

For Sublease

20,400 SF R&D Building

3 Strathmore Road
Natick, MA



Colliers

Accelerating success.

Building Specifications



Building Size:	20,400 SF
Availability:	20,400 SF
Term:	Through 12/31/2028 <i>(direct term available)</i>
Loading:	Three (3) OH doors at grade
Clear Height:	15' 3"
Power:	1,000 amps, 120/208 volts 35 watts psf
Fire Protection:	8" diameter, reduced to 4" distribution
100% Outside Make-up Air:	(1) 7,000 CFM, 100% OA Lab RTU gas-fired, est. airflows (2) Centrifugal fans, estimated capacity of 6050CFM (2) exhaust fans estimated capacity of 2250CFM
CFM/RSF Total:	0.5 CFM/RSF
Office Area HVAC:	(5) Package RTUs
Roof:	Front PVC, Rear EPDM (2021)

Laboratory Infrastructure



Compressed Air

Yes, feeds N2 generation



Controlled Storage Room

Controlled substances room - Secure Laboratory



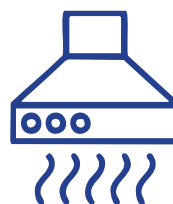
Nitrogen (N2)

N2 generator, feeds two manifolds



Laboratory Casework

Metal casework with epoxy



Fume Hoods

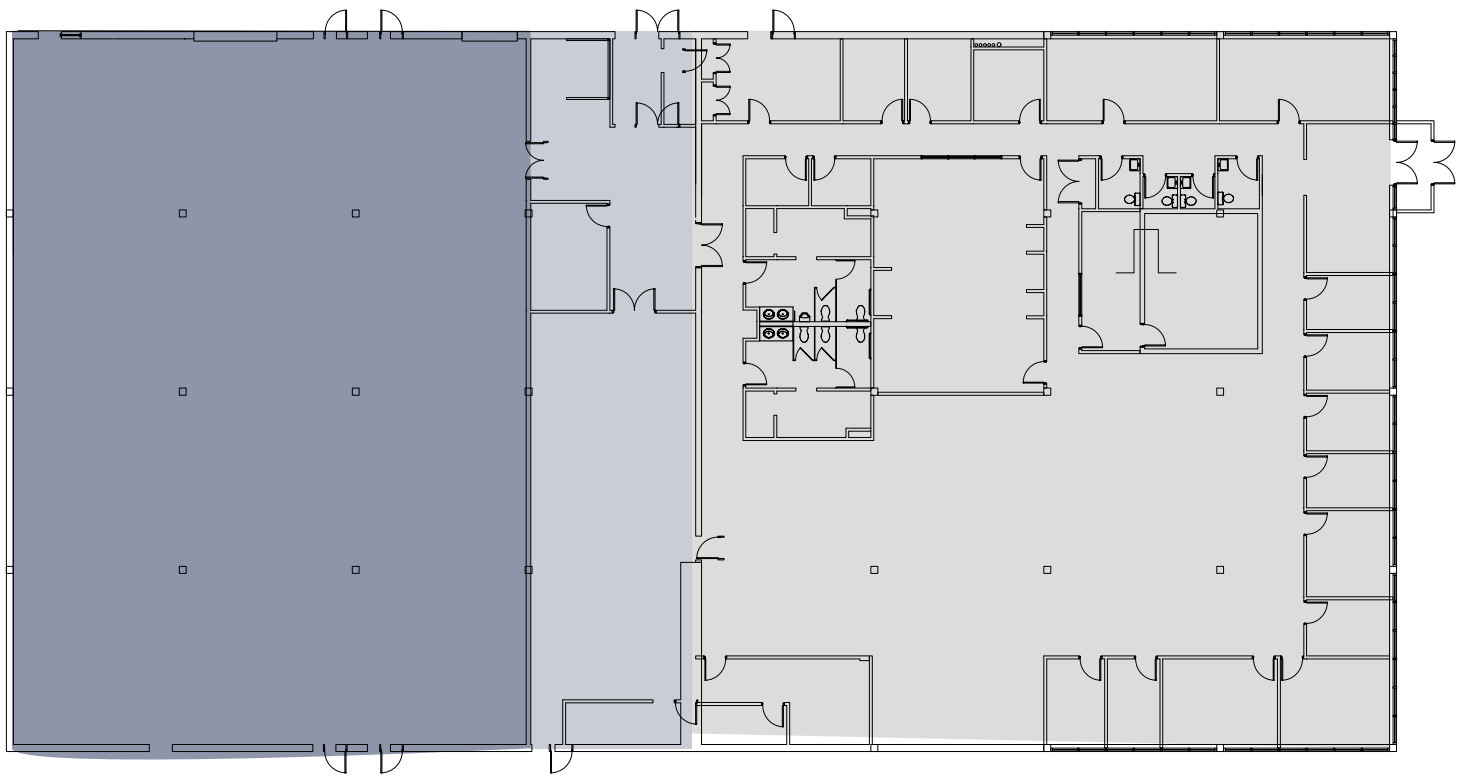
Main Lab 1: (1) 4' CFH



Laboratory Waste System



Floor Plan



Warehouse



Lab



Office



3 Strathmore Road | R&D Warehouse Building

20,400 SF Available

- 25 min from Boston
- 35 min from Worcester
- 30 min from Logan Airport
- 5 min from Mass Pike



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