



**CBRE**

# 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  
PHASE I DELIVERING Q4 2025

# PREMIER INDUSTRIAL CAMPUS

±700,000 SF SITE PLAN

**PHASE 1**  
DELIVERING Q4 2025

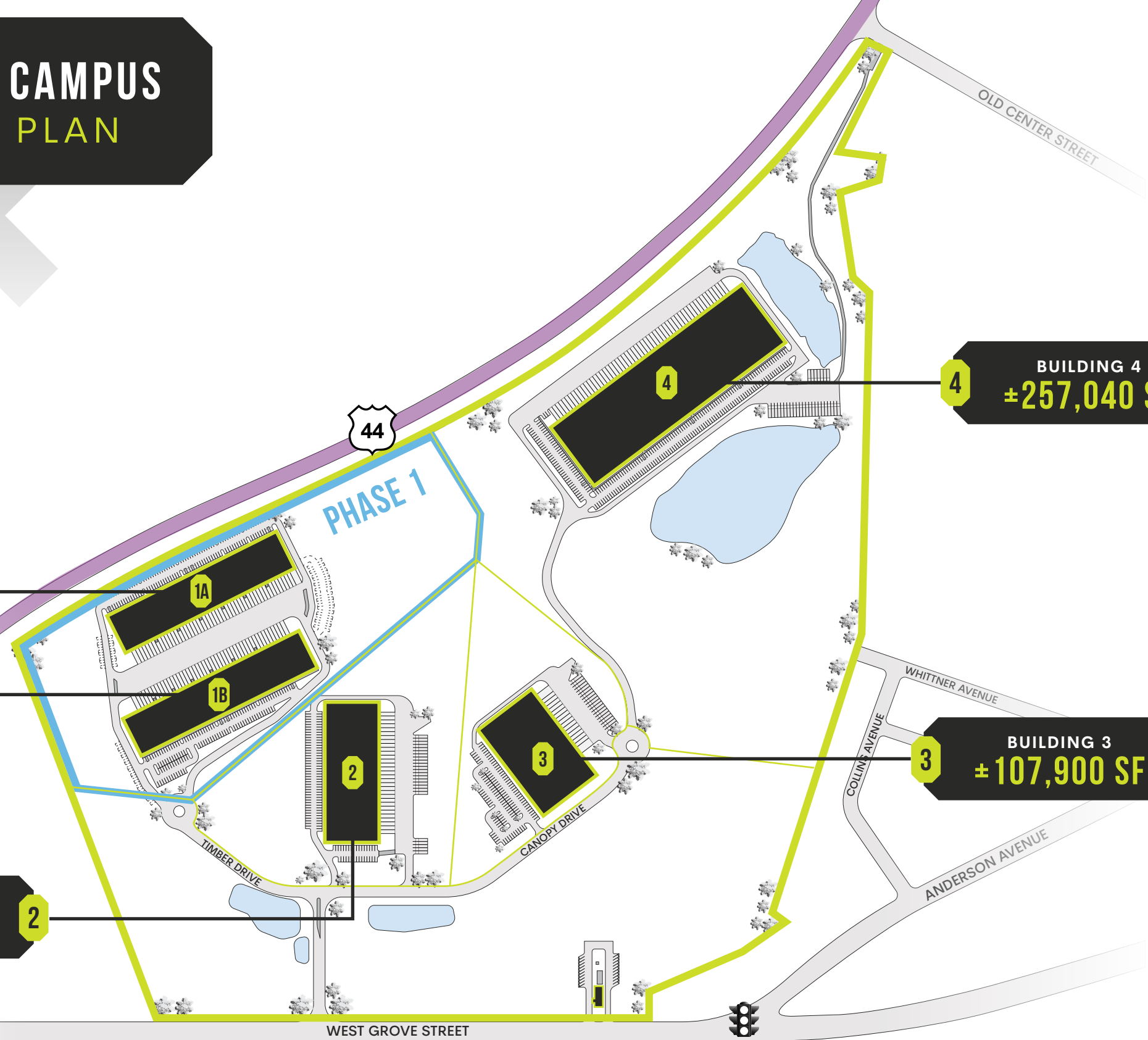
**BUILDING 1A**  
±116,160 SF

**BUILDING 1B**  
±120,867 SF

**BUILDING 2**  
±113,400 SF

**BUILDING 4**  
±257,040 SF

**BUILDING 3**  
±107,900 SF



# BUILDINGS 1A & 1B

±237,027 SF TOTAL

## PHASE 1

BUILDING 1A  
±116,160 SF

BUILDING 1B  
±120,867 SF

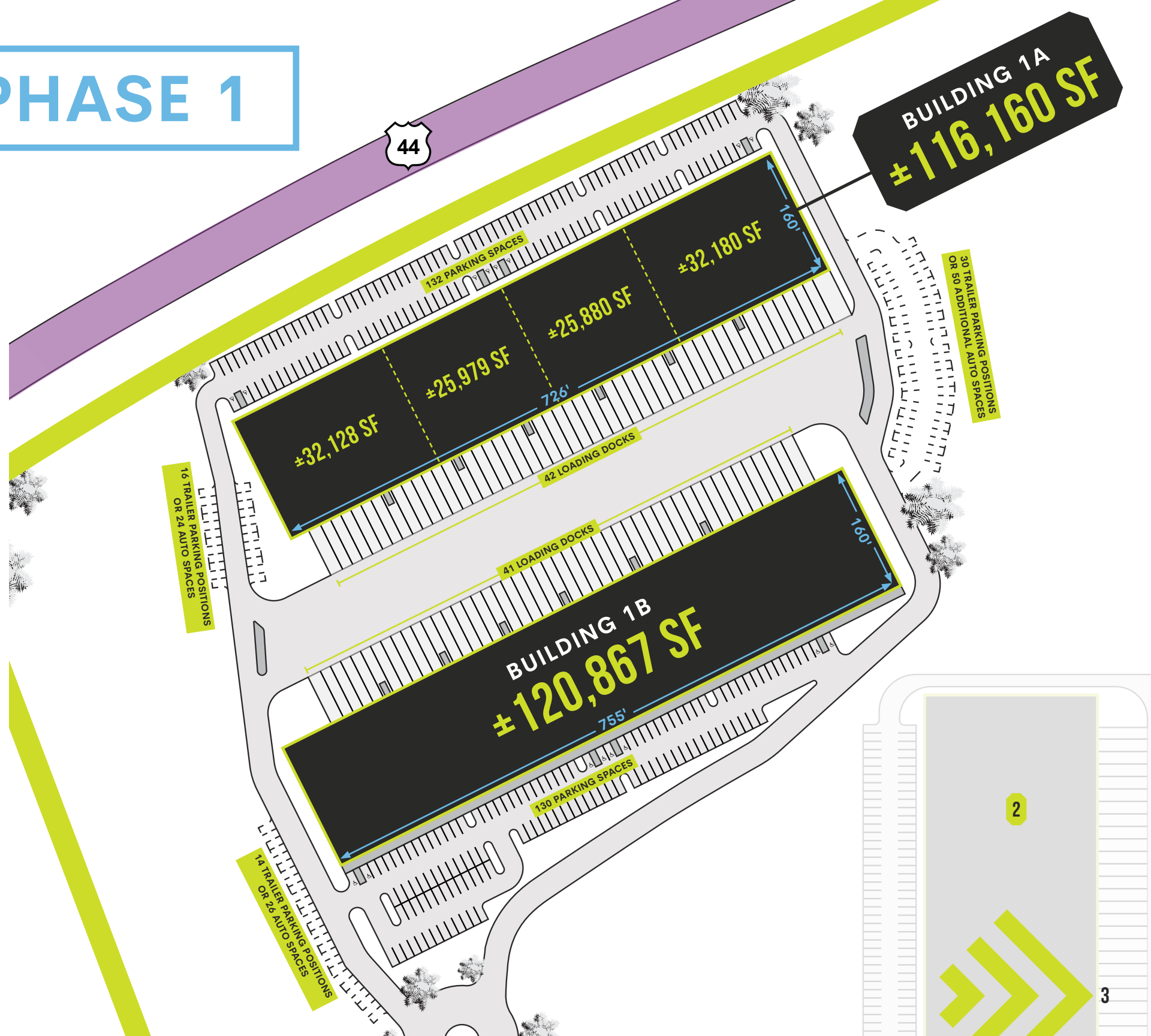


### SUBDIVISIBLE



### MASTER PLANNED INDUSTRIAL PARK

|  |   |
|--|---|
| <b>Building Size</b>   |   |
| Building 1A  | ±116,160 SF   |
| Building 1B  | ±120,867 SF   |
| <b>Available SF</b>  | ±15,000 – 237,027 SF  |
| <b>Acreage</b>   | ±32.00 acres  |
| <b>Clear Height</b>  | 32'   |
| <b>Column Spacing</b>  | 52' x 50', 60' speed bay  |
| <b>Loading Docks</b>   |   |
| Building 1A  | Up to forty-two (42) tailboard loading docks and two (2) drive-in doors |
| Building 1B  | Up to forty-one (41) tailboard loading docks and two (2) drive-in doors |
| <b>Auto Parking</b>  |   |
| Building 1A  | 132 spaces (±1.14 per 1,000 SF)   |
| Building 1B  | 130 spaces (±1.07 per 1,000 SF)   |
| <i>*Up to an additional 100 (±1.52/1,000 SF) parking spaces in lieu of trailer parking</i> |   |
| <b>Trailer Parking</b>   | Up to Sixty (60) positions  |
| <b>Truck Court</b>   | 220'  |
| <b>Fire Protection</b>   | ESFR  |
| <b>Power</b>   | 4,000 amps, 480V, 3-phase per building                                  |
| <b>Floor</b>   | 7" slab   |
| <b>Construction Type</b>   | Tilt-Up   |
| <b>Utilities</b>   |   |
| Water/Sewer  | Town of Middleborough   |
| Gas/Electric   | Middleborough Gas & Electric  |





# BUILDING 2

±113,400 SF TOTAL

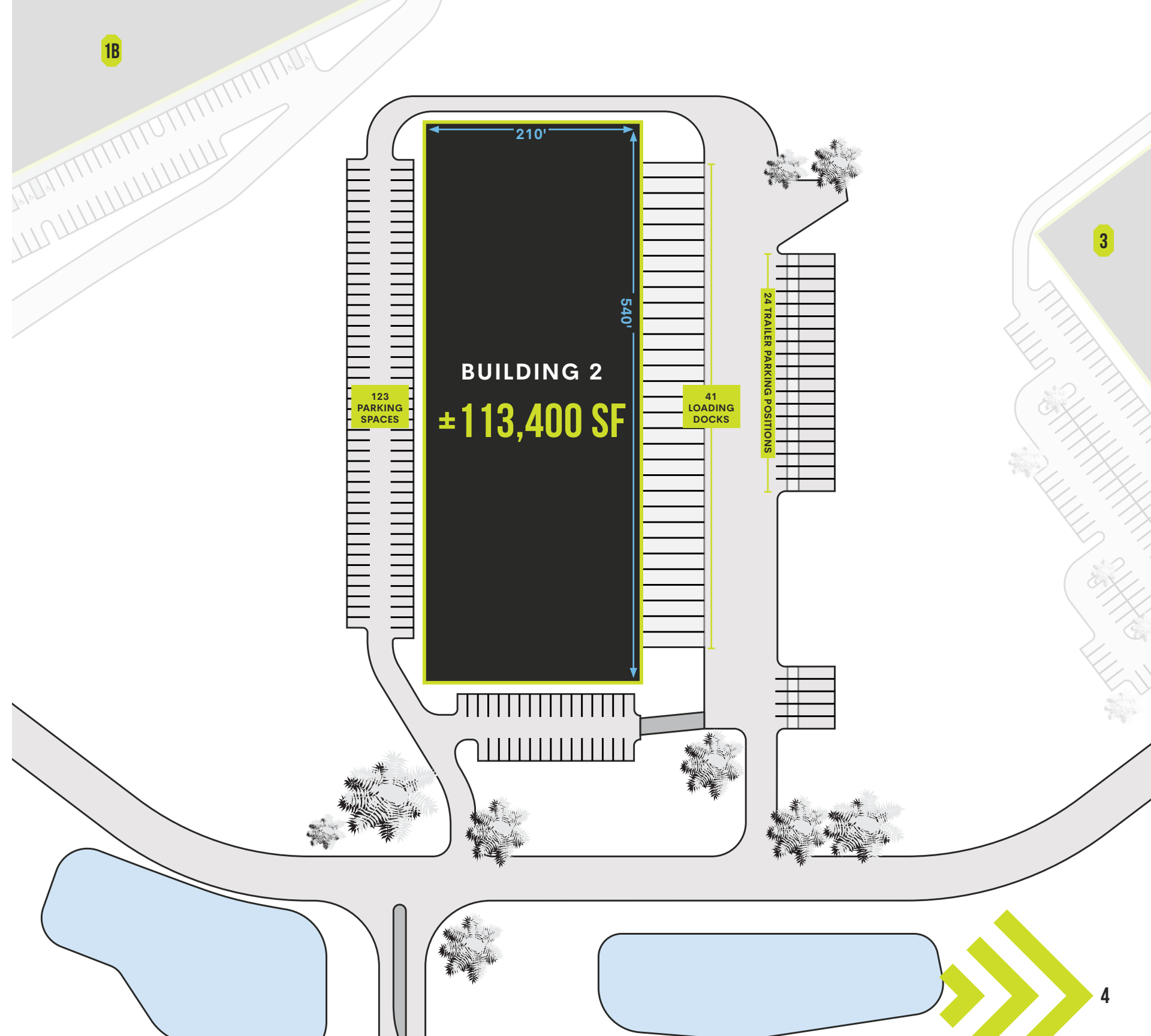


**SUBDIVISIBLE**



**MASTER PLANNED INDUSTRIAL PARK**

|                          |   |
|--------------------------|---|
| <b>Building Size</b>     | ±113,400 SF   |
| <b>Available SF</b>      | ±50,000 – 113,400 SF  |
| <b>Acreage</b>           | ±16.67 acres  |
| <b>Clear Height</b>      | 36'   |
| <b>Column Spacing</b>    | 52' x 50', 60' speed bay  |
| <b>Loading Docks</b>     | Forty-one (41) tailboard loading docks and two (2) drive-in doors |
| <b>Auto Parking</b>      | 123 spaces (±1.08 per 1,000 SF)                                   |
| <b>Trailer Parking</b>   | Twenty-four (24) positions  |
| <b>Truck Court</b>       | 135'+   |
| <b>Fire Protection</b>   | ESFR  |
| <b>Power</b>             | 4,000 amps, 480V, 3-phase   |
| <b>Floor</b>             | 7" slab   |
| <b>Construction Type</b> | Tilt-Up   |
| <b>Utilities</b>         |   |
| Water/Sewer              | Town of Middleborough   |
| Gas/Electric             | Middleborough Gas & Electric                                      |





# BUILDING 3

±107,900 SF TOTAL

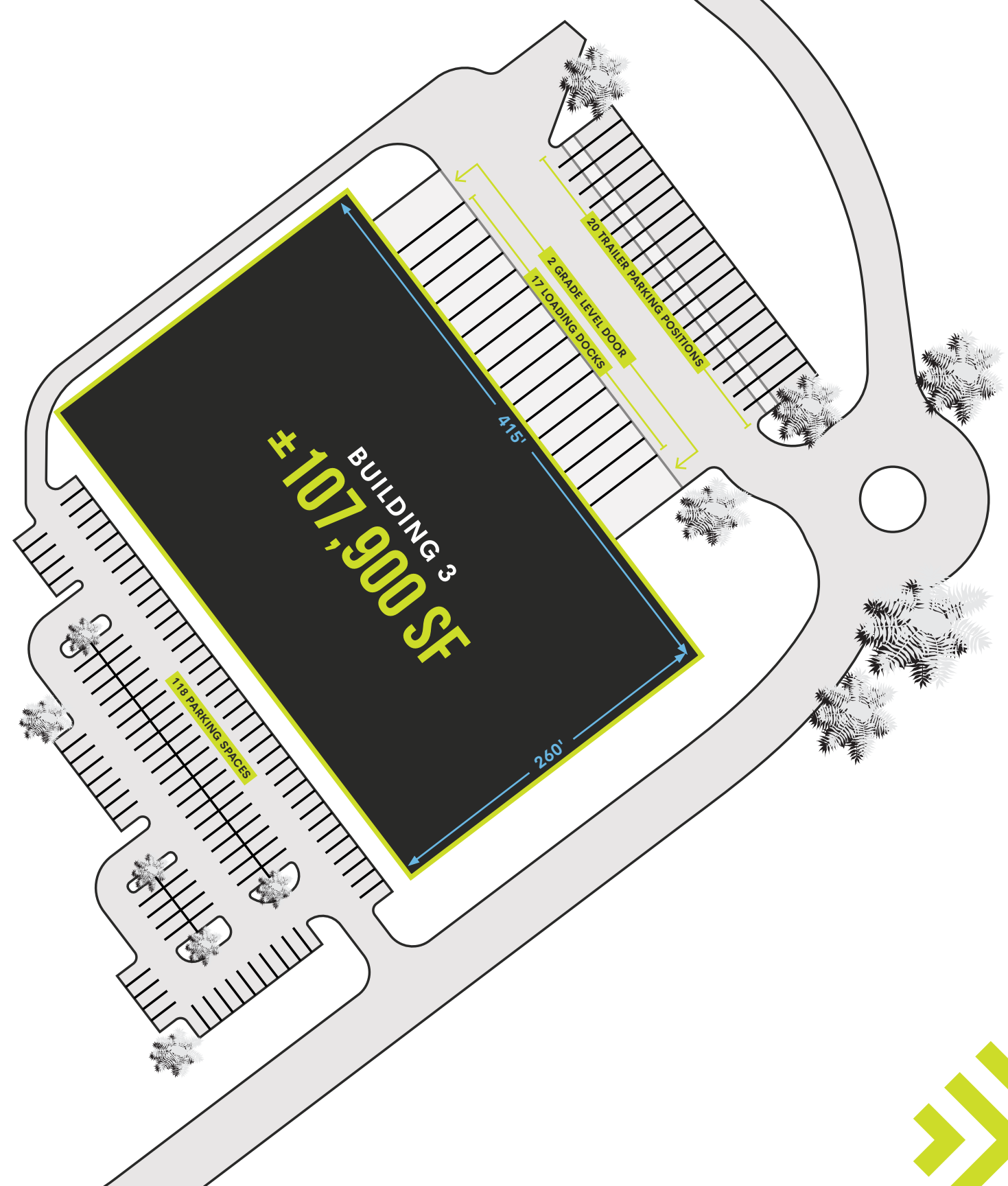


**SUBDIVISIBLE**



**MASTER PLANNED INDUSTRIAL PARK**

|                   |   |
|-------------------|---|
| Building Size     | ±107,900 SF   |
| Available SF      | ±50,000 – 107,900 SF  |
| Acreage           | ±12.00 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 4

±257,040 SF TOTAL



**SUBDIVISIBLE**



**MASTER PLANNED INDUSTRIAL PARK**

|                          |   |
|--------------------------|---|
| <b>Building Size</b>     | ±257,040 SF   |
| <b>Available SF</b>      | ±50,000 – 257,040 SF  |
| <b>Acreage</b>           | ±60.00 acres  |
| <b>Clear Height</b>      | 36'   |
| <b>Column Spacing</b>    | 52' x 50', 60' speed bay  |
| <b>Loading Docks</b>     | Fifty-three (53) tailboard loading docks and two (2) drive-in doors |
| <b>Auto Parking</b>      | 260 spaces (±1.01 per 1,000 SF)                                     |
| <b>Trailer Parking</b>   | Thirty (30) positions   |
| <b>Truck Court</b>       | 135'+   |
| <b>Fire Protection</b>   | ESFR  |
| <b>Power</b>             | 4,000 amps, 480V, 3-phase   |
| <b>Floor</b>             | 7" slab   |
| <b>Construction Type</b> | Tilt-Up   |
| <b>Utilities</b>         |   |
| 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)

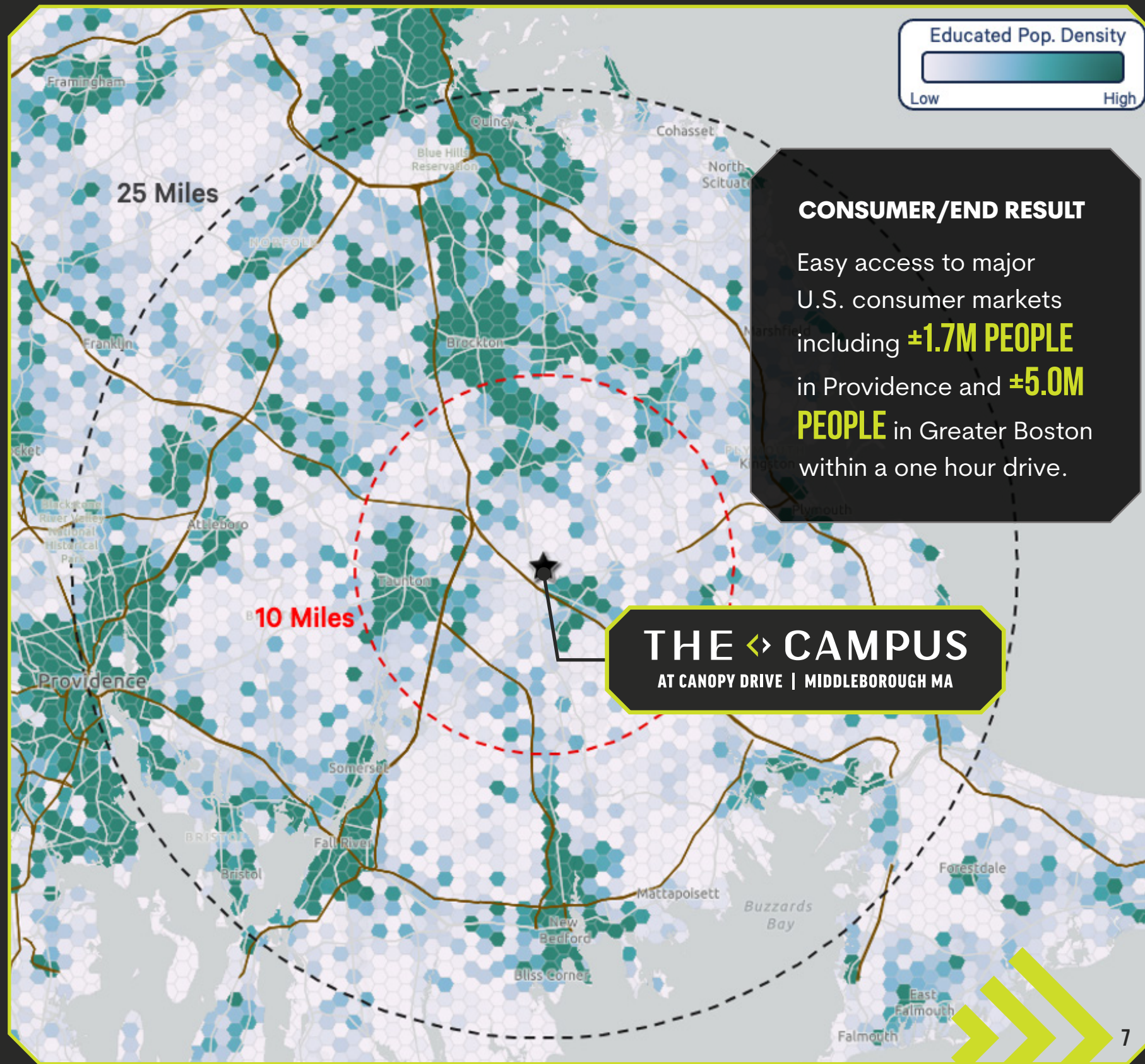
## LABOR IN 25 MILES

**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)



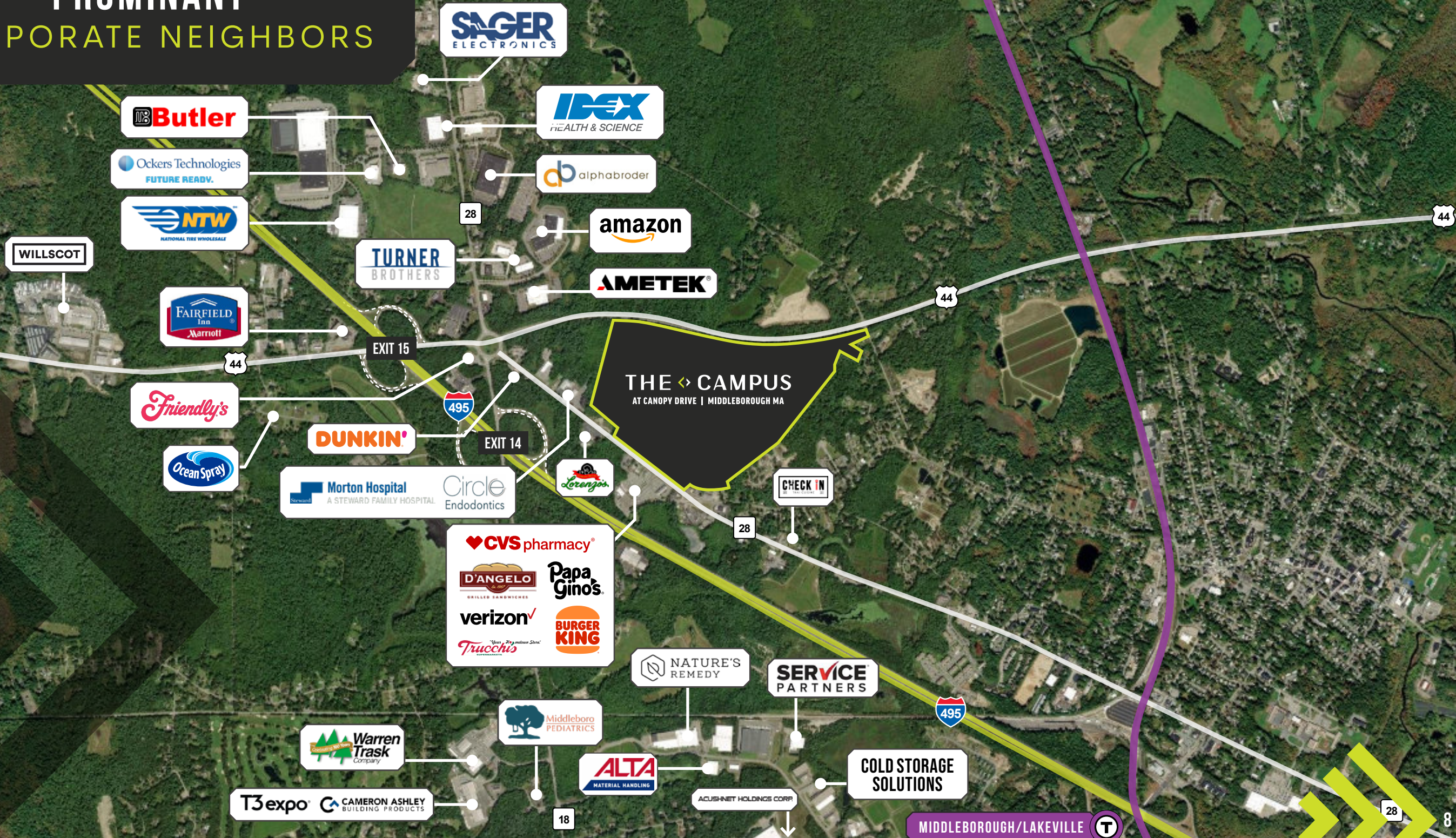
**THE ↔ CAMPUS**  
AT CANOPY DRIVE | MIDDLEBOROUGH MA

**CONSUMER/END RESULT**  
Easy access to major U.S. consumer markets including **±1.7M PEOPLE** in Providence and **±5.0M PEOPLE** in Greater Boston within a one hour drive.





# PROMINENT CORPORATE NEIGHBORS





# CONVENIENT REGIONAL ACCESS

NEW YORK CITY  
218 MILES

BRADLEY INTERNATIONAL AIRPORT  
126 MILES

HARTFORD, CT  
116 MILES

WORCESTER, MA  
62 MILES

WORCESTER REGIONAL AIRPORT  
66.1 MILES

MANCHESTER, NH  
94 MILES

PROVIDENCE, RI  
37 MILES

T.F. GREEN AIRPORT  
46 MILES

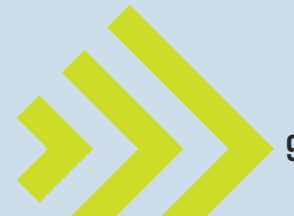
TAUNTON MUNICIPAL AIRPORT  
5 MILES

BOSTON, MA  
40 MILES

BOSTON LOGAN INTERNATIONAL AIRPORT  
41 MILES

MANCHESTER BOSTON REGIONAL AIRPORT  
89 MILES

**THE <> CAMPUS**  
AT CANOPY DRIVE | MIDDLEBOROUGH MA





# IMMEDIATE HIGHWAY ACCESS



>1  
MILE



5  
MILES



18  
MILES



23  
MILES



PROVIDENCE

37  
MILES



BOSTON

40  
MILES





# NOTES



# THE <> CAMPUS

AT CANOPY DRIVE | MIDDLEBOROUGH MA

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VMD COMPANIES

**CBRE**

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