

THE <> CAMPUS

AT CANOPY DRIVE | MIDDLEBOROUGH MA

< ±700,000 SF NEW CONSTRUCTION >

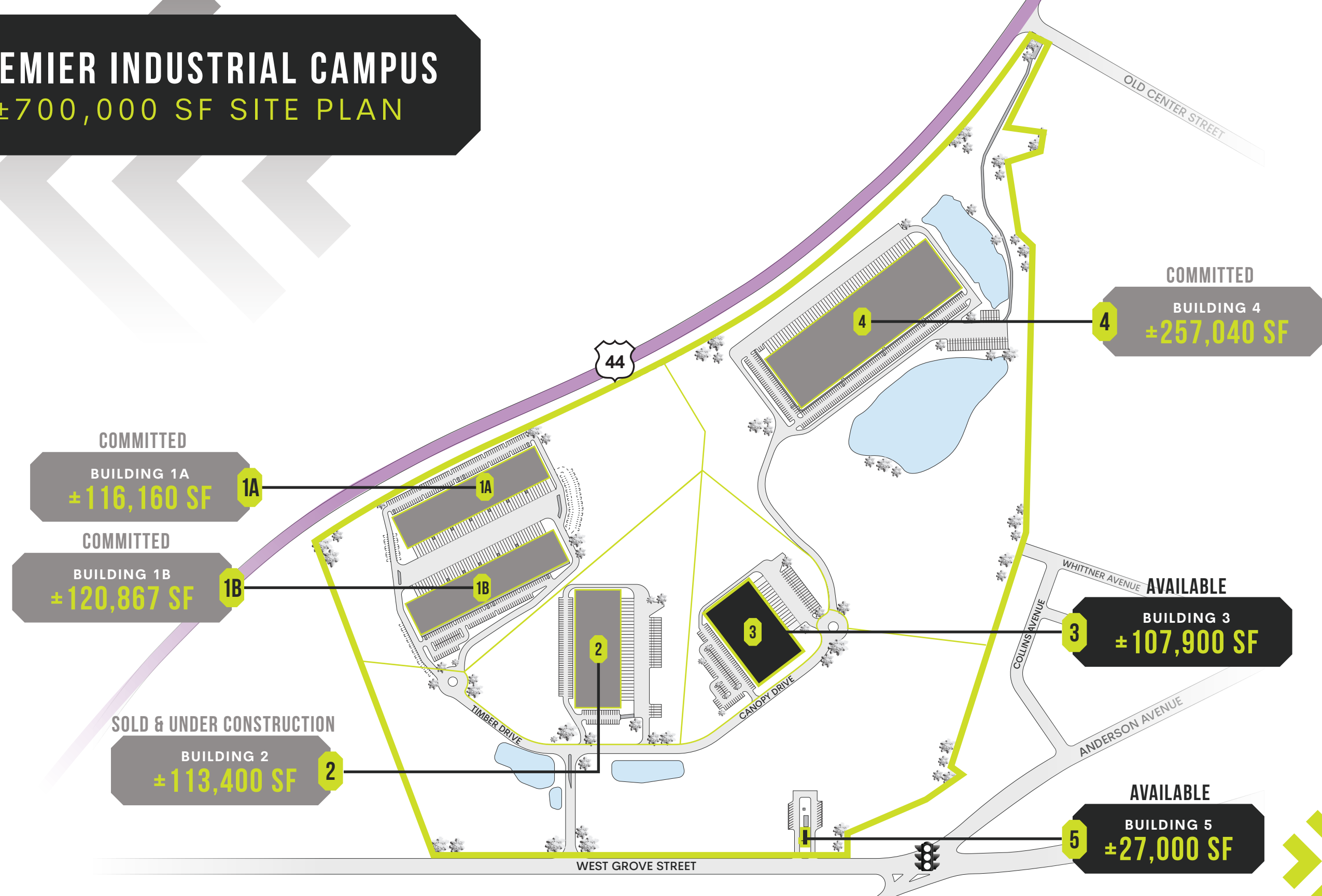
TENANT ONE

SUBDIVISIBLE DOWN TO
±15,000 SF

PREMIER MASTER PLANNED
INDUSTRIAL CAMPUS

PREMIER INDUSTRIAL CAMPUS

±700,000 SF SITE PLAN



BUILDING 3 (OPTION A)

±107,900 SF TOTAL

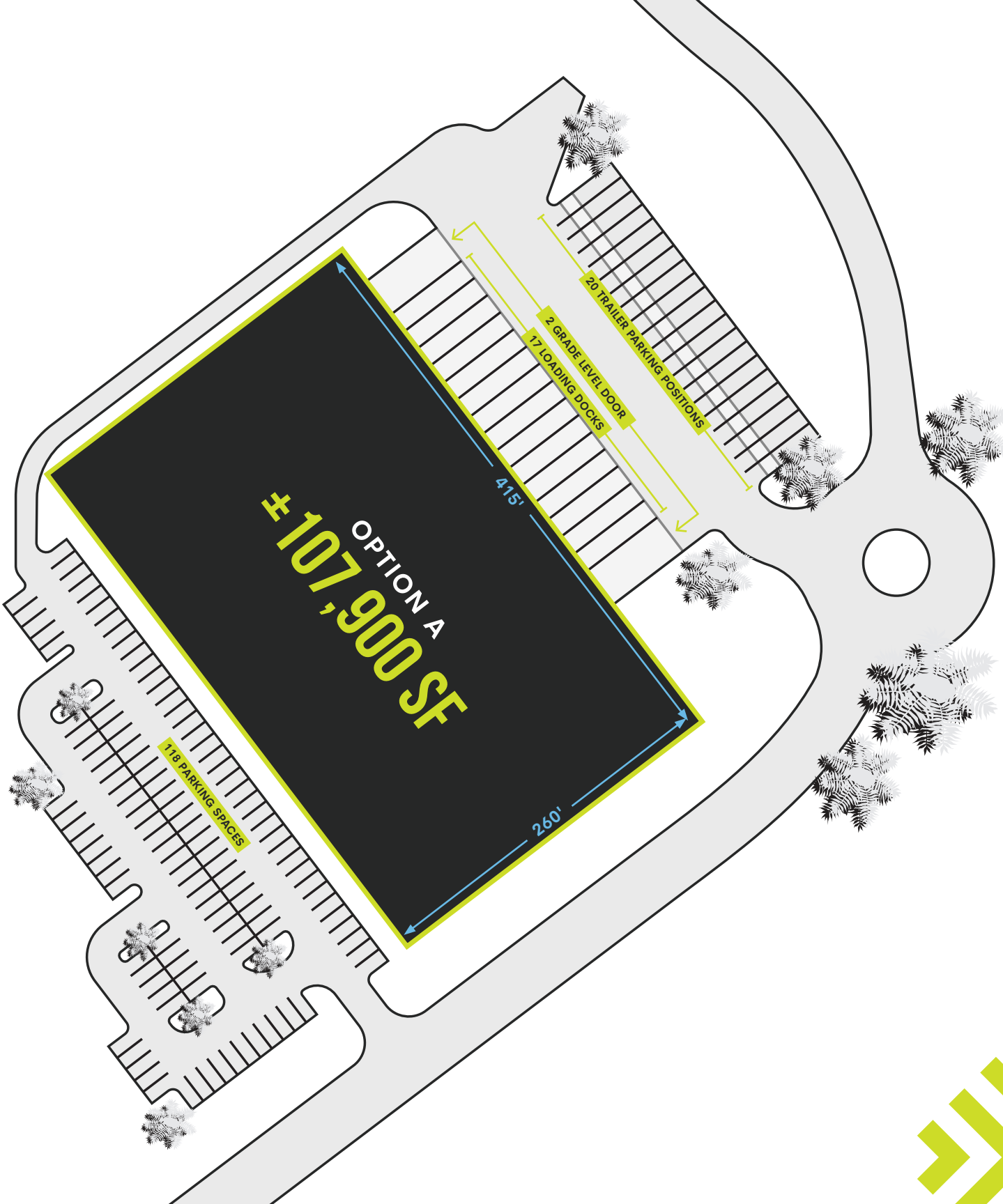


SUBDIVISIBLE



MASTER PLANNED
INDUSTRIAL PARK

Building Size	±107,900 SF
Available SF	±50,000 – 107,900 SF
Acreage	±12.10 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 3 (OPTION B)

±30,000 SF WITH 5 ACRES

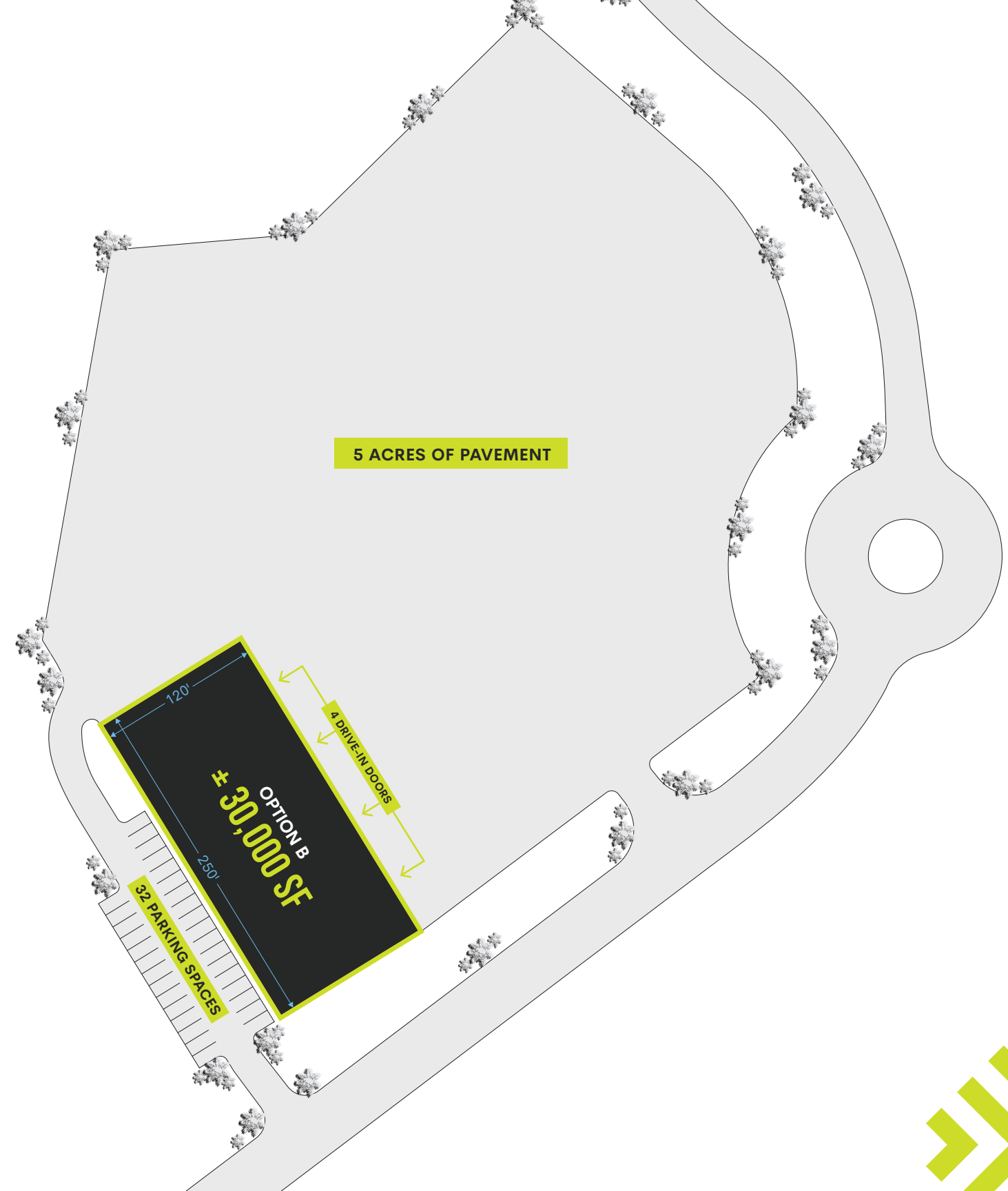


**BUILD
TO SUIT**



**MASTER PLANNED
INDUSTRIAL PARK**

Building Size	±30,000 SF
Available SF	±30,000 SF
Acreage	±12.10 acres
Clear Height	36'
Column Spacing	Build to suit
Loading Docks	Four (4) drive-in doors
Auto Parking	32 spaces (±1.06 per 1,000 SF)
Pavement	±5 acres
Fire Protection	ESFR
Power	4,000 amps, 480V, 3-phase
Floor	7" slab
Utilities	
Water/Sewer	Town of Middleborough
Gas/Electric	Middleborough Gas & Electric



BUILDING 5

±27,000 SF TOTAL

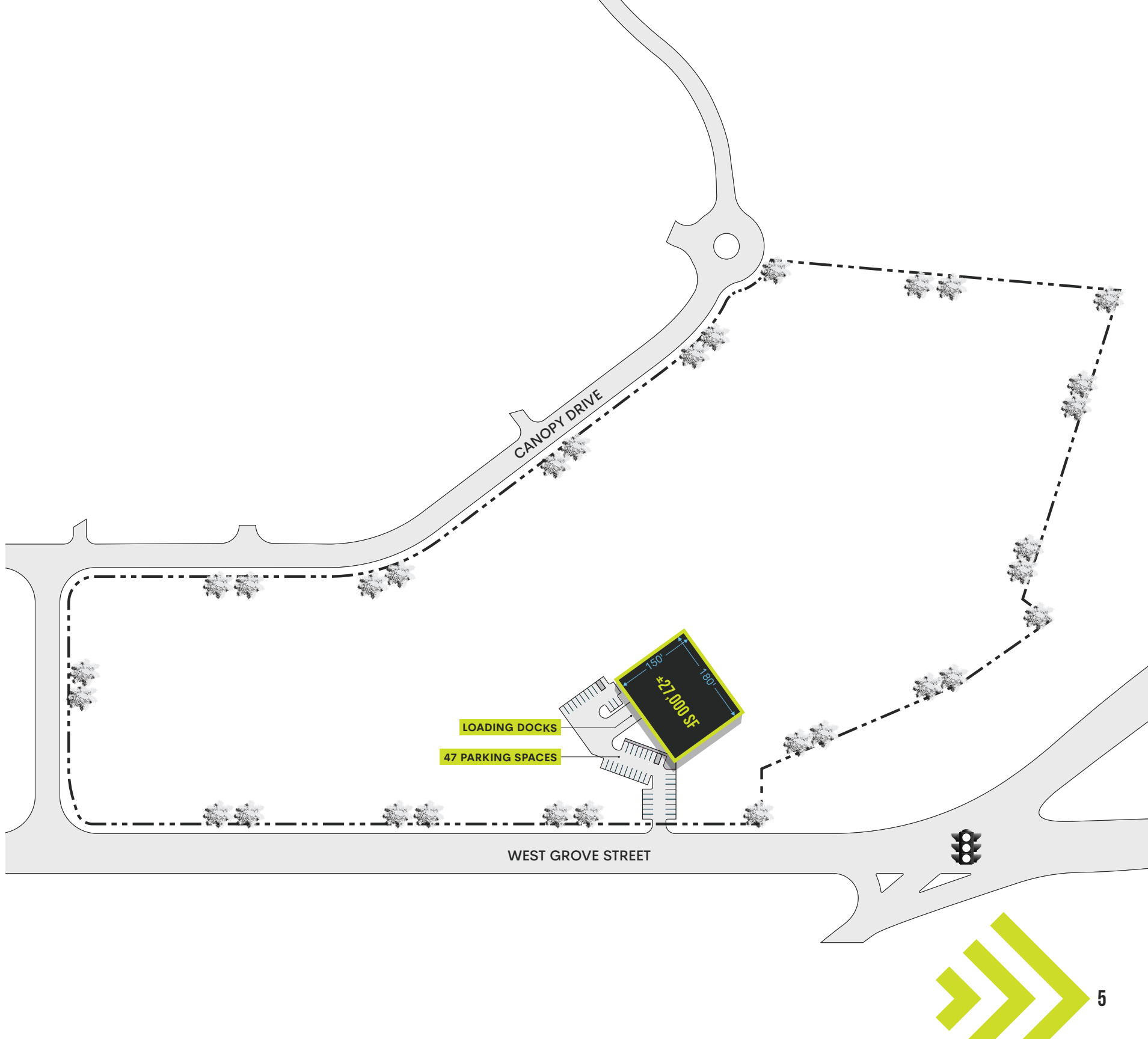


BUILD
TO SUIT



MASTER PLANNED
INDUSTRIAL PARK

Building Size	±27,000 SF
Available SF	±27,000 SF
Acreage	35.33 acres
Clear Height	36'
Office	Build to Suit
Loading Docks	One (1) tailboard loading dock and one (1) 20' access door
Auto Parking	47 spaces (±1.74/1,000 SF)
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)

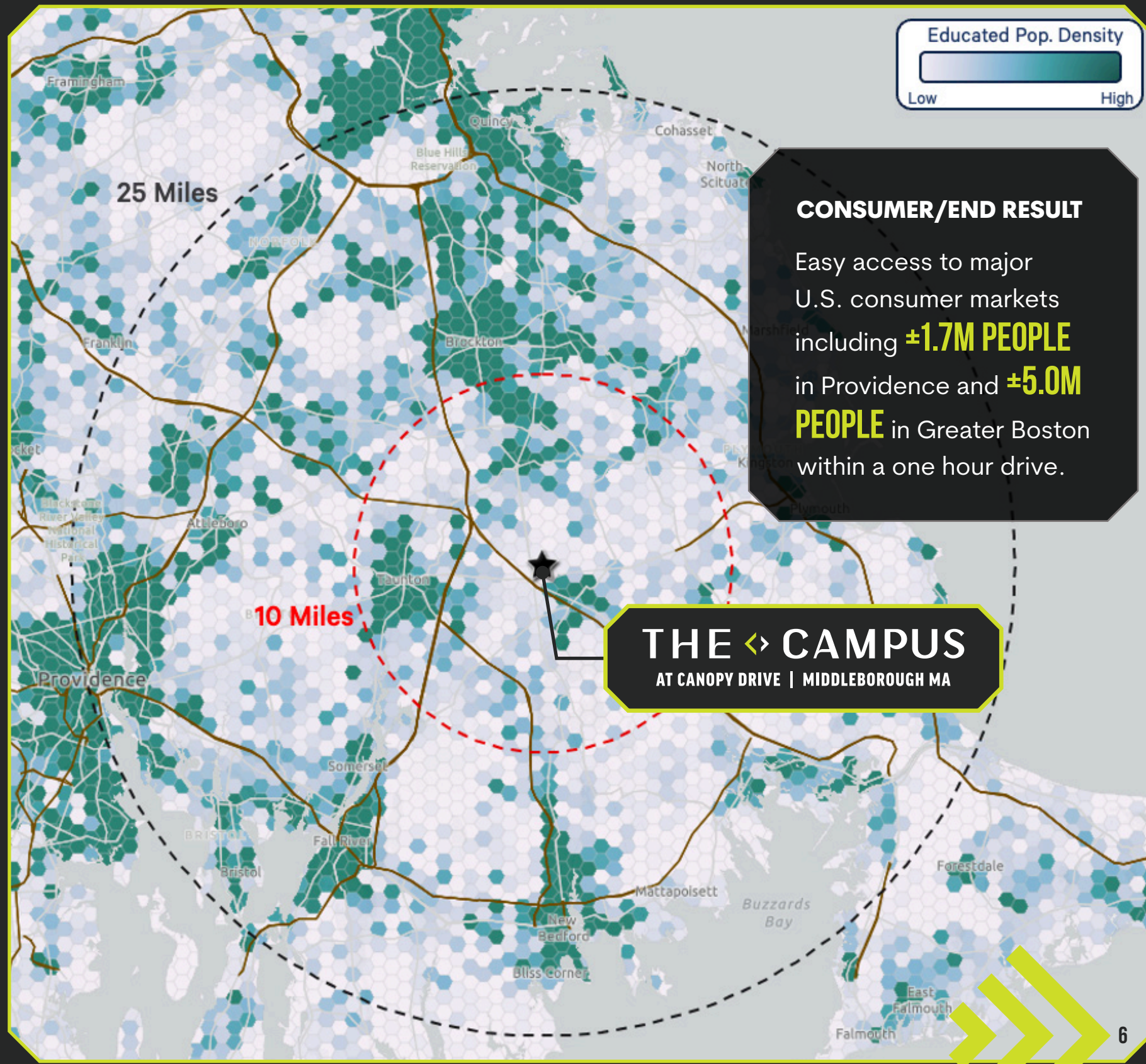
LABOR IN 25 MILES

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)

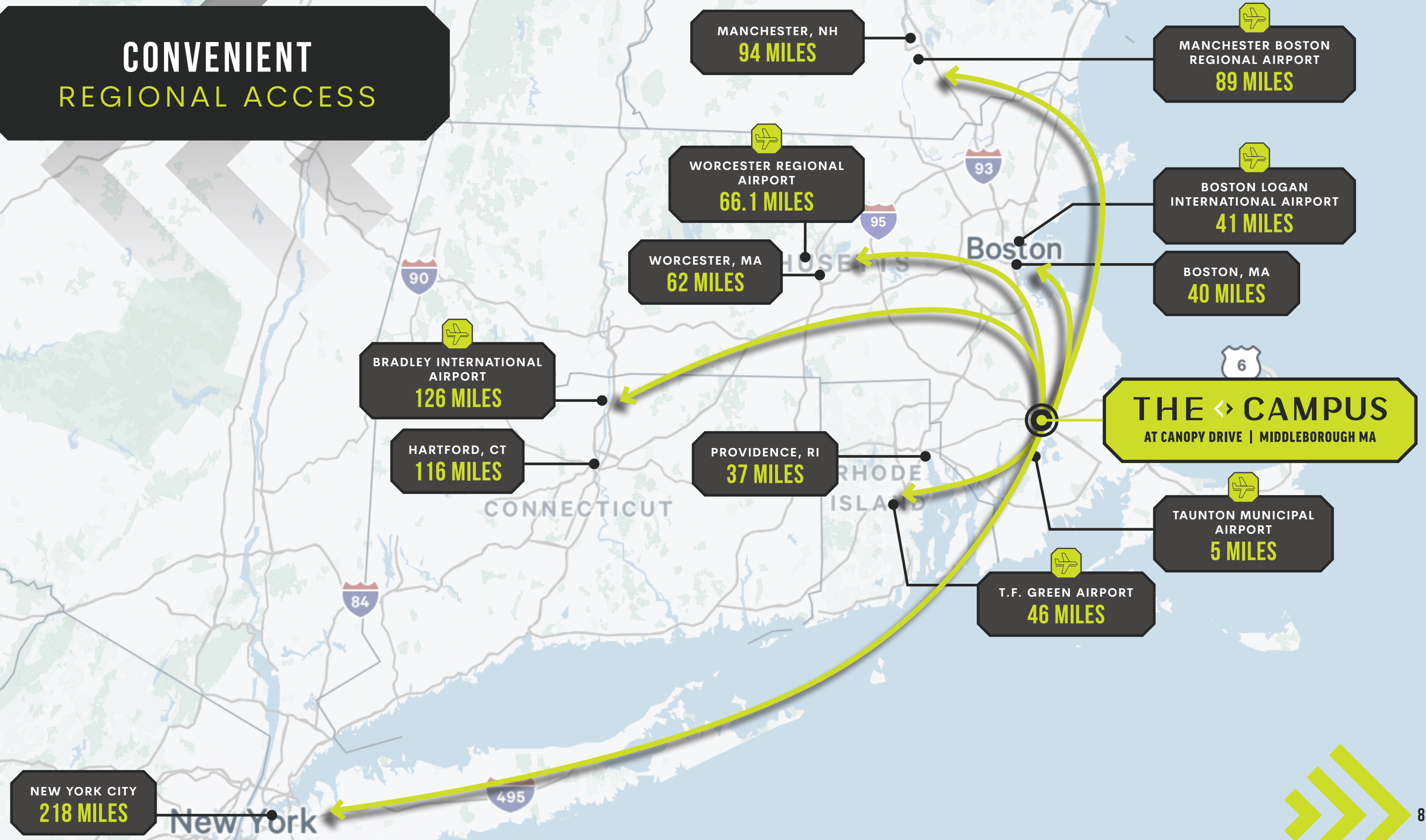
0.97X
of employed population working in the manufacturing industry*
(vs. Boston MSA @ 1.0)



PROMINANT CORPORATE NEIGHBORS



CONVENIENT REGIONAL ACCESS



IMMEDIATE HIGHWAY ACCESS



>1
MILE

24

5
MILES



18
MILES



23
MILES



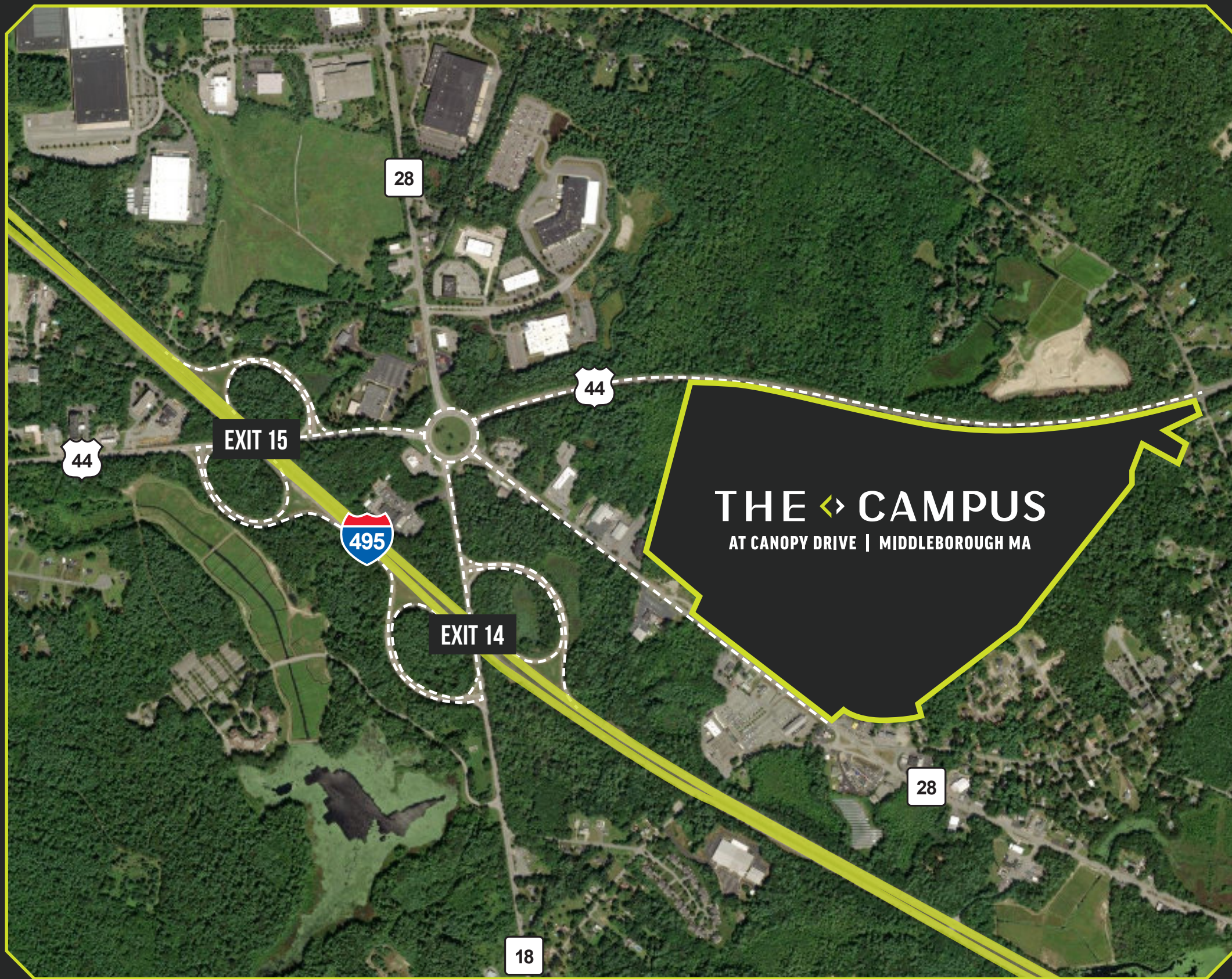
PROVIDENCE

37
MILES



BOSTON

40
MILES



NOTES



THE <> CAMPUS

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VMD COMPANIES

CBRE

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