



Hopkinton, MA

FULL-BUILDING AVAILABILITY
149,993 SF GMP OPPORTUNITY
ABILITY TO SUBDIVIDE



NEWMARK

UNDER NEW OWNERSHIP



PROPERTY SPECIFICATIONS

SITE DESCRIPTION

Square Footage	+/- 149,993 RSF
Stories	2 story plus partial basement
Year Renovated	2001
Land Area	22.99 acres (1,001,401 SF)
Zoning	Industrial A (IA) District, as of right use includes genetic, biological and chemical research centers, laboratories and manufacturing plants with a Biosafety of Level 1 or 2
Parking	510 spaces (3.67 per 1,000 SF)
Loading Docks	3 Elevated loading docks with roll-up doors
Truck Court Depths	60' (At Loading Dock Side)
Utilities	<i>Sewer & Water:</i> Town of Hopkinton <i>Electric:</i> Eversource <i>Gas:</i> Eversource

BUILDING CONSTRUCTION

Construction	Structural steel frame construction with concrete slab floors over metal decking
Exterior Walls / Windows	Brick façade and aluminum-framed windows with dual-pane glazing
Ceiling Height	15'0" to 18'0" with recessed floors on both 1st & 2nd floors 36'0" from recessed portion with part of 2nd floor removed
Floor Load	150 SF
Roof	60 ml single-ply fully adhered EPDM membrane installed over mechanically-fastened rigid foam insulation boards

ELEVATOR

- (2) 3,500 lb capacity passenger elevators, (1) 10,000 lb capacity freight elevator

SECURITY

- Base building has card reader at front entrance system

HVAC

- Five (5) Variable Air Volume roof-top units featuring chilled water cooling coils and hot water heating coils
- (2) Hydrotherm Multitemp model MR-2400B gas-fired cast iron hot water boilers, each with eight (8) burners
- (4) York model CP1030 RTAUs, each with 75-hp supply fan, 40-hp return fan, chilled water cooling coil, and hot water heating coil
- (3) Trane fan coil units (FCUs) model BCHB0901 (7.5-ton) and BCH0721
- (6-ton) located in the basement provide cooling to electrical, mechanical, and core rooms
- Two (2) York - Model YVAA0413 - 800 ton direct expansion-air cooled chillers located on roof

ELECTRIC SERVICE

- Basement Main Normal Electrical Room - 277/480V, 3 Phase, 4W, (2) 4000 amp switchboards. Approximately 25 watts/SF
- Building contains a 120KW UPS System 400 KW Kohler diesel generator with sub base fuel tank

GAS SERVICE

- 8 inch gas line serves the building

WATER SERVICE

- 6 inch water line serves the building

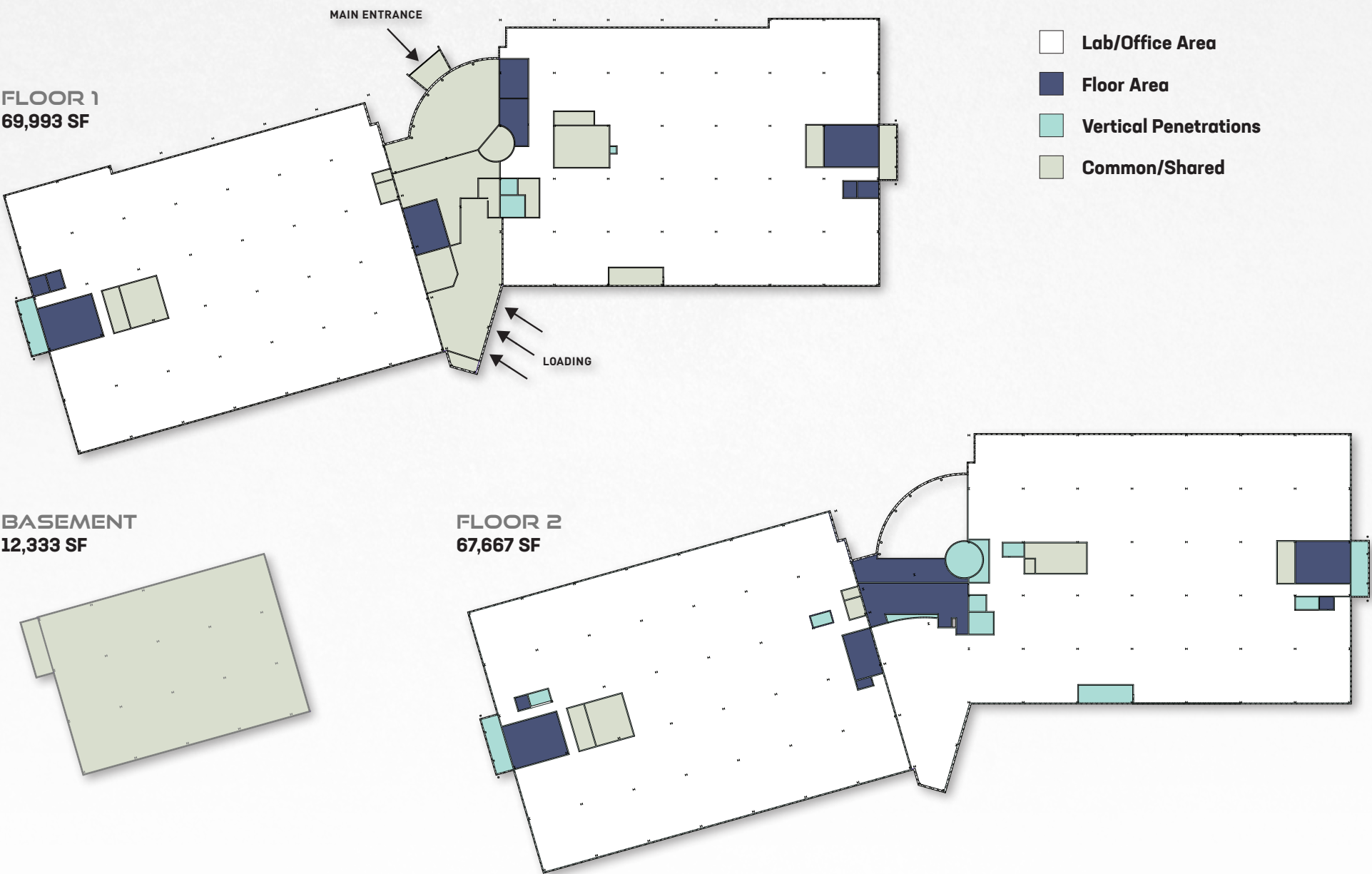
FIRE & LIFE SAFETY

- Building is fully sprinklered with a fire pump with electric motor located in the lower level
- Building is served by an existing fire alarm system, recently upgraded to a Notifier, addressable system

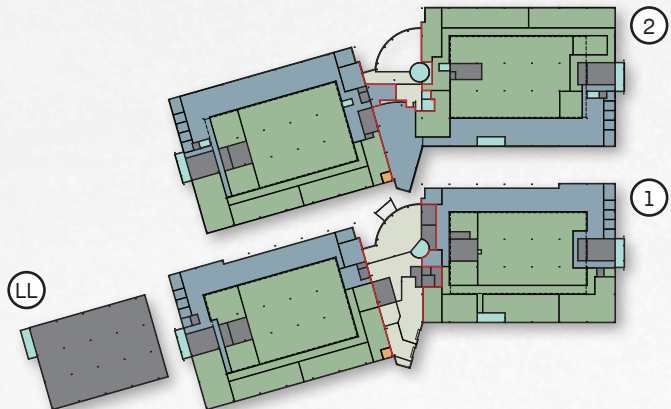


FLOOR PLANS

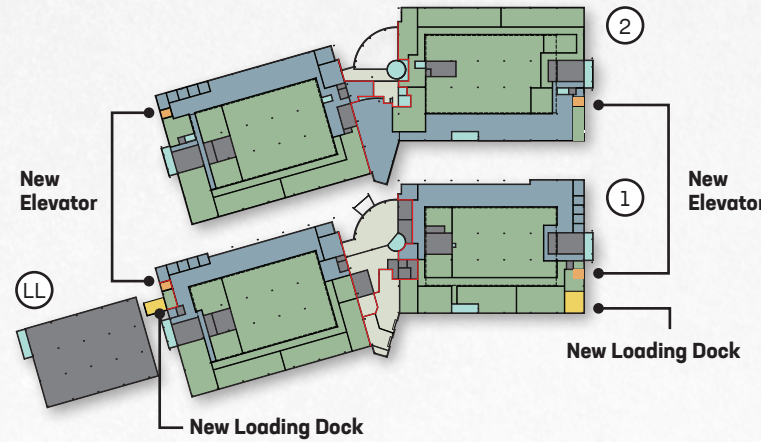
EXISTING CONDITIONS



SUBDIVISION OPTIONS

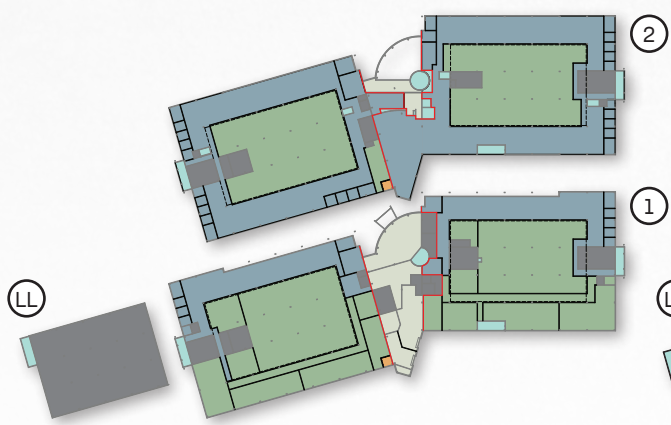


OPTION 1
FOUR TENANTS

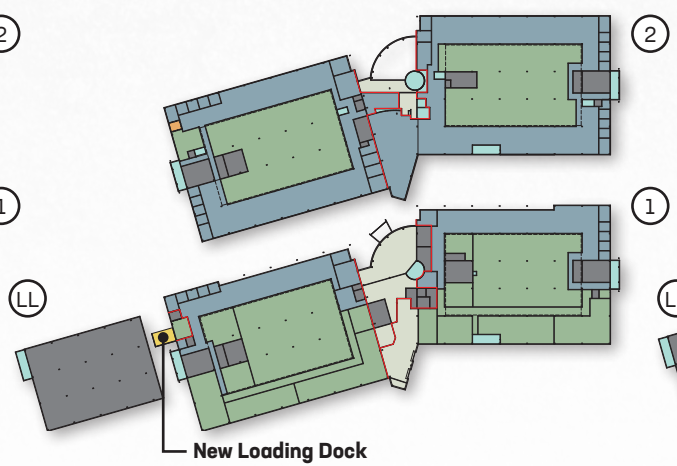


OPTION 1.1
FOUR TENANTS, NEW LOADING DOCK

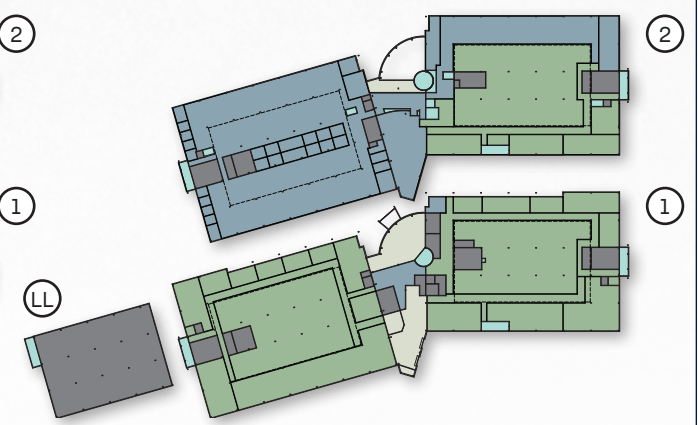
- Lab
- Office
- Building Services
- Vertical Penetrations
- Common/Shared
- New Elevator
- New Loading
- Line Between Tenants



OPTION 2
TWO TENANTS



OPTION 2.1
TWO TENANTS, NEW LOADING DOCK



OPTION 3
ONE TENANT

UPGRADED LOBBY



SHELL SPACE



Starbucks
Price Chopper
QUATTRO

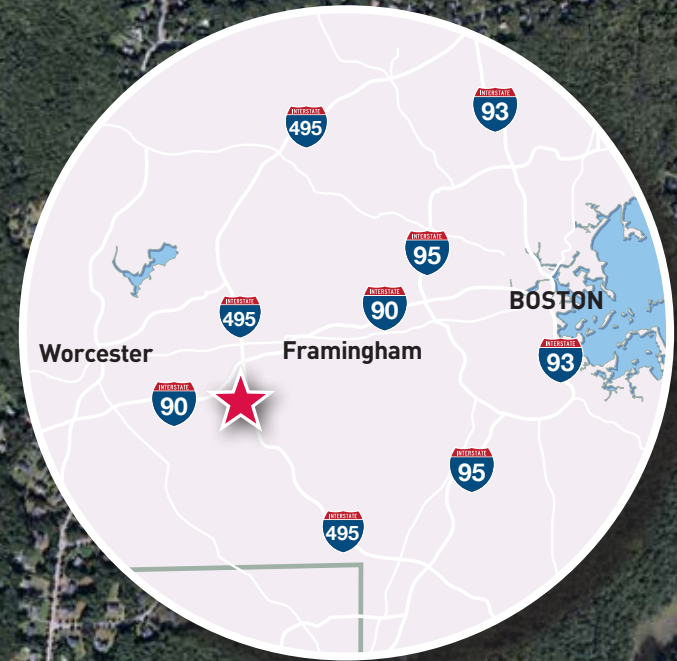
Starbucks DUNKIN' Mobil
Cumberland Farms 110 Grill
SPOON PerkinElmer

curia
Dell Technologies



UMS
UNITED MEDICAL SYSTEMS

Dell Technologies



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Hopkinton, MA

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