

**501 GRIFFIN BROOK DRIVE  
METHUEN, MA**



**STEELE  
GROUP**



**67,400 SF Battery Production Facility  
\$20M of Infrastructure Investment  
9,886 SF of Dry and Clean Rooms  
23' Clear Height for Flexibility  
3,000amp @ 480V of Power  
100K SF Onsite Expansion**



**Located on I-93,  
Minutes to 495  
and Rt. 3**



**Available Within  
30-60 Days**



**Dry/Clean Rooms  
Group H-3 Rooms  
Wet Lab**



**Lease Term  
Through  
2/6/2033**

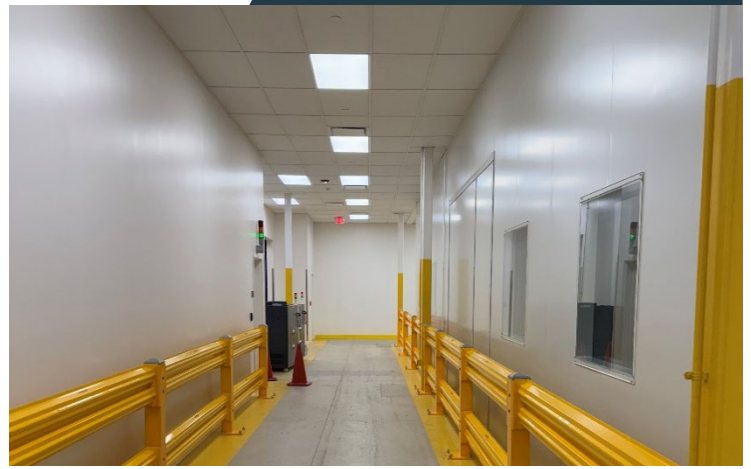


The Steele Group is pleased to present an infrastructure intensive sublease opportunity in Methuen, MA. Situated on Route 110 near the I-93 interchange and just 10 minutes from the Lawrence MBTA Station, 501 Griffin Brook Drive offers tenants a convenient commute and access to Griffin Brook Park, a 350,000+ SF campus featuring single-story buildings designed for light industrial, distribution, R&D, or office use. With existing conditions and over \$20M in CAPEX investment, including multiple dry room, a 100-gallon chemical storage unit, H-Rooms, and a 10,000-gallon holding tank, this space is perfectly suited for infrastructure intensive deep technology and advanced manufacturing users.

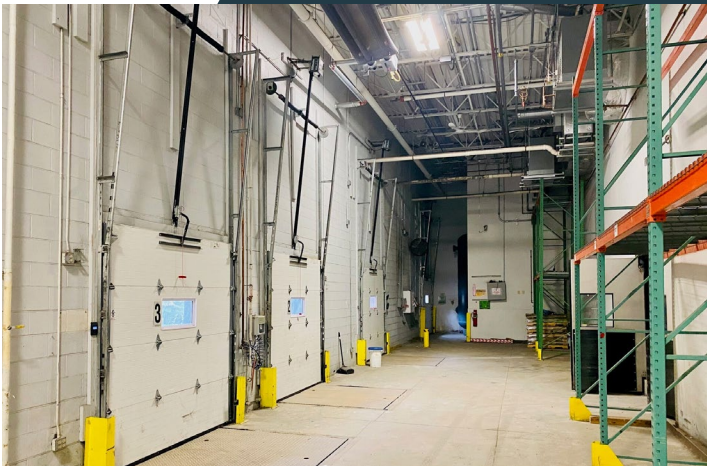
### Heavy Infrastructure



### Dry / Clean Rooms

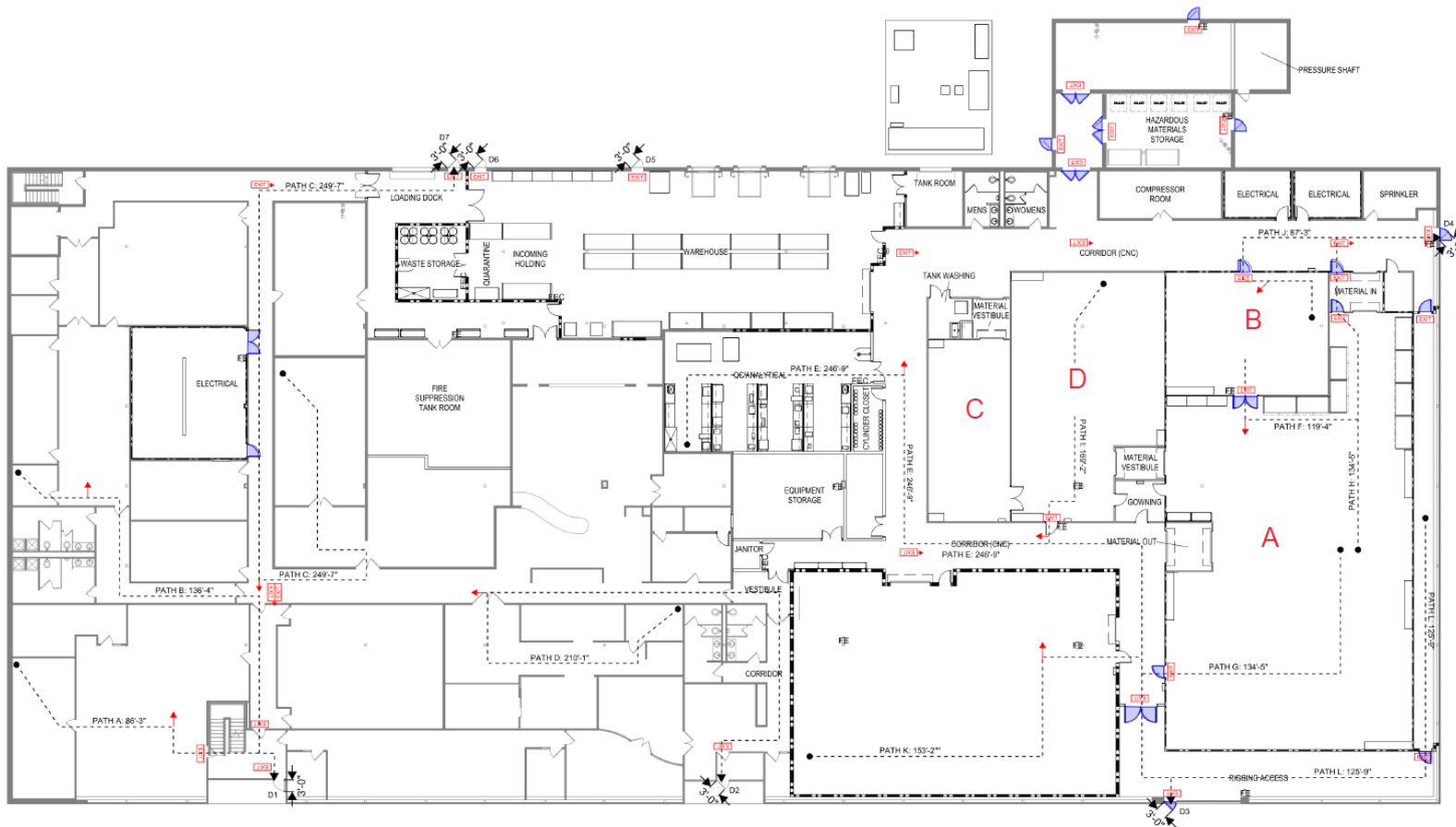


### Centralized Loading



### Onsite Expansion





## 501 GRIFFIN BROOK DRIVE OVERVIEW

- Premises: 67,400 RSF (Full Building)
- Available: within 30-60 days
- Term: through 2/28/2033
- Power: 3,000 amps @480v, 3 Phase
- Clear Heights: 23' to Joist
- Dry Rooms / Clean Rooms: 9,886 SF (see next page for specifications)
- Two (2) H-3 Rooms
- Existing Wet Labs with fume hood
- 100-gallon chemical storage unit, H-Rooms
- 10,000-gallon holding tank
- Centralized Loading: 5 Tailboard, 1 Drive in Door
- Onsite Expansion: 95,700 SF Delivering Q1 2026

# DRY & CLEAN ROOM SPECIFICATIONS

**Room A:**

Served by (DHU): Bry Air FLG-15000

Size: 5,639 SF

Ceiling Height: 9'

Plenum Space Above Ceiling: 3.5'

**Dew Point: -40° C**

Max Occupancy: 12 (Combined A & B)

Supply: 8500 CFM

Exhaust: 2000 CFM

**Clean Room Spec: ISO 7**

Room Temp: 23° C

Fire Suppression: Automatic Argon

**Group H-3 Rating**

**Room B:**

Served by (DHU): Bry Air FLG-15000

Size: 1,217 SF

Ceiling Height: 9'

Plenum Space Above Ceiling: 3.5'

**Dew Point: -40° C**

Max Occupancy: 12 (Combined A & B)

Supply: 8500 CFM

Exhaust: 2000 CFM

**Clean Room Spec: ISO 7**

Room Temp: 23° C

Fire Suppression: Automatic Argon

**Group H-3 Rated**

**Room C:**

Served by (DHU): Bry Air FLG-4000

Size: 912 SF

Ceiling Height: 9.5'

Plenum Space Above Ceiling: 3.5'

**Dew Point: -15° C**

Max Occupancy: 5 (Combined C & D)

Supply: 2667 CFM

Exhaust: 1766 @480v CFM

**Clean Room Spec: ISO 8**

Room Temp: 23° C

**Room D:**

Served by (DHU): Bry Air FLG-4000

Size: 2,118 SF

Ceiling Height: 9.5'

Plenum Space Above Ceiling: 3.5'

**Dew Point: -15° C**

Max Occupancy: 5 (Combined C & D)

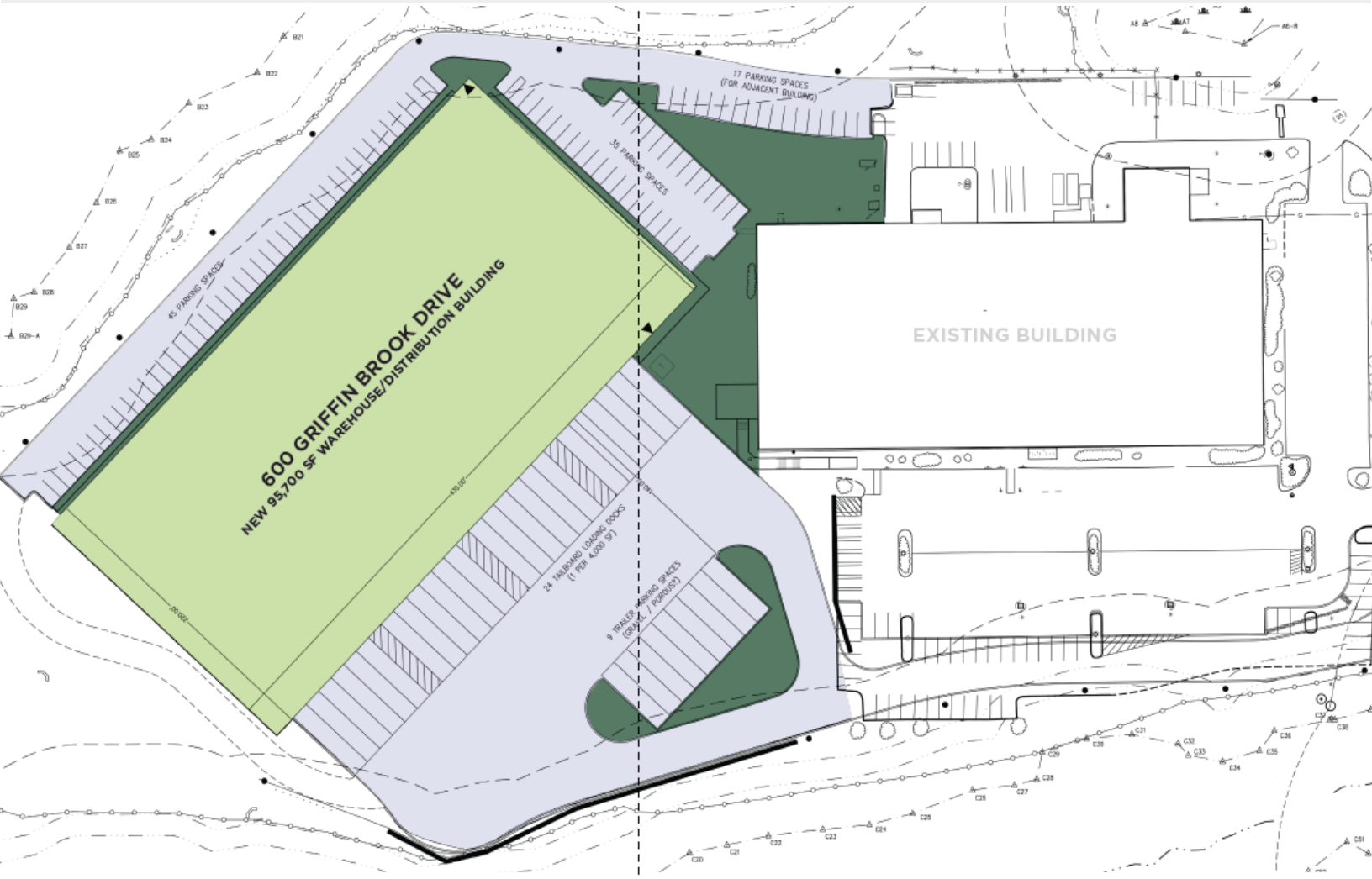
Supply: 2667 CFM

Exhaust: 1766 CFM

**Clean Room Spec: ISO 8**

Room Temp: 23° C

# 95,700 SF UNDER CONSTRUCTION



## 600 GRIFFIN BROOK DRIVE OVERVIEW

- Direct Opportunity with R.J. Kelly
- Clear Height: 36'
- Power: 3,000 amps, 277/480V
- 24 loading docks
- Building Dimensions: 230 Deep X 435 Wide
- 80 Parking Spaces
- Column Spacing: 54' O.C.
- Electric Heat Pumps



**501 GRIFFIN BROOK DRIVE  
METHUEN, MA**



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