

172

MIDDLESEX

BEDFORD WOODS

140,000 SF

New Purpose Built
GMP Facility



AVAILABLE
Q1
2023

UNDER CONSTRUCTION

CBRE OXFORD

THE GUTIERREZ COMPANY



SCALE



FLEXIBILITY



EXPERTISE



COMPANY OVERVIEW

Oxford is a leading global real estate investor, asset manager and builder of businesses. Today Oxford and their portfolio companies manage nearly \$63 billion of assets and 160 million square feet of commercial space across four continents and eight sectors, on behalf of investment partners.

Unparalleled partnership with blue-chip companies



REPRESENTATIVE GMP PORTFOLIO



**149 HAYES MEMORIAL DRIVE
MARLBOROUGH**
140,000 SF



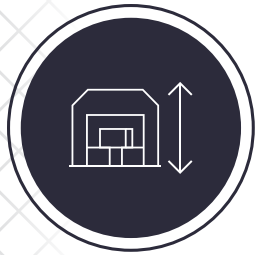
**23 SYCAMORE AVENUE
MEDFORD**
108,000 SF



**33 NEW YORK AVENUE,
1 & 5 MOUNTAIN ROAD
FRAMINGHAM | 263,000 SF**



140,000
RSF



36'
Clear Height



FOUR
8' x 10' tailboard height
loading docks
ONE
10' x 12' drive-in door



6,000 AMPS
Power



Q1 2023
Delivery

PROPERTY OVERVIEW



ACCESSIBILITY & AMENITIES

WITHIN A 10 MILE RADIUS

80

Restaurants

75

Retail Sites

10

Hotels

10

Fitness Centers

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MIDDLESEX
BEDFORD WOODS

CAMBRIDGE STREET



BURLINGTON MALL



MIDDLESEX TURNPIKE



WAYSIDE COMMONS



ROUTE 3

3 minutes | 1.5 miles

I-95

6 minutes | 4.5 miles

I-93

12 minutes | 10 miles

BOSTON

25 minutes | 20 miles

LOGAN INTERNATIONAL AIRPORT

25 minutes | 23 miles

CAMBRIDGE

28 minutes | 18 miles



CORPORATE NEIGHBORS



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BEDFORD WOODS

BILLERICA



BEDFORD



WALTHAM



WOBURN/WILMINGTON



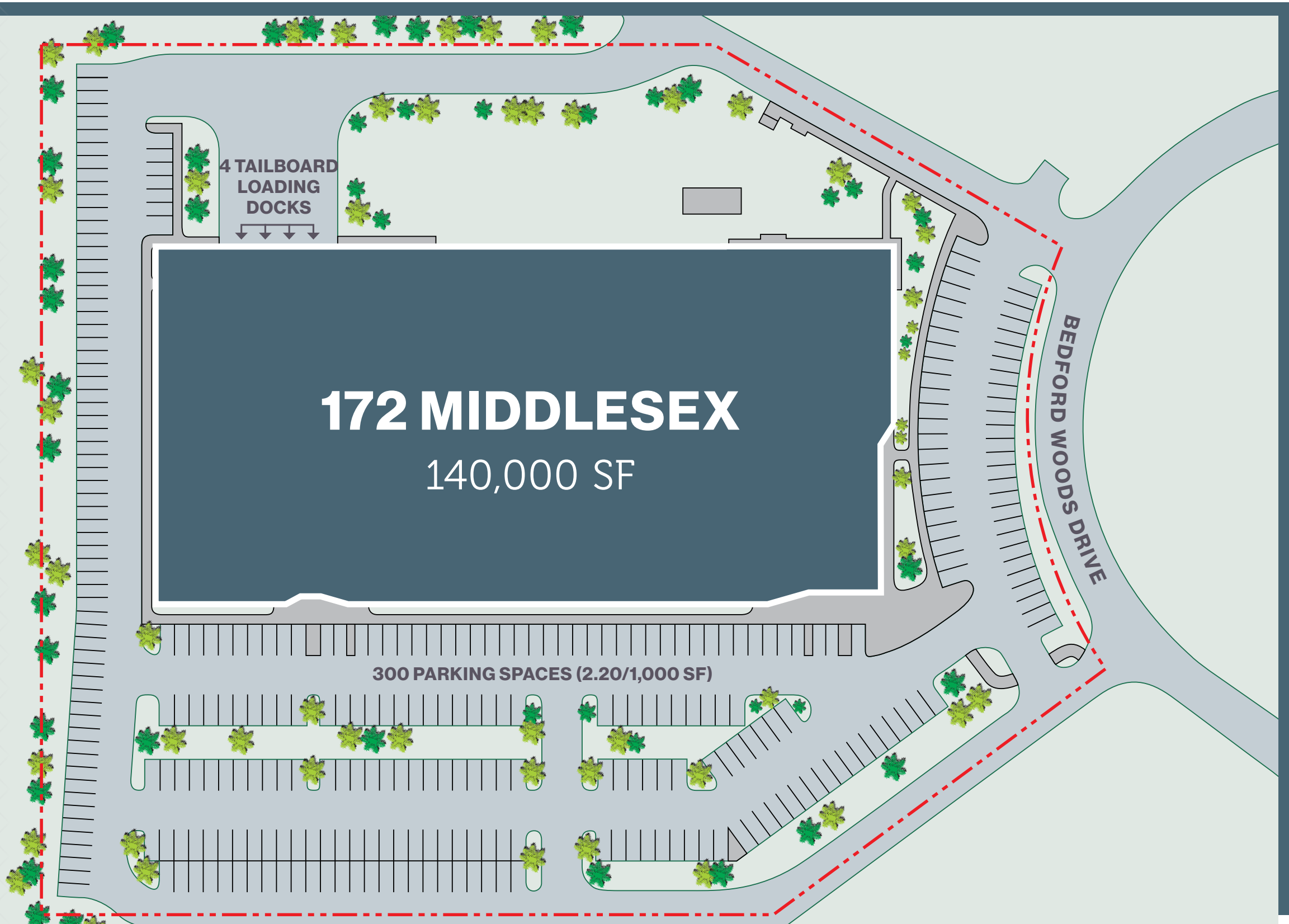
BURLINGTON



LEXINGTON



SITE PLAN



172 MIDDLESEX
140,000 SF

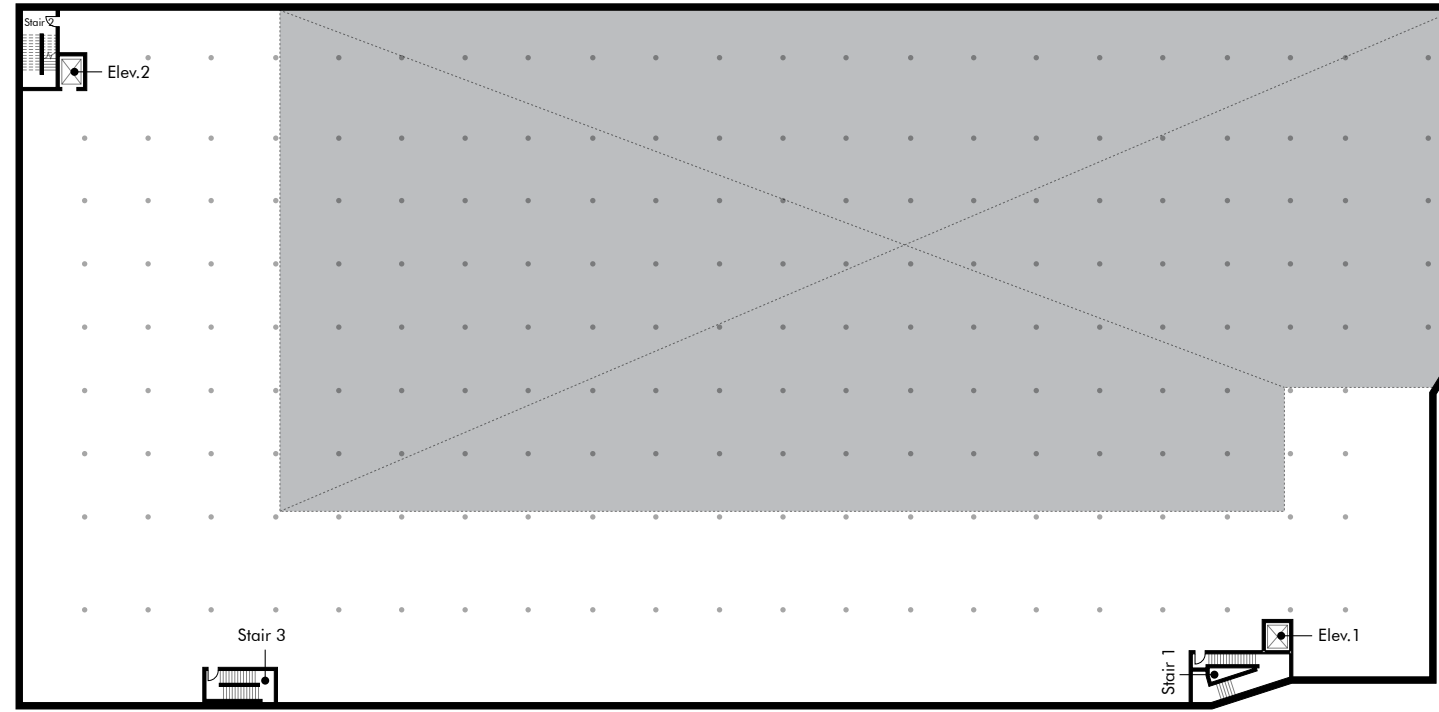
4 TAILBOARD
LOADING
DOCKS

300 PARKING SPACES (2.20/1,000 SF)

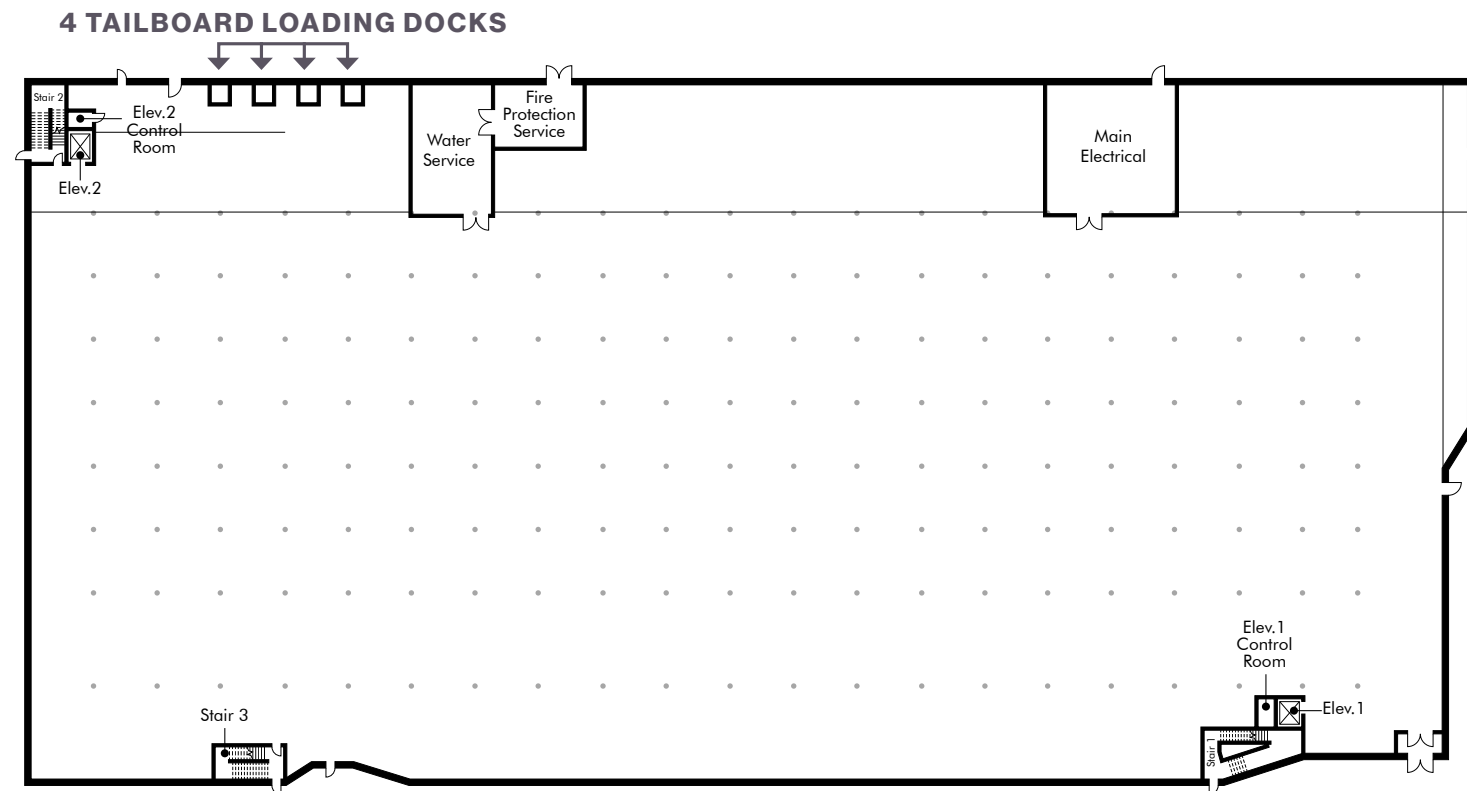
BEDFORD WOODS DRIVE

FLOOR PLANS

140,000 SF














Second Floor
40,000 SF

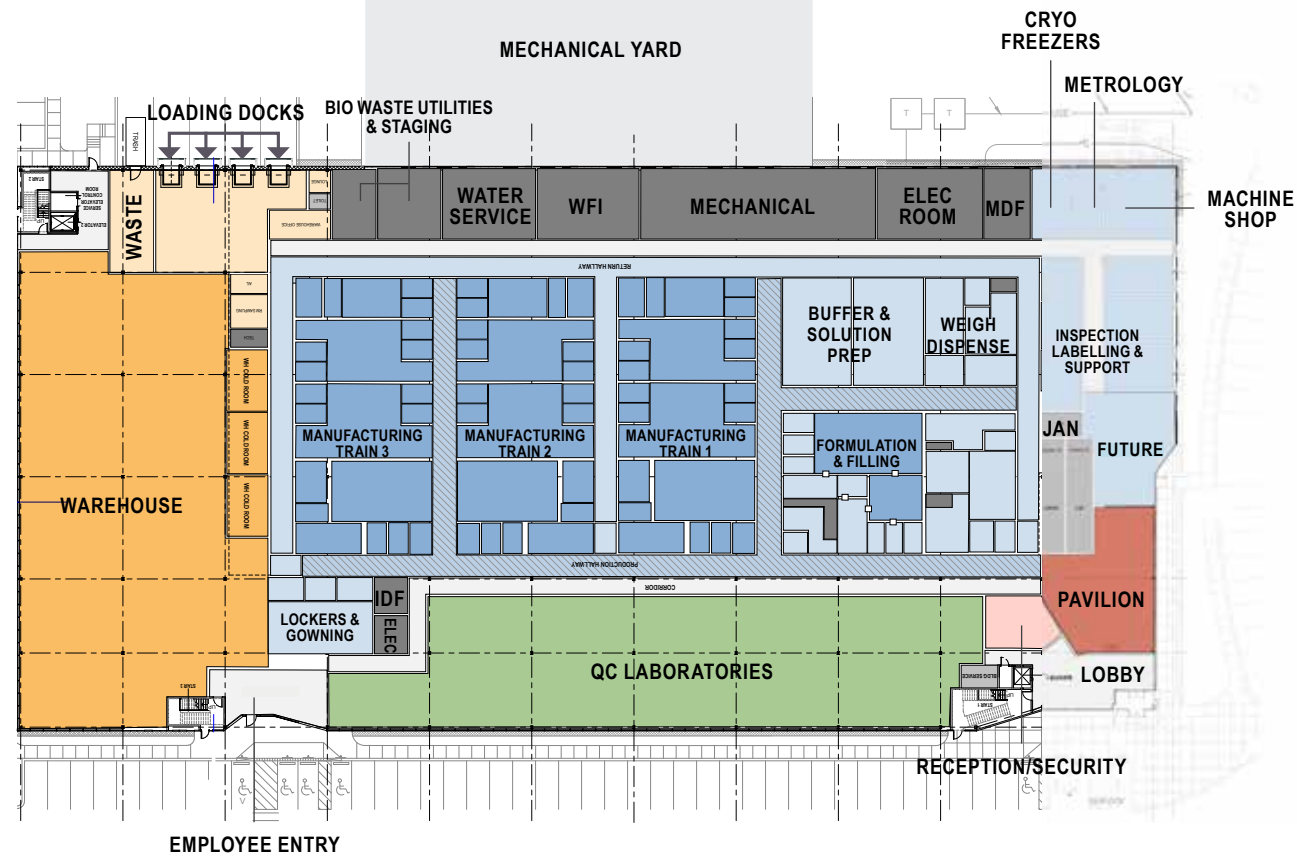


First Floor
100,000 SF

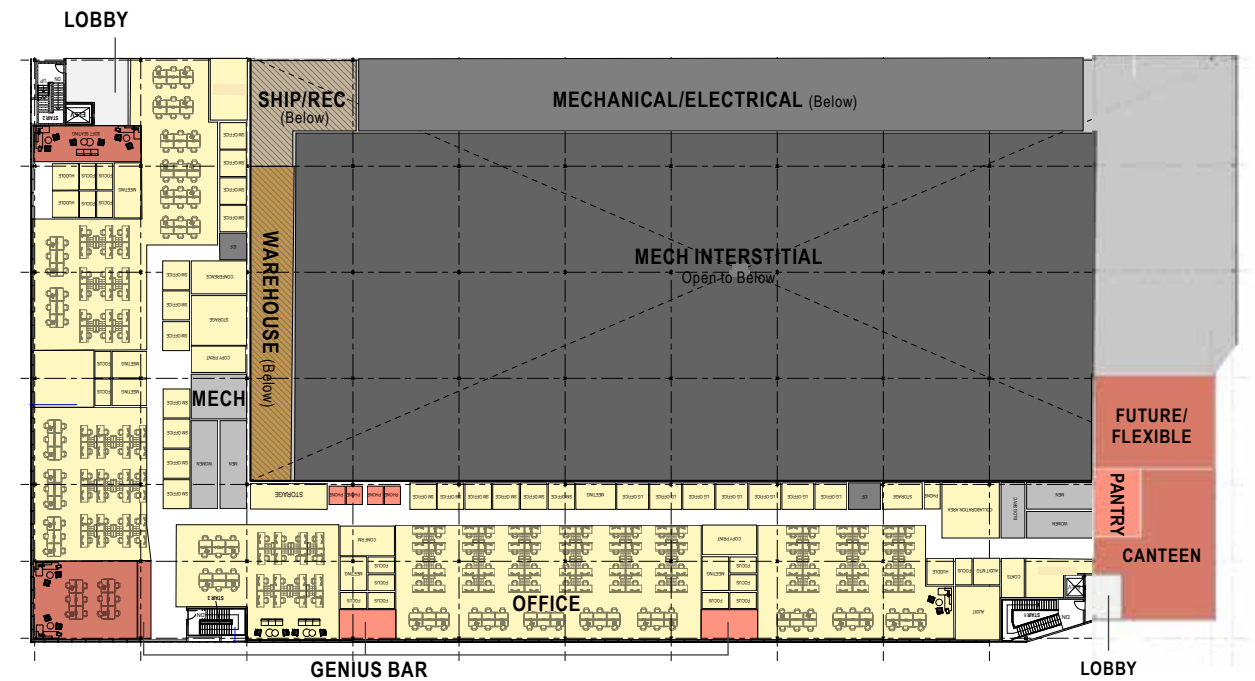
FIT PLANS

Space Function Legend

	Office Support		Laboratory
	Amenity		Manufacturing
	Building Services		Manufacturing Support
	Building Utilities		Warehouse
	Primary Circulation		Warehouse Support
	Vertical Circulation		



First Floor
100,000 SF



Second Floor
40,000 SF

BUILDING SPECS

Building Description

Building Size	Total: 140,000 SF First Floor: 100,000 SF Second Floor: 40,000 SF
Building Stories	Two (2)
Delivery Date	2023
Land Area	14 acres
Parking	300 spaces (2.20/1,000 SF)
Building Dimensions	221.5' x 455'
Clear Height	First Floor: 36' Second Floor: 18'
Power	6,000 amps
Column Spacing	40' x 40' (high-bay); 30' x 40' (remainder of the premises)
Loading Dock	Four (4) 8' x 10' tailboard loading docks One (1) 10' x 12' drive-in door
Elevator	One (1) 3,500 lbs. freight passenger elevator One (1) 5,000 lbs. freight elevator
Utilities	Water & Sewer: Town of Bedford Electric: Eversource Gas: National Grid

Building Construction

Construction	Reinforced concrete
Floor Load	First Floor: Slab on grade Second Floor: Suspended slab with floor load up to 150 psf
Exterior	Insulated metal panels
Windows	25% of the façade area
Roof	Galvanized metal
Seismic/Lateral	B
Services	Water: 8" water line Sewer: 8" sanitary line Fire Protection: 10" fire service line

PROJECT TEAM & TIMELINE



CONSTRUCTION

SMMA

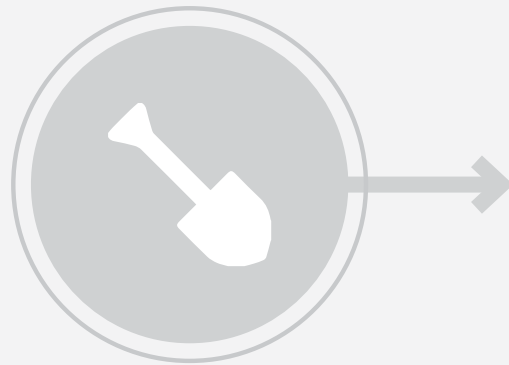
ARCHITECT

SMMA

ENGINEER



SEPT 2021
Permits
Received



OCT 2021
Construction
Commenced



OCT 2022
Tenant Improvements
can begin in parallel with
completion of LL work



JAN 2023
Base Building
Finalized



MAR 2023
Tenant
Occupancy

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