



CBRE

THE CAMPUS

AT CANOPY DRIVE | MIDDLEBOROUGH MA

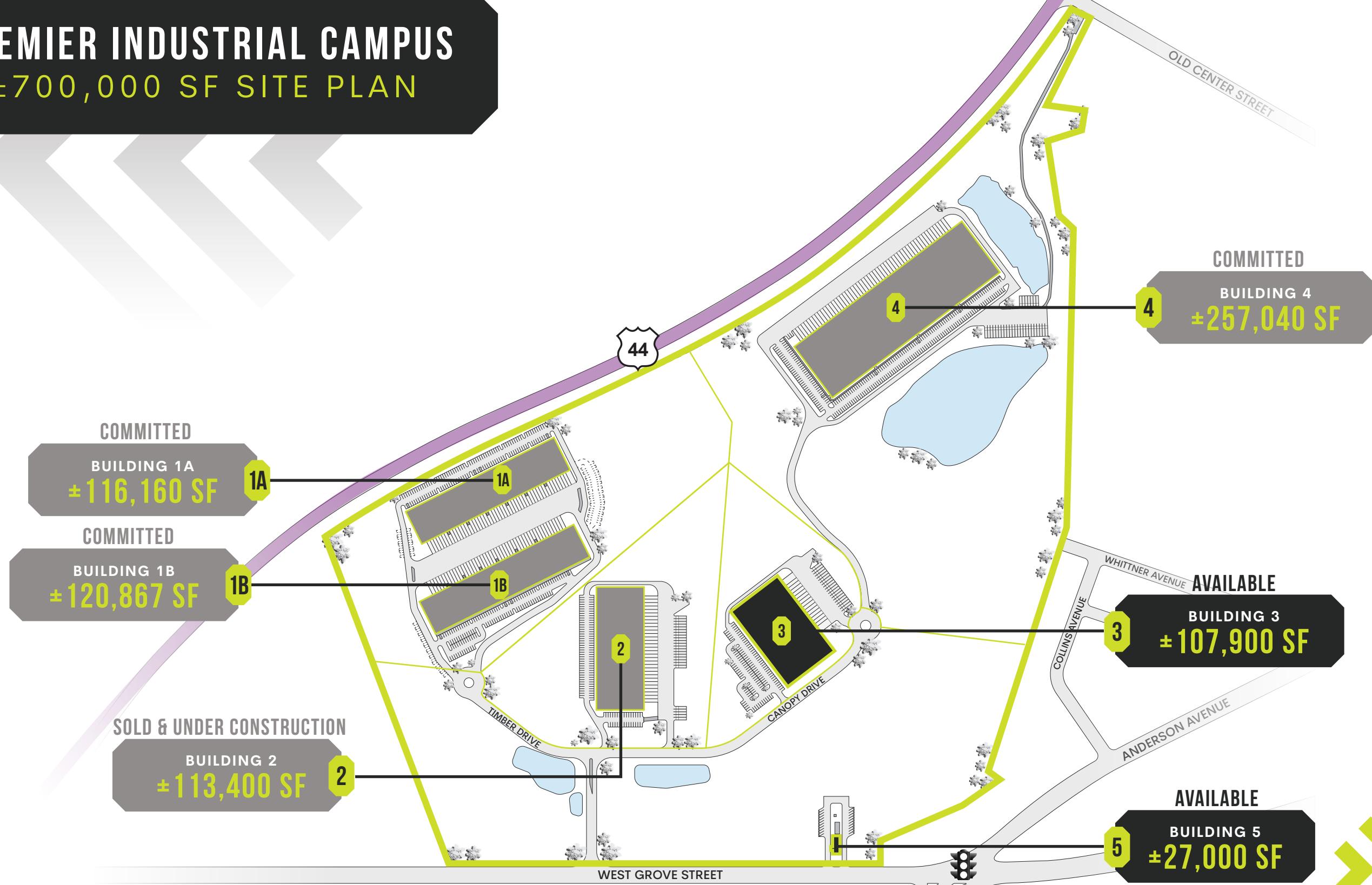
±700,000 SF NEW CONSTRUCTION

SUBDIVISIBLE DOWN TO
±15,000 SF

PREMIER MASTER PLANNED
INDUSTRIAL CAMPUS

PREMIER INDUSTRIAL CAMPUS

±700,000 SF SITE PLAN



BUILDING 3 (OPTION A)

$\pm 107,900$ SF TOTAL

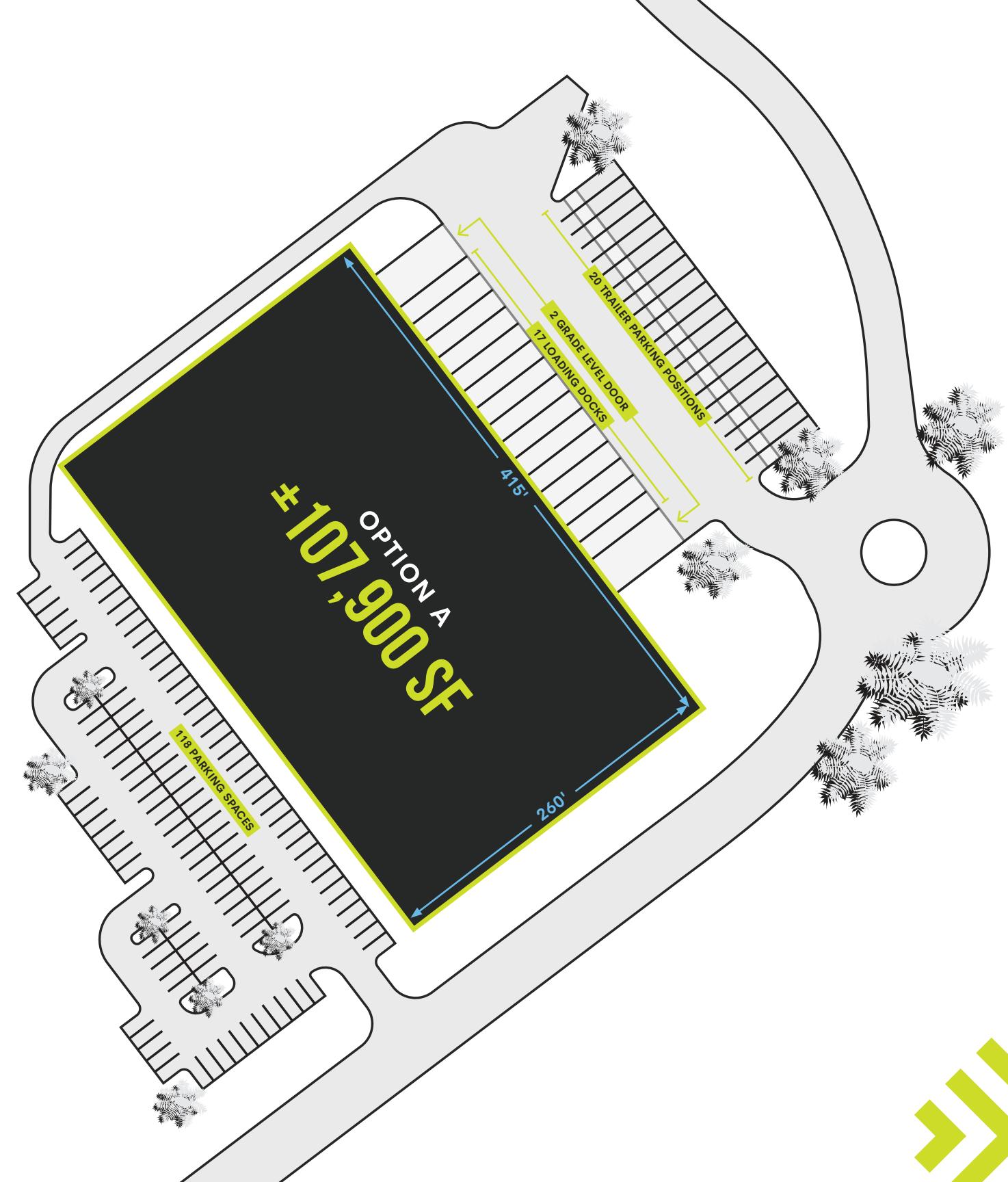


SUBDIVISIBLE



**MASTER PLANNED
INDUSTRIAL PARK**

Building Size	$\pm 107,900$ SF
Available SF	$\pm 50,000 - 107,900$ 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

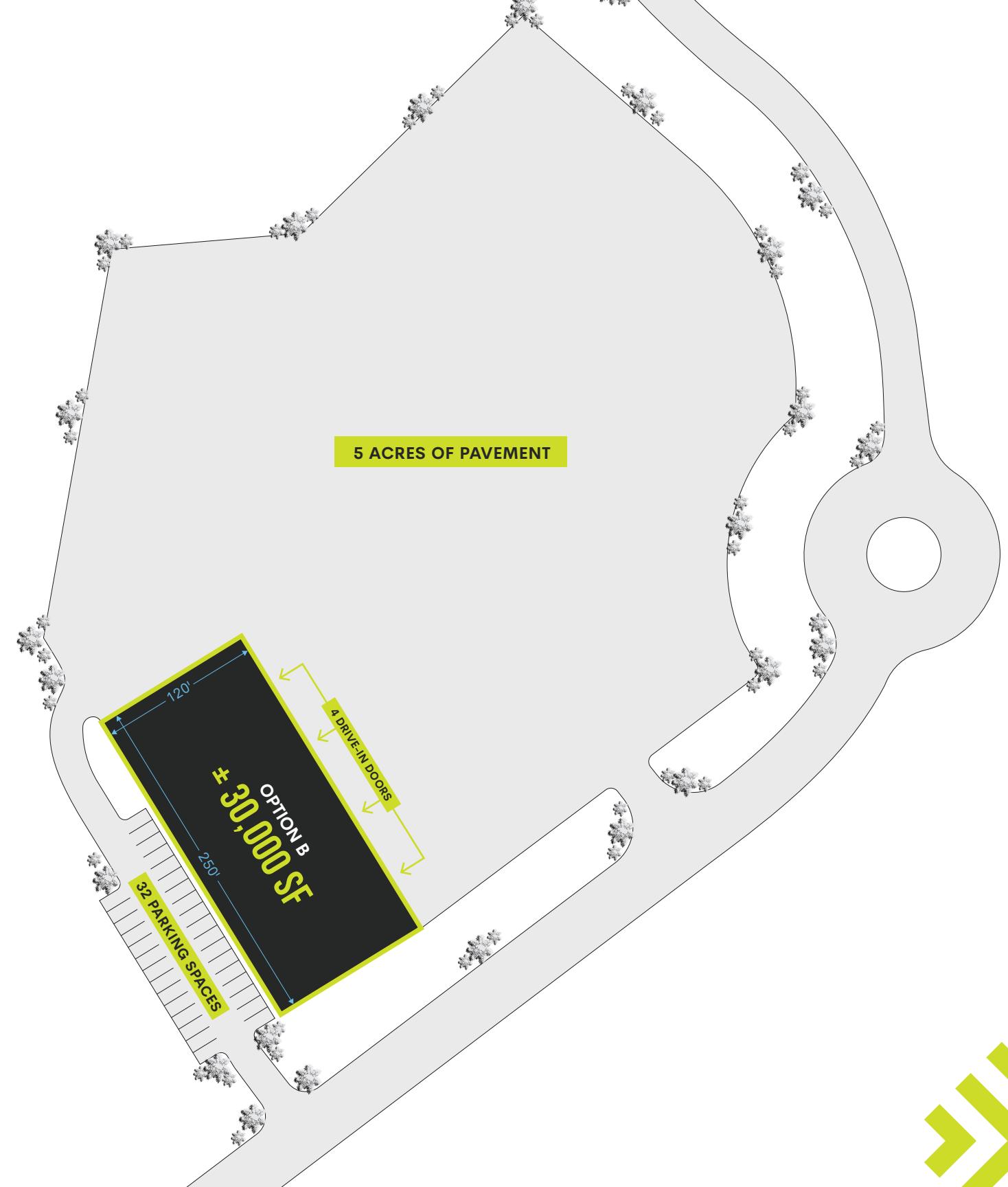


BUILD
TO SUIT



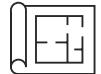
MASTER PLANNED
INDUSTRIAL PARK

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 Gas/Electric
	Town of Middleborough Middleborough Gas & Electric



BUILDING 5

±27,000 SF TOTAL



BUILD
TO SUIT

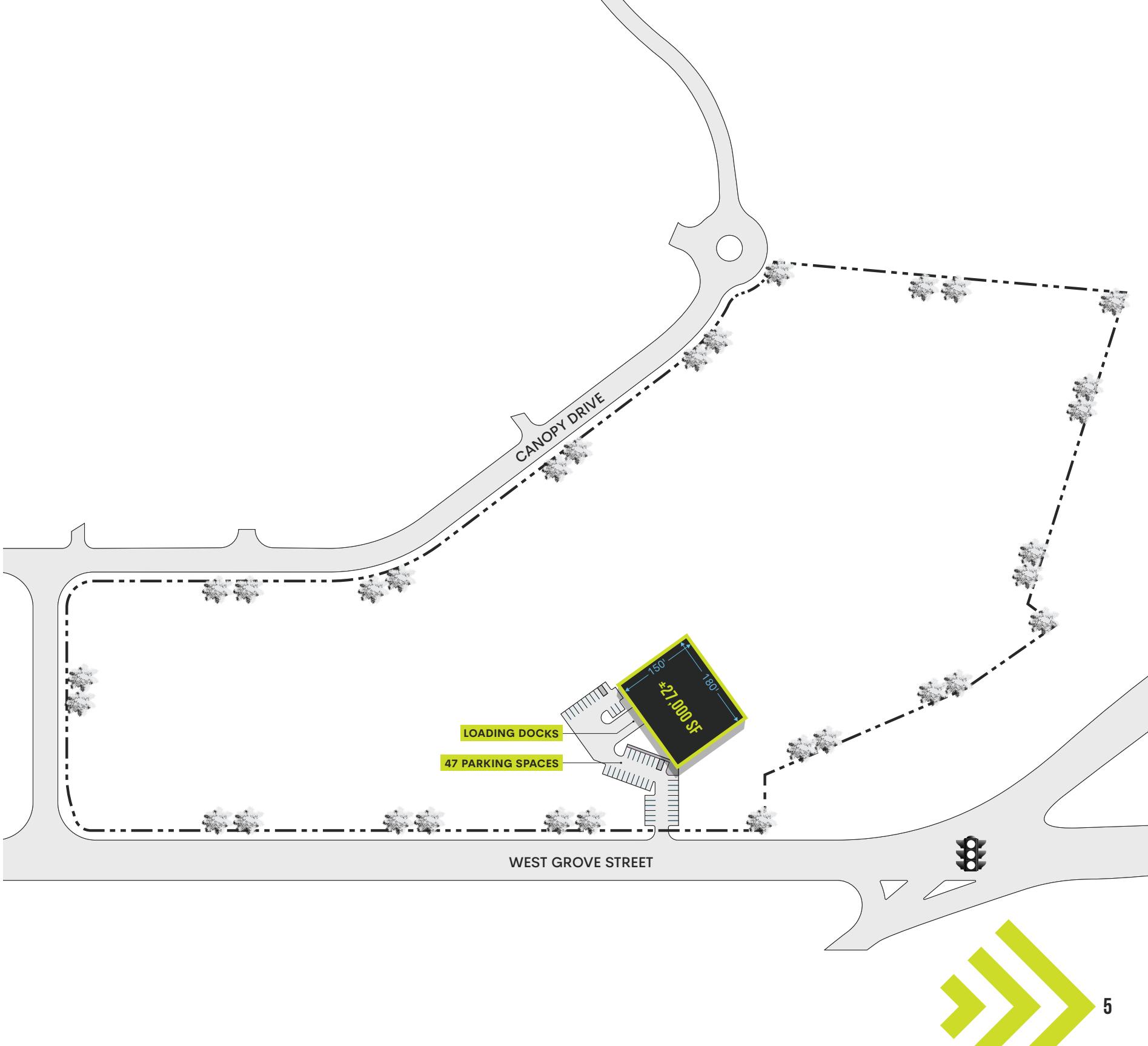


MASTER PLANNED
INDUSTRIAL PARK

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
Gas/Electric

Town of Middleborough
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)

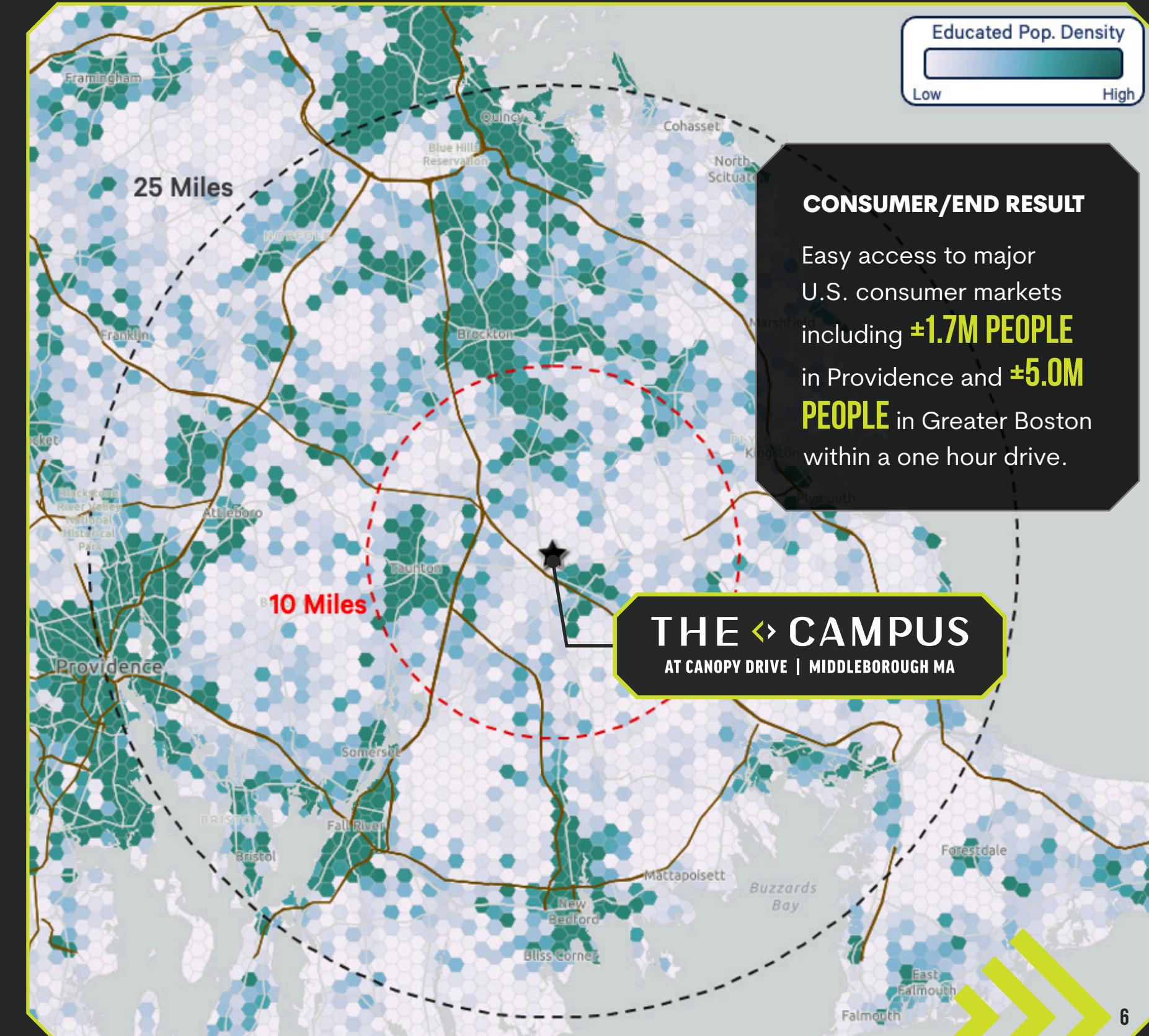
LABOR IN 25 MILES

2.73M
population within 10 Miles

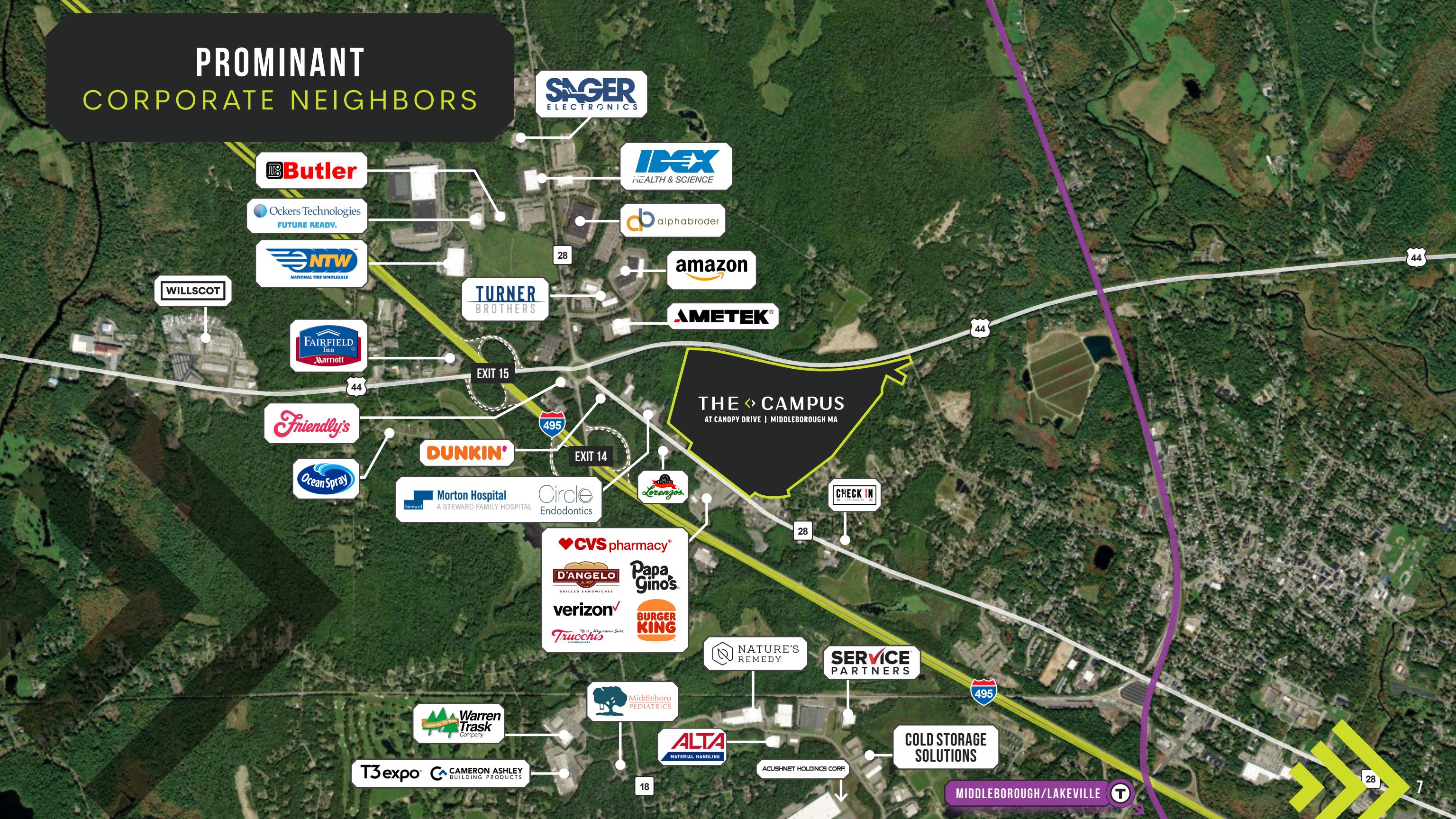
651K
adult population that has earned an Associate's Degree or Higher

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

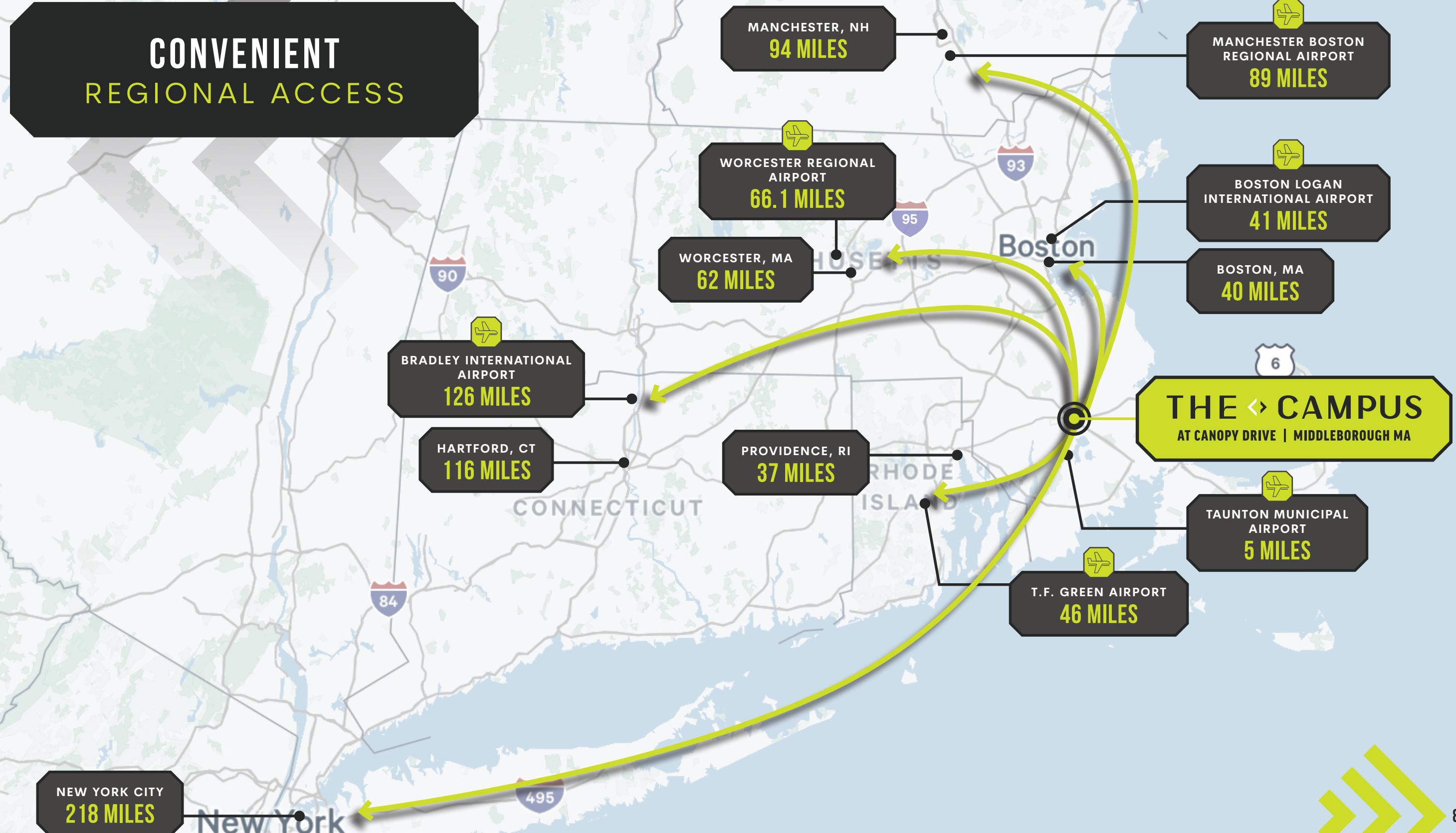
0.97X
of employed population working in the manufacturing industry*
(vs. Boston MSA @ 1.0)



PROMINANT CORPORATE NEIGHBORS



CONVENIENT REGIONAL ACCESS



IMMEDIATE HIGHWAY ACCESS



>1
MILE

24



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



© 2025 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.