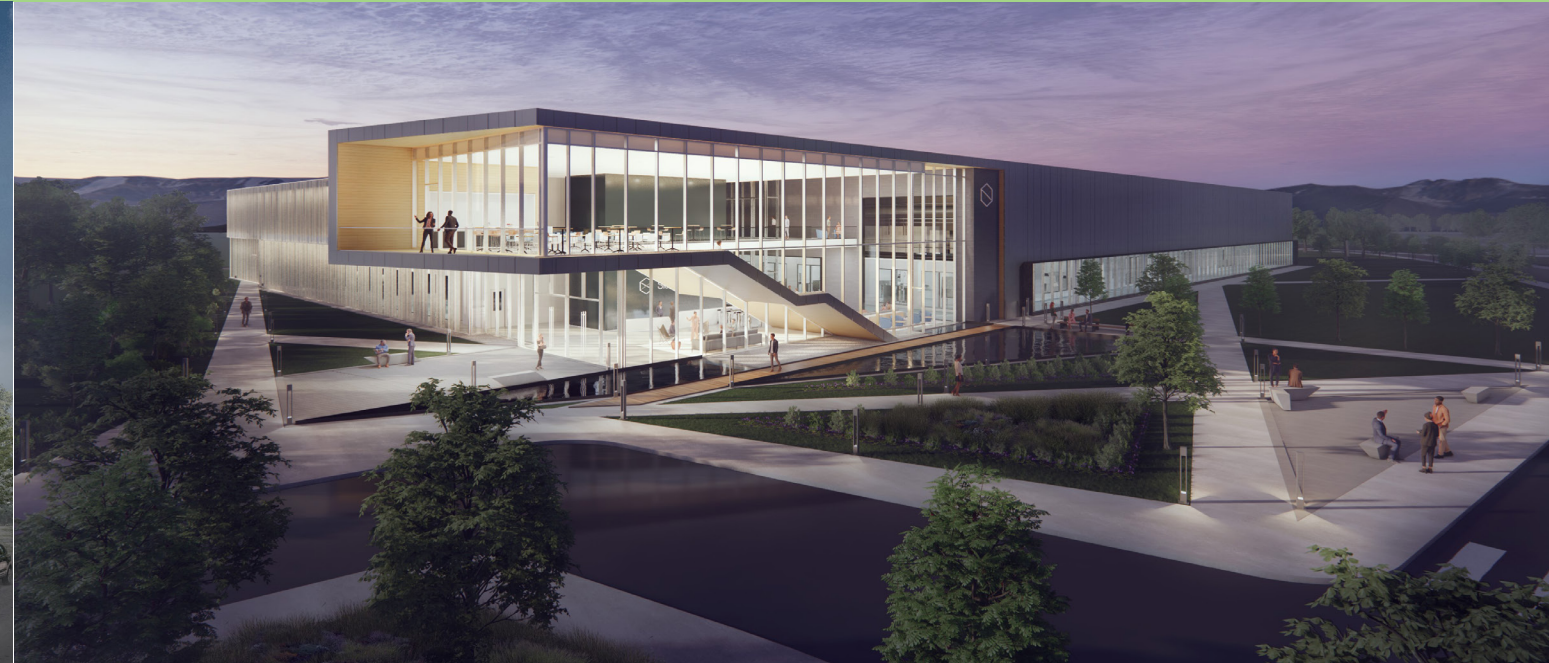
31 REACTORY DRIVE

UNDER CONSTRUCTION



LOT SIZE: +/- 9.25 ACRES
95,000 SF - 380,000 SF

20 Reactory Drive and 30 Reactory Drive are adjacent lots with permits in place. By combining these two parcels, The Reactory can accommodate from 95,000 to 380,000 square feet with parking on the combined lots. This allows for companies to design and construct a facility that meets their needs today and expansion for future growth.



LOT SIZE: +/- 24.6 ACRES
250,000 SF - 700,000 SF

31 Reactory Drive is the largest parcel on the campus. With over 24 acres of land, this site can accommodate a large-scale operation in one or multiple buildings. This is an ideal site for those companies that need significant size to start but even more for their growth in the future.



Notable Central Mass. Incubators

Massachusetts Biomedical Initiatives (MBI)
ABI-LAB
Tufts Biotechnology Transfer Center (TBTC)

Area Colleges

Quinsigamond Community College
Worcester Polytechnic Institute (WPI)
College of the Holy Cross
Clark University
MCPHS
Worcester State Univeristy
Assumption College
Umass Chan Medical School
Cummings School of Veterinary Medicine
Framingham State University
Nichols College
Anna Maria College

Worcester / Cambridge Life Sciences Corridor



WORCESTER WORKFORCE & EDUCATION



Worcester is the 15th-largest cluster of life sciences talent in the country, according to a report from commercial real estate firm CBRE. (Boston-Cambridge took the No. 1 spot.). Centrally located, Worcester has a plethora of talented, diverse, well-trained workforce that is poised to advance the biomanufacturing industry.

The Worcester region is home to 12 colleges and universities with more than 35,000 students in the area. Biomanufacturing companies at The Reactory will benefit from workforce training programs. Quinsigamond Community College has partnered with MBI and AbbVie on a 10-week biomanufacturing technician training program. WPI worked with Rentschler Biopharma and Massachusetts Biotechnology Educational Foundation on a biomanufacturing apprenticeship program.

WORCESTER AMENITIES & ACCESSIBILITY



Centered in the Heart of the Commonwealth, Worcester combines the warmth of a small town with the vibrancy of a thriving metropolis. As a city that has seen a tremendous economic resurgence within the past ten years, Worcester has repositioned itself to accommodate the needs of a dynamic economy.

The average commute time for someone living in Worcester is 20 minutes. With the time that is saved on a commute, it allows for more time at home with your family in the morning, or networking with colleagues. This also proves the point that one does not necessarily have to travel all the way to Boston anymore to work. Worcester County is home to many industry leading companies that allow people to work closer to home.

THE REACTORY

Worcester Life Sciences Campus

MADISON O'BRIEN
obrien@kelleher-sadowsky.com
508-320-7352

ANDREW SHERMAN
sherman@kelleher-sadowsky.com
508-841-6207

PHILIP DESIMONE
desimone@kelleher-sadowsky.com
508-635-6795

DAN CORDEAU
cordeau@kelleher-sadowsky.com
508-635-6786

