

REED ROAD HUDSON

MASSACHUSETTS

**150 - ACRE
BUILD - TO - SUIT
OPPORTUNITY**



SPONSORSHIP



- One of Greater New England's largest vertically integrated real estate investment, development, construction and management firms.
- We work closely with our partners and tenants to acquire or create, and operate, vibrant and healthy commercial and residential real estate.
- Through over 300 projects and three decades of experience, we have become part of the New England communities in which we work.
- Our local knowledge and relationships, combined with our technical and permitting expertise, result in exceptional places.
- Our capital is provided through our fully-discretionary closed-end private equity real estate funds.

INDUSTRIAL EXPERIENCE



Logistics & Tech Park At Rentschler Field
East Hartford, CT
2.5M SF
Completion Spring 2024



Baldor 130 Eastern Avenue
Chelsea, MA
100,000 SF
Completed in 2018



61 Leona Drive
Middleborough, MA
150,000 SF
Acquired in 2018



30 Commerce Boulevard
Chelsea, MA
132,298 SF
Acquired in 2018



MS Walker 975 University Avenue
Norwood, MA
363,108 SF
Completed in 2017



750 Everett Street
Norwood, MA
162,695 SF
Acquired in 2017



MS Walker 300 Meadow Road
Dedham/Hyde Park, MA
130,000 SF
Completed in 2016



100 Boston Business Street
Boston, MA
450,400 SF
Acquired in 2015



Hamilton Storage Technologies 3 Forge Park
Franklin, MA
52,000 SF
Completed in 2013



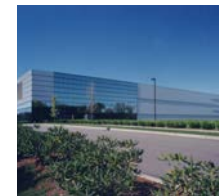
Best Buy Distribution Center
Bellingham, MA
239,000 SF
Completed in 2009



Dunkin' Northeast Distribution Center
Bellingham, MA
410,000 SF
Completed in 2005



BJ's Distribution Center
Franklin, MA
142,120 SF
Completed in 1999



High Liner Foods 801 Jubilee Drive
Peabody, MA
123,000 SF
Completed in 1996



Keebler 17 Forge Park
Franklin, MA
84,000 SF
Completed in 1991



Berry Plastics 25 Forge Park
Franklin, MA
18,000 SF
Completed in 1990



MetroNorth Business Center
Woburn, MA
1,300,000 SF
ND owned 25+ years

INDUSTRIAL & RETAIL CLIENTS



SITE HIGHLIGHTS



150 - ACRE BUILD-TO-SUIT OPPORTUNITY

LOCATION

PRIME LOCATION WITH IMMEDIATE PROXIMITY TO INTERSTATES 495, 90 & 290

Unparalleled access to the I-495/I-90 interchange provides superior access to workforce labor pools for a wide range of uses and excellent distribution in all directions serving **5.1 MILLION CONSUMERS** within a one hour drive time.

ZONING

EXISTING BY RIGHT INDUSTRIAL & WAREHOUSE USES ALLOWED

The property lies within Hudson's M-6 zoning district which allows for **INDUSTRIAL AND WAREHOUSE USES BY-RIGHT** with limited dimensional constraints. No special permit required, site plan review only.

UTILITIES

UP TO 50 MEGAWATTS OF POWER AVAILABLE

ABUNDANT POWER provided by Hudson Light and Power at the most competitive rates within the state. Existing redundant high-voltage power with third-level of redundancy slated to be complete in 2025.

Gas: Eversource

Water and Sewer: Town of Hudson



SITE PLAN



LOCATION & ACCESS

**PRIME REGIONAL
LOCATION
WITH IMMEDIATE
PROXIMITY TO
INTERSTATES
495, 90 & 290**



LOCATION & ACCESS



Interstate 495
5 minutes



Interstate 290
5 minutes



Route 9
10 minutes



Interstate 90
15 minutes



Interstate 84
36 minutes



**DIRECT ACCESS TO I-495 AND I-290
VIA COMMERCIAL ROADWAYS**

CONSUMER ACCESS

40.2 MILLION CONSUMERS
WITHIN A 5 HOUR DRIVE TIME

CONSUMER DRIVE TIMES

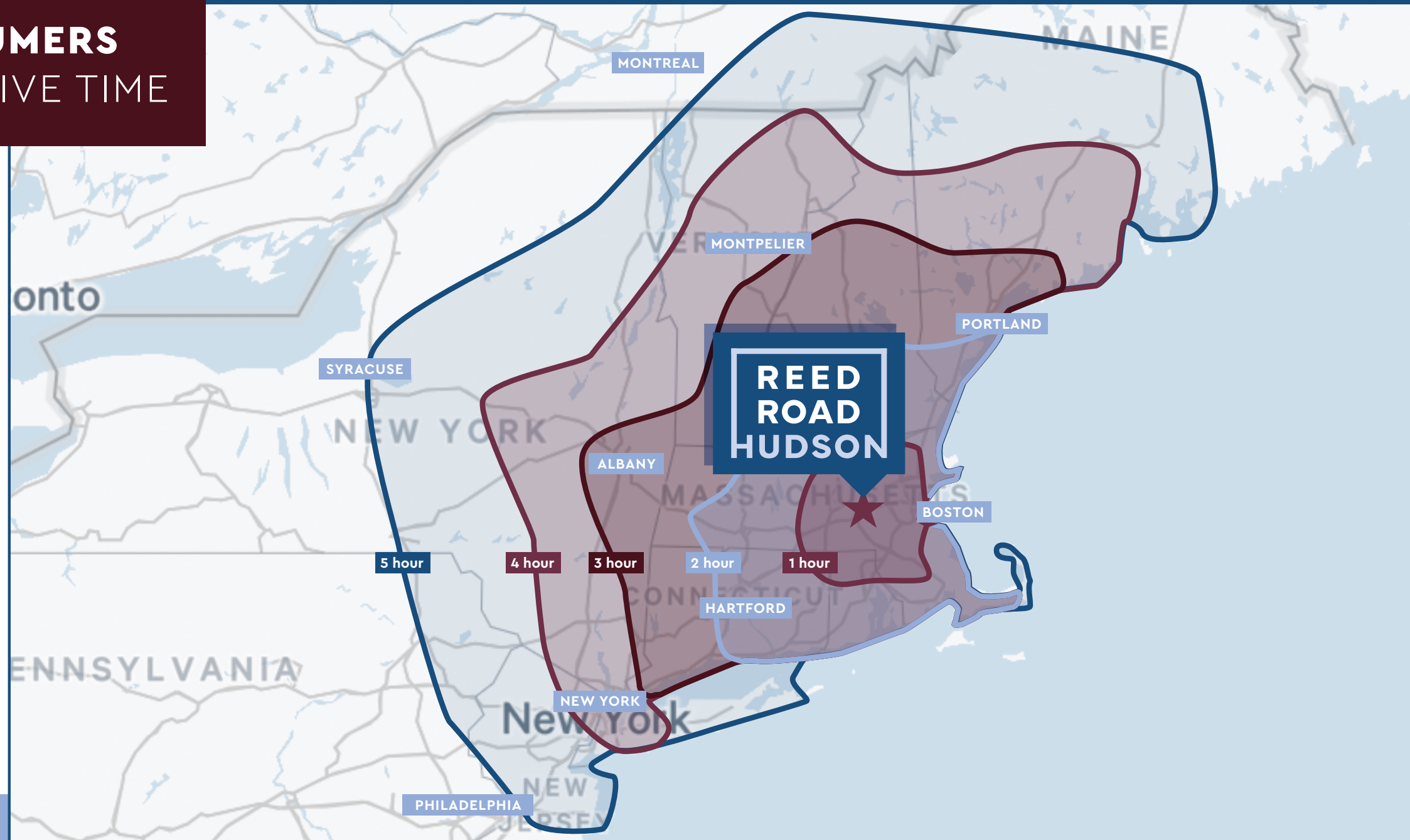
1 hour
5.1M People

2 hours
11.5M People

3 hours
15.5M People

4 hours
29.9M People

5 hours
40.2M People



INDUSTRIAL LABOR FORCE



ABUNDANT QUALITY LABOR FORCE

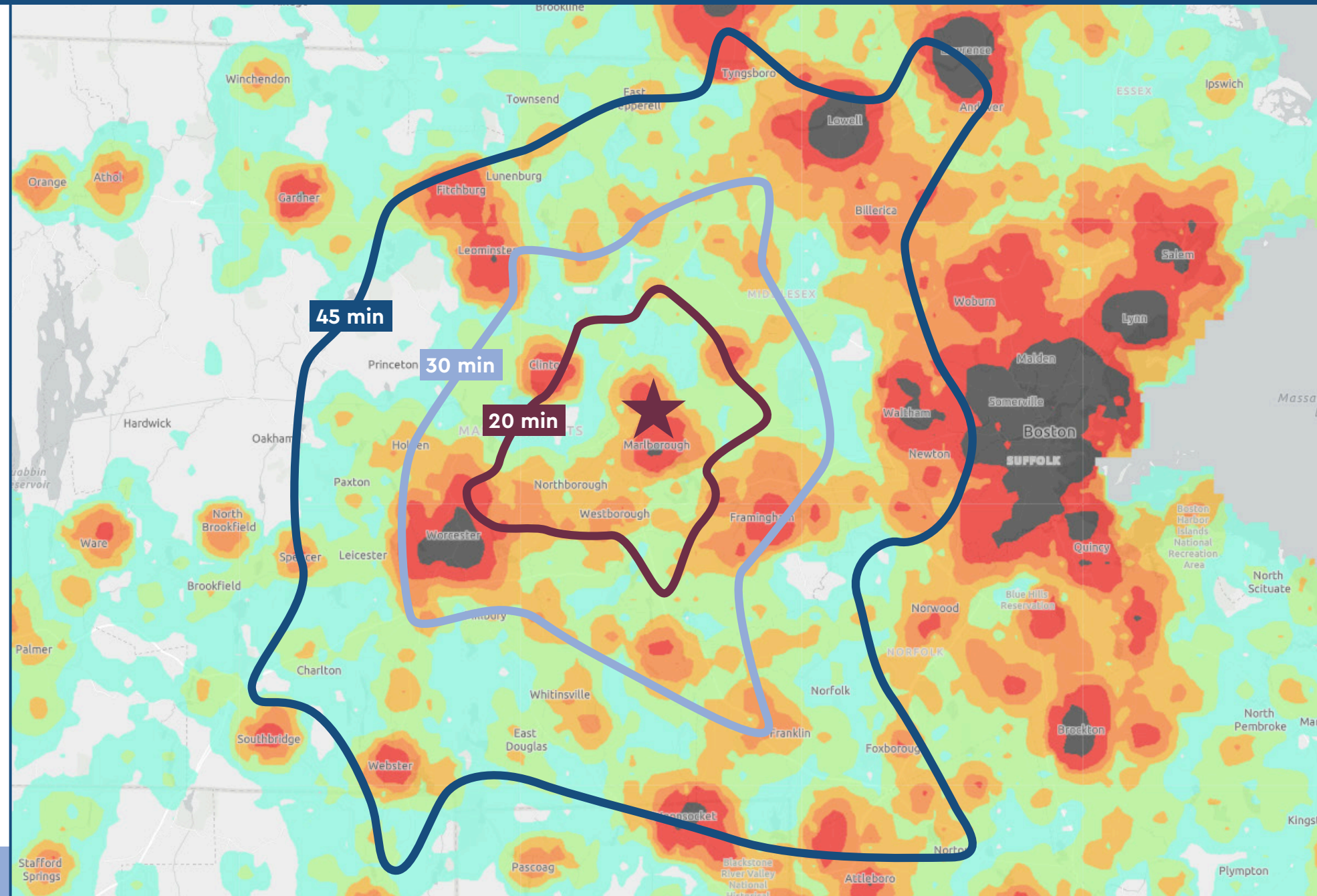
Reed Road Hudson has excellent access to labor, with approximately **34,000** warehouse and manufacturing employees living within a 30 minute drive.

20 minutes	30 minutes	45 minutes
8,705 employees	33,973 employees	101,322 employees

TARGET LABOR FORCE PER SQUARE MILE: Warehouse & Manufacturing Employees

Warehouse & Manufacturing Employees

- LESS THAN 10 EMPLOYEES
- 10-25 EMPLOYEES
- 25-50 EMPLOYEES
- 50-90 EMPLOYEES
- 90-150 EMPLOYEES
- 150-350 EMPLOYEES
- MORE THAN 350 EMPLOYEES



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**NATIONAL
DEVELOPMENT**

CBRE