



PURPOSE BUILT ADVANCED MANUFACTURING CAMPUS

**100,884 SF Available
for Immediate Occupancy**

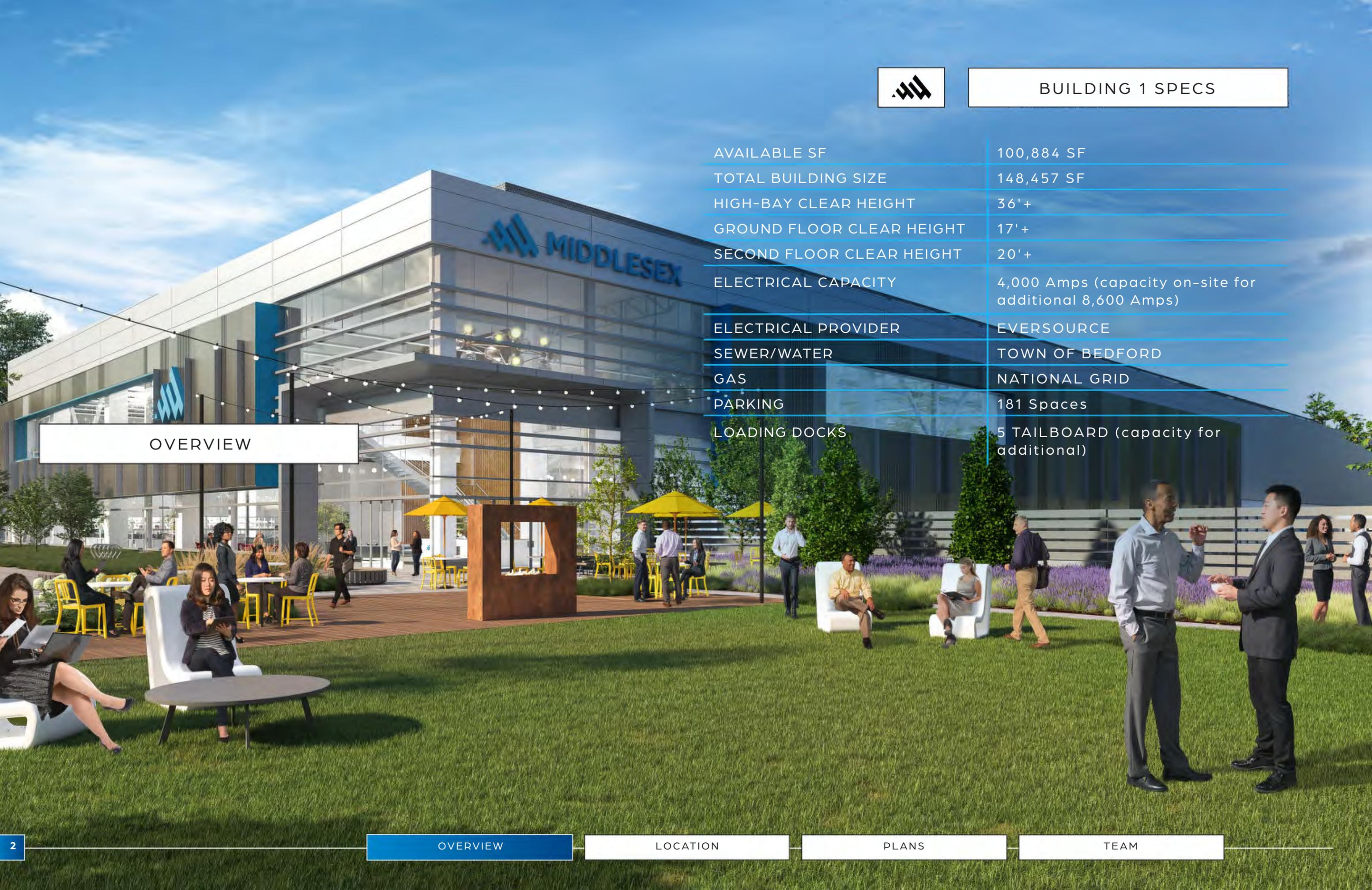
Additional Shovel-Ready Site (147,000 SF)



BUILDING 1 SPECS

AVAILABLE SF	100,884 SF
TOTAL BUILDING SIZE	148,457 SF
HIGH-BAY CLEAR HEIGHT	36'+
GROUND FLOOR CLEAR HEIGHT	17'+
SECOND FLOOR CLEAR HEIGHT	20'+
ELECTRICAL CAPACITY	4,000 Amps (capacity on-site for additional 8,600 Amps)
ELECTRICAL PROVIDER	EVERSOURCE
SEWER/WATER	TOWN OF BEDFORD
GAS	NATIONAL GRID
PARKING	181 Spaces
LOADING DOCKS	5 TAILBOARD (capacity for additional)

OVERVIEW





Campus Opportunity

TWO-BUILDING CAMPUS DESIGNED FOR
294,000 SF (147,000 SF PER BUILDING)
TENANCY FROM 40,000 SF TO 250,000 SF



Building 1 (Available Now)
100,884 SF



Building 2 (Future)
147,000 SF

SITE PLAN

BUILDING 2
147,000 TOTAL SF
(FUTURE)

BUILDING 1
100,884 SF
AVAILABLE NOW

Middlesex Turnpike





LOCATION | ACCESS

BURLINGTON, MA	3 miles, 5 minute drive
LEXINGTON, MA	5.3 miles, 15 minute drive
HANSCOM AIRFIELD	7 miles, 15 minute drive
LOGAN AIRPORT	23 miles, 33 minute drive
BOSTON, MA	20 miles, 30 minute drive
NASHUA, NH	28 miles, 30 minute drive

MIDDLESEX

15 MINUTES

5 MINUTES

7 MILES, 15 MINUTES

HANSCOM FIELD

3 MILES, 5 MINUTES

BURLINGTON, MA

5.3 MILES, 15 MINUTES

LEXINGTON, MA

13 MILES, 20 MINUTES

MBTA ALEWIFE
351 BUS TO
BEDFORD WOODS

20 MILES, 30 MINUTES

BOSTON &
LOGAN AIRPORT

EATERIES

RETAIL STORES

HOTELS

HEALTH CENTER

ACCESSIBILITY

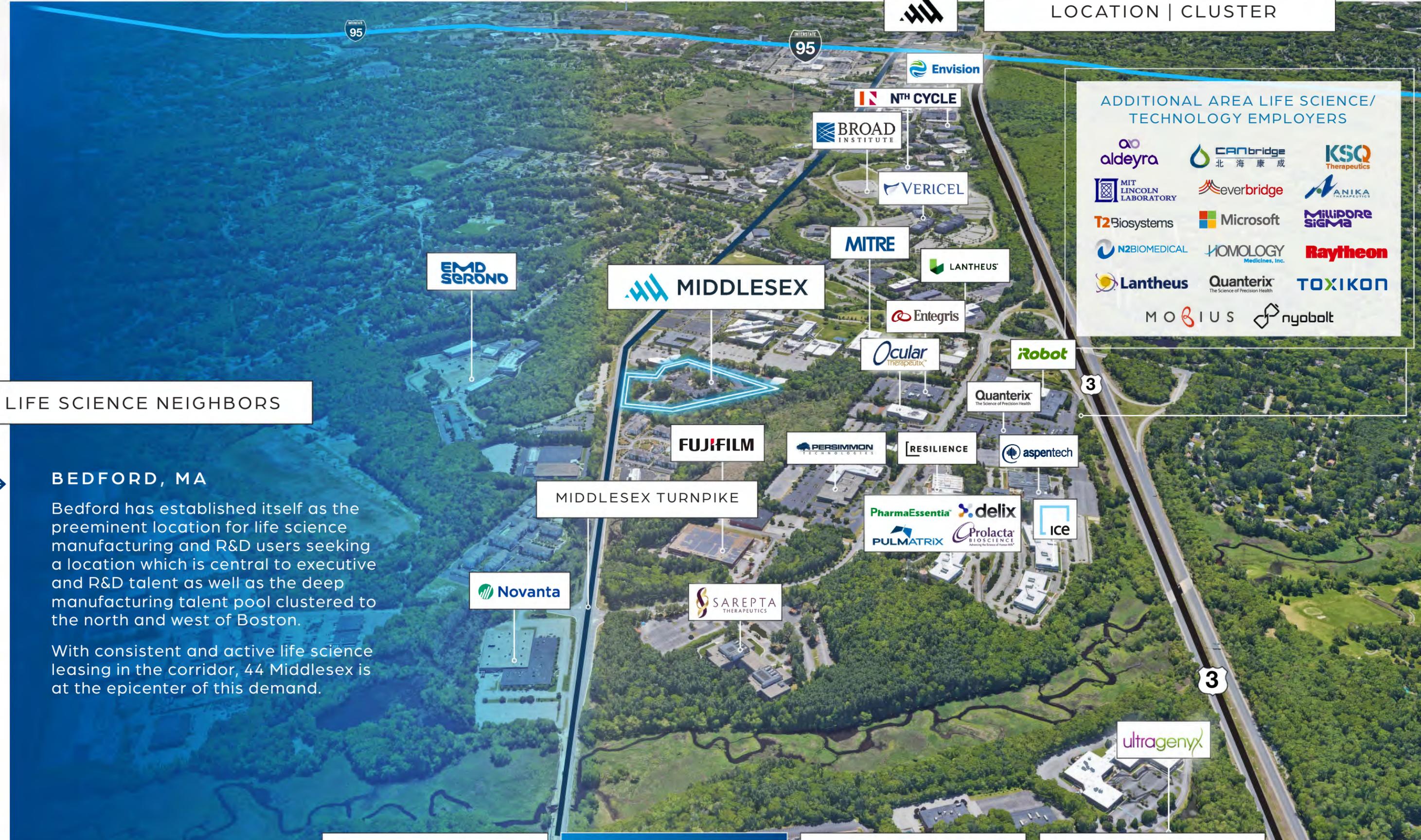


BEDFORD, MA

Located just 20 miles northwest of Boston, Bedford is home to a number of R&D companies and notable corporations. 44 Middlesex's location is defined by accessibility, sitting directly off of Middlesex Turnpike, connection to Route 3, I-95, and access to an on-site bus stop for further connectivity.

LOCATION | CLUSTER

ADDITIONAL AREA LIFE SCIENCE/ TECHNOLOGY EMPLOYERS



LIFE SCIENCE NEIGHBORS

BEDFORD, MA

Bedford has established itself as the preeminent location for life science manufacturing and R&D users seeking a location which is central to executive and R&D talent as well as the deep manufacturing talent pool clustered to the north and west of Boston.

With consistent and active life science leasing in the corridor, 44 Middlesex is at the epicenter of this demand.



LOCATION | AMENITIES

WAYSIDE COMMONS



BURLINGTON MALL

3RD AVE

MIDDLESEX

Wegmans

LIFETIME FITNESS

AMENITY NEIGHBORS



IN THE AREA

Five major retail centers lie within a 7 minute drive of 44 Middlesex's campus. With over 400 individual stores, numerous dining options including Row 34, Tuscan Kitchen, The Bancroft, Capital Grille, King's, and Yard House, alongside ~2.5 million SF of future retail space, Burlington offers endless entertainment options close by.

MIDDLESEX TURNPIKE



FLOOR 2

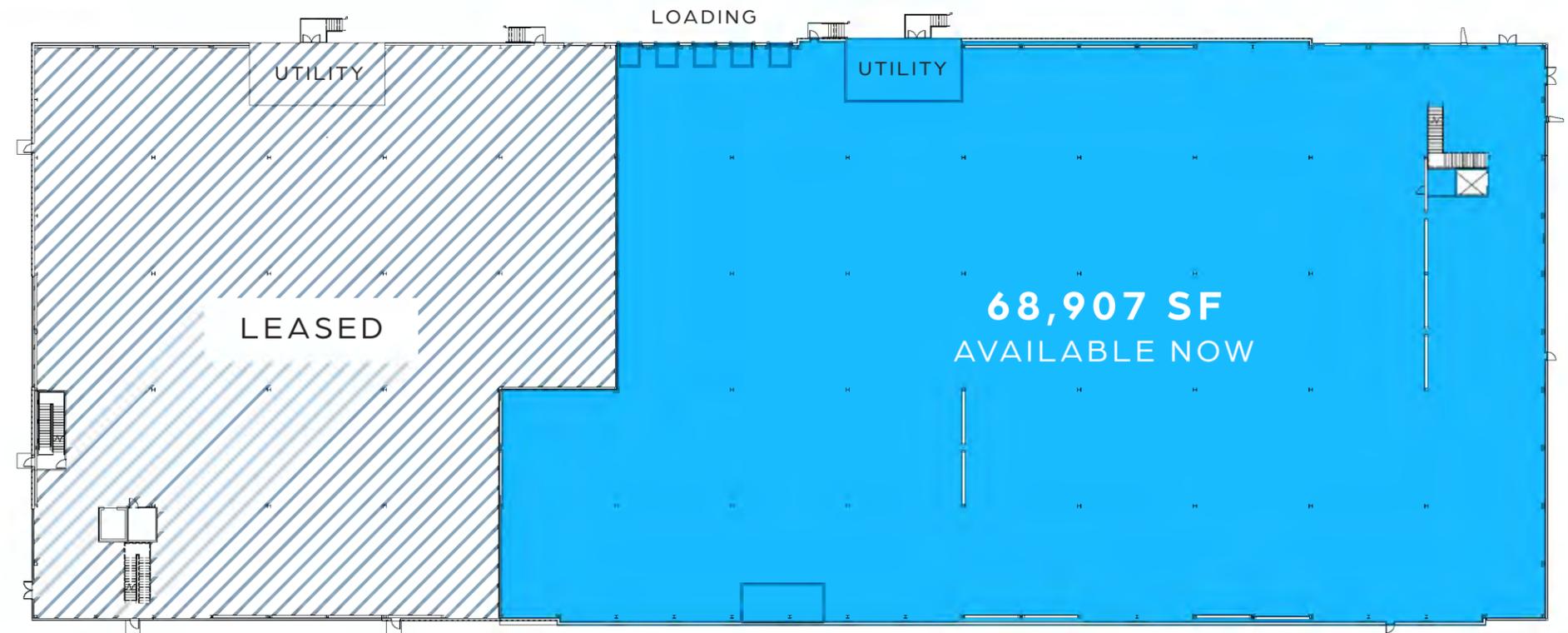


MULTI TENANT DEMISING PLAN

 **AVAILABLE NOW** | 100,884 Total SF

 **LEASED**

FLOOR 1





Developer



Capital Partner



Lender



General Contractor



Core/Shell Contractor



Design Architect



Process Engineer



MEP Engineer



Site/Civil Engineer

TEAM

OVERVIEW

LOCATION

PLANS

TEAM



NEWMARK

LEASING TEAM



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