



# 26 WIGGINS

B E D F O R D , M A

## FOR LEASE

±50,000 - 155,000 SF

Introducing Bedford's Premier Advanced  
Manufacturing & Warehouse Facility

**Jumbo**  
INVESTMENT | DEVELOPMENT | MANAGEMENT

**JLL**



# 26 WIGGINS

B E D F O R D , M A

## BUILT FOR MANUFACTURING LEADERS

*Advanced Operations, Accelerated Growth*

26 Wiggins Avenue presents a phenomenal industrial warehouse and advanced manufacturing opportunity in Bedford, Massachusetts. The 154,979 SF building offers a spacious high-bay warehouse layout complete with 22’ - 26’ clear heights, 19 loading docks, and heavy power. Situated right in Bedford’s innovation center, 26 Wiggins is surrounded by cutting-edge technology firms. The property is placed at the intersection of Interstate 95 and Route 3, allowing allows for easy access to Massachusetts’ logistics networks, and the host of restaurant, retail, and lodging amenities in Bedford’s immediate area.

26 Wiggins offers unique additional flexibility, with potential to expand the building size, tailboard and drive-in loading, and parking layout in order to meet precise tenant requirements.

## Building Specs

Total Building Size	±154,979 SF
Availability	Warehouse: ±111,833 SF Office: ±21,849 SF Mezzanine: ±21,297 SF
Year Built	1970/1986
Site Area	±11.96 acres
Parking	±1.40/1,000 SF (160 auto spaces) Ability to expand parking
Clear Height	22’ - 26’
Column Spacing	30’ x 40’
Loading	19 tailboard docks
Power	2,000A, 277/480V
Sprinklers	Wet
Lighting	LED
Utilities	
Water/Sewer	Town of Bedford Municipal National Grid Eversource Energy
Gas	
Electric	

## Expansion Capacity

Building Expansion	Potential to add 10,440 SF building expansion
Parking Expansion	Potential to add additional 37,514 SF paved lot
Loading Expansion	Potential to add additional tailboard docks and drive-ins



Ability to  
Subdivide or  
Expand



22’ - 26’ Clear  
Height



19 Loading  
Docks

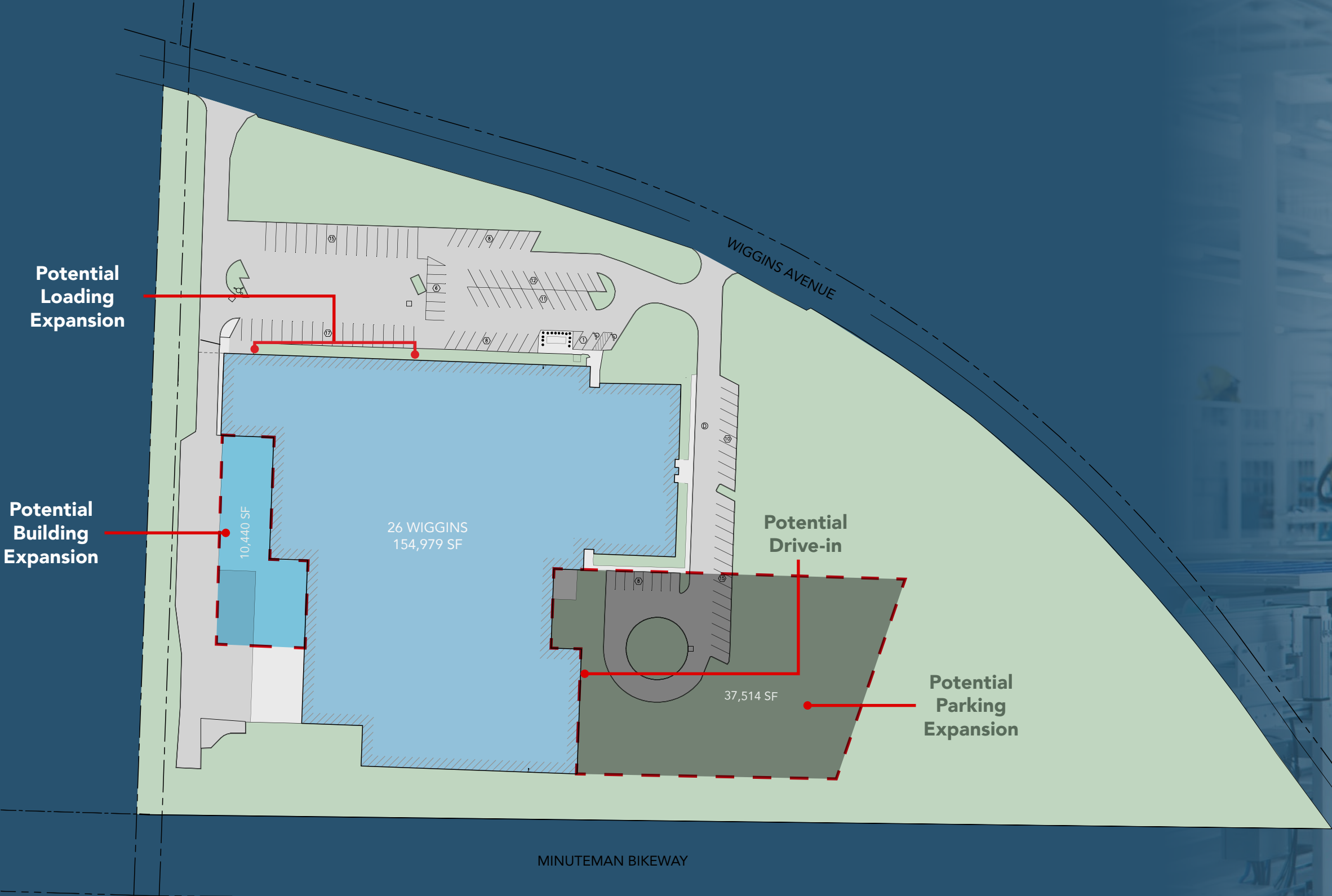


2,000A, 277/480V  
Heavy Power



# SITE PLAN

26 WIGGINS  
BEDFORD, MA

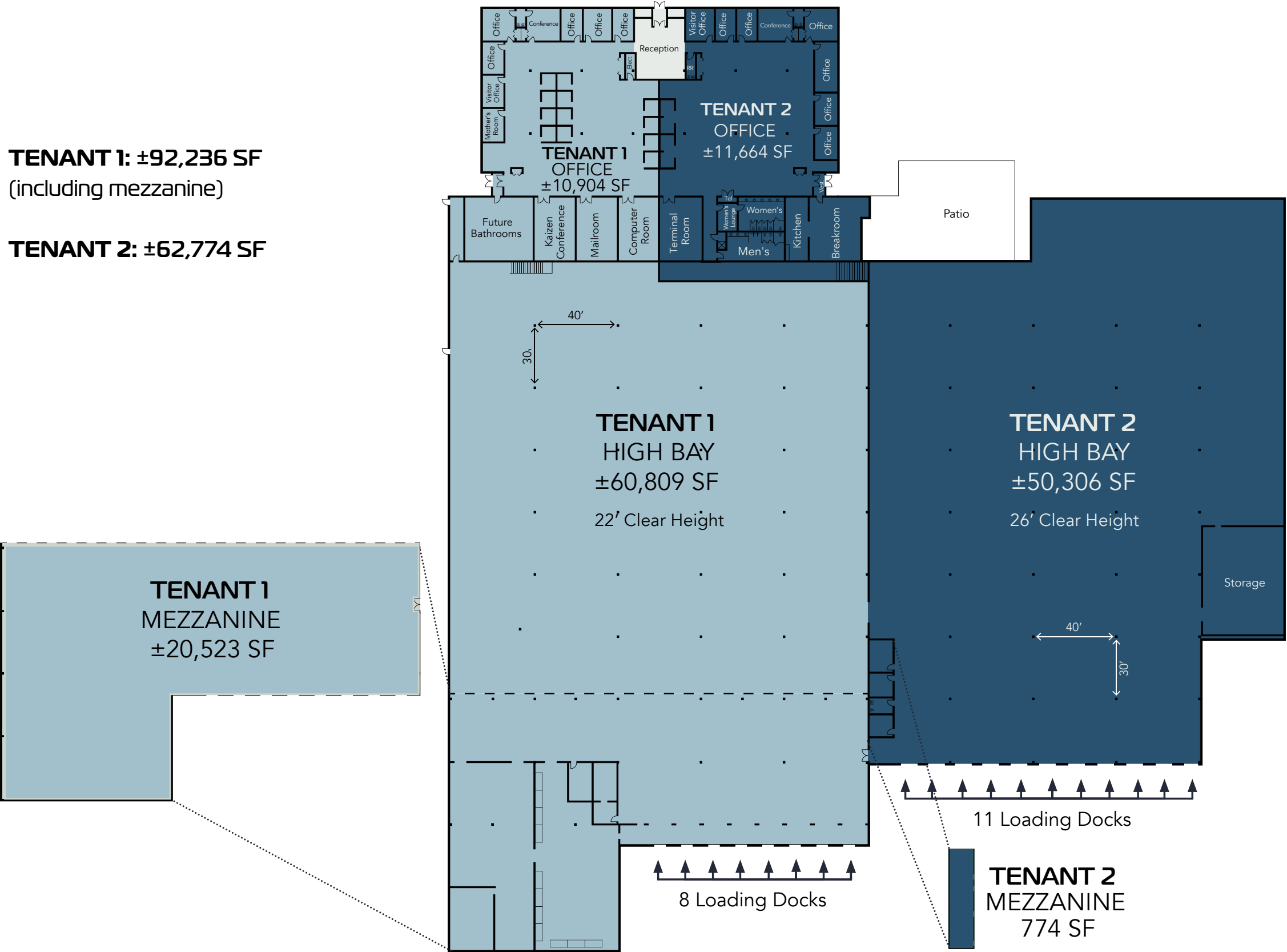


## UNRIVALED FLEXIBILITY

26 Wiggins sits on a 12 acre site, already equipped with expansive parking and loading infrastructure. Additionally, this layout allows the unique ability to expand the property in order to perfectly suit tenant needs, including building expansion, parking expansion, and loading expansion capacity.

# FLOOR PLAN

- TENANT 1: ±92,236 SF**  
(including mezzanine)
- TENANT 2: ±62,774 SF**





TRAVEL DISTANCES	
Interstate 95	2.0 miles   5 minutes
Hanscom Airport	2.2 miles   5 minutes
Route 3	3.3 miles   6 minutes
Route 2	5.5 miles   8 minutes
Interstate 93	8.8 miles   10 minutes
Interstate 495	11.2 miles   17 minutes
Downtown Boston	21.0 miles   27 minutes
Logan Airport	22.9 miles   29 minutes

**BURLINGTON MALL**  
A SIMON MALL



3

**TIAX**  
dsm-firmenich

**ANDURIL**

**uniQure**  
Genezen

**LINCOLN LABORATORY**  
MASSACHUSETTS INSTITUTE OF TECHNOLOGY

**ThermoFisher Scientific**  
STROKE THERAPEUTICS  
DIVERSIFIED TECHNOLOGIES, INC.  
**verseau**  
THERAPEUTICS

**26 WIGGINS**  
BEDFORD, MA

**FORMULATRIX**  
**CONAGEN**

**Millipore Sigma**

**hanscom field**

**Nearby Amenities**

**Ninety Nine 99**  
RESTAURANT & PUB

**THE BANCROFT**

**THE CAPITAL GRIFFIN**

**CAFFE NERO**

**The Cheesecake Factory**

**Chick-fil-A**

**FRANK PEPE**  
PIZZERIA & RESTAURANT

**DUNKIN' DONUTS**

**GRECO**  
TRULY GREEK

**LOCAL SEA FOODS**  
"If it ain't fresh, it ain't Local!"

**IN YOUR JOE'S**

**42**  
Gyu-Kaku Japanese BBQ

**POTBELLY**  
SANDWICH SHOP

**Panera BREAD**

**PRESSED CAFE**

**SHAKE SHACK**

**SMITH & WOLLENSKY**  
AMERICA'S STEAKHOUSE

**Starbucks**

**sweetgreen**

**TAVERN IN THE SQUARE**

**Wegmans**

**Yard House**  
GREAT FOOD • CLASSIC ROCK

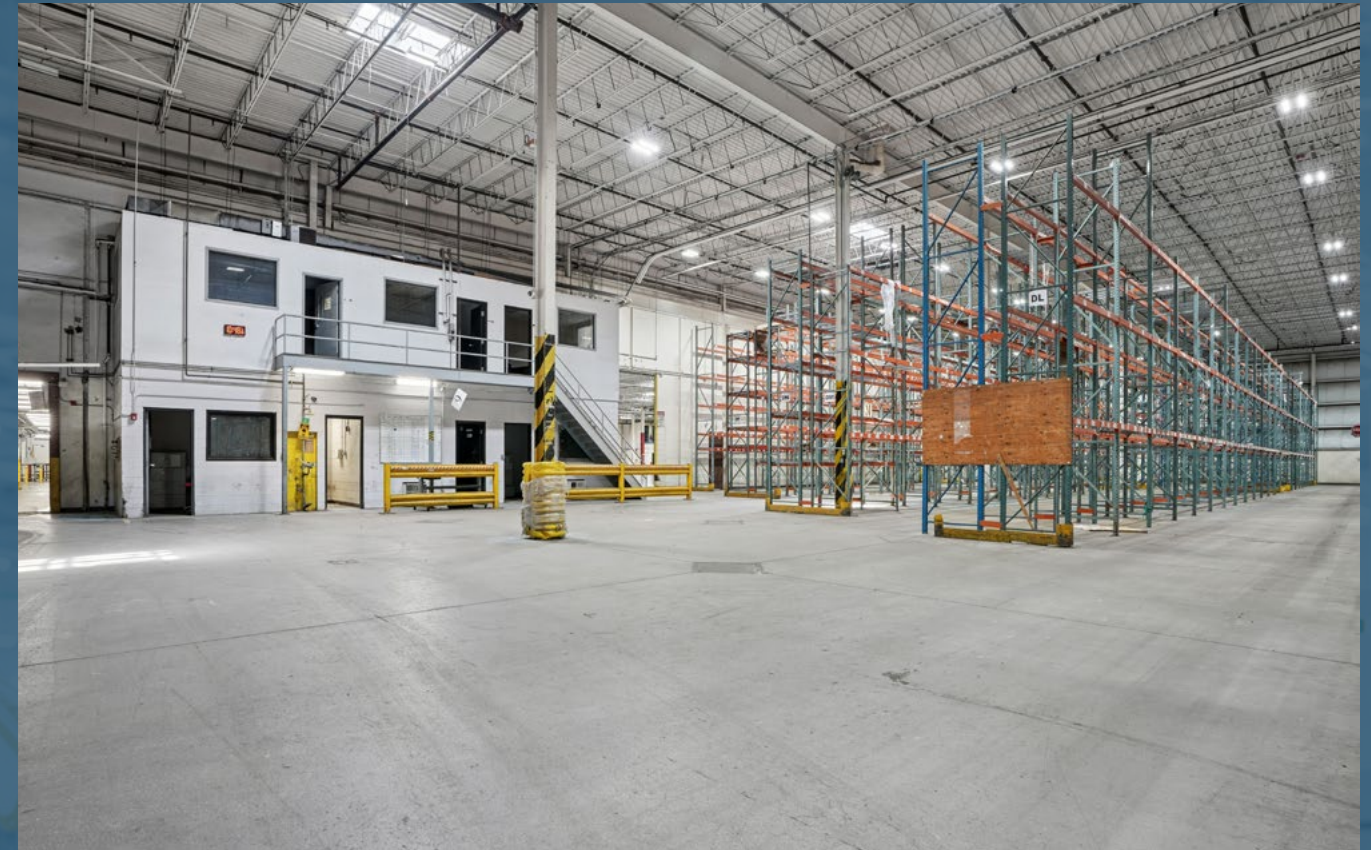
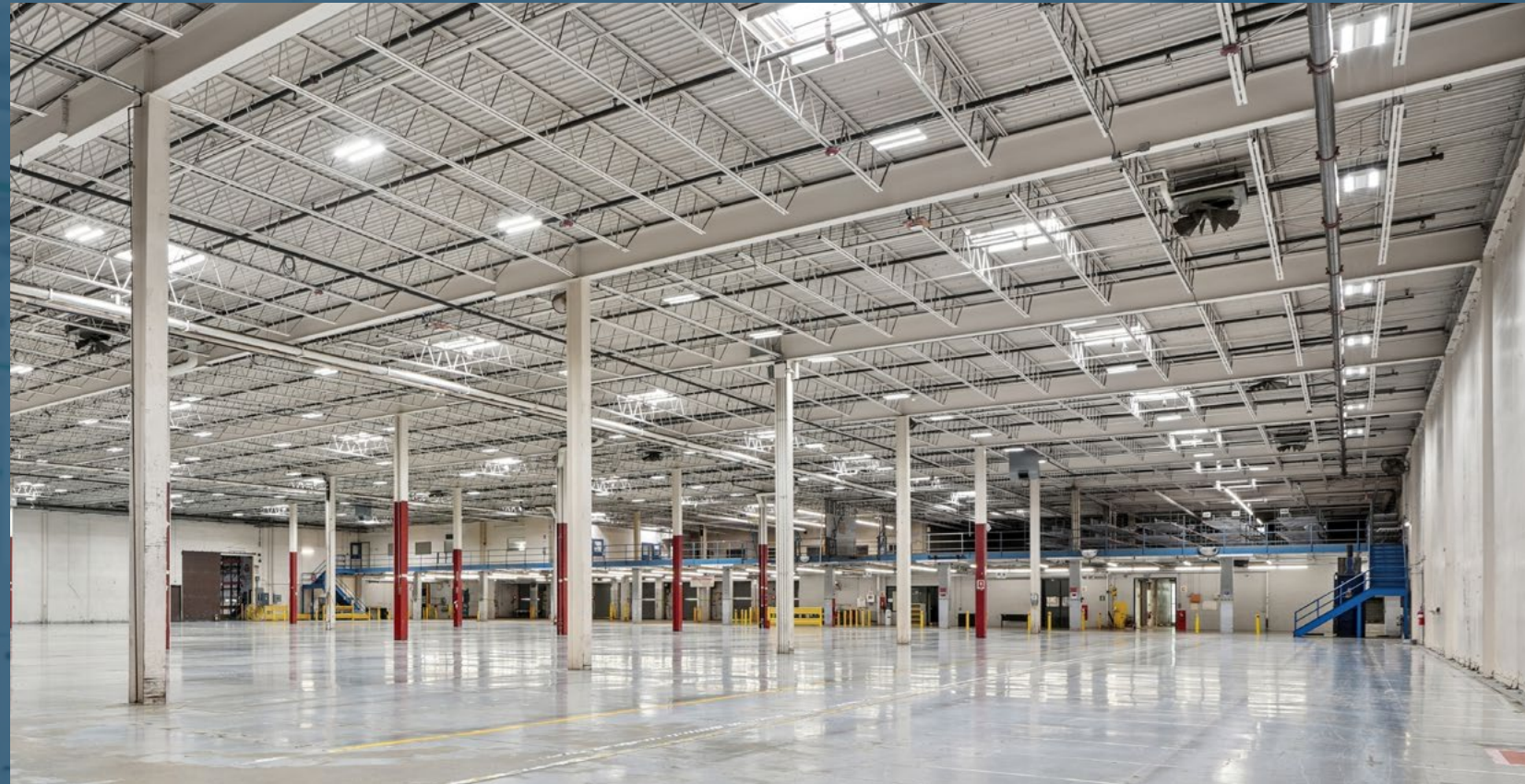
**KING'S**

# ACCESS & LOCATION



# INTERIOR PHOTOS

**26 WIGGINS**  
BEDFORD, MA







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& Warehouse Facility



### FOR MORE INFORMATION, PLEASE CONTACT:

**Christopher E. Lawrence**

Vice Chair

+1 617 316 6529

[christopher.lawrence@jll.com](mailto:christopher.lawrence@jll.com)

**Zach Gramlich**

Associate Vice President

+1 760 637 6815

[zach.gramlich@jll.com](mailto:zach.gramlich@jll.com)

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