

600 RESEARCH DRIVE

WILMINGTON, MA

HIGH-END FLEX/R&D SPACE

±18,282 SF
AVAILABLE



COLD ROOM
CAPABILITIES



EXISTING
GENERATOR
ON SITE



FULLY AIR
CONDITIONED

±18,282 SF AVAILABLE

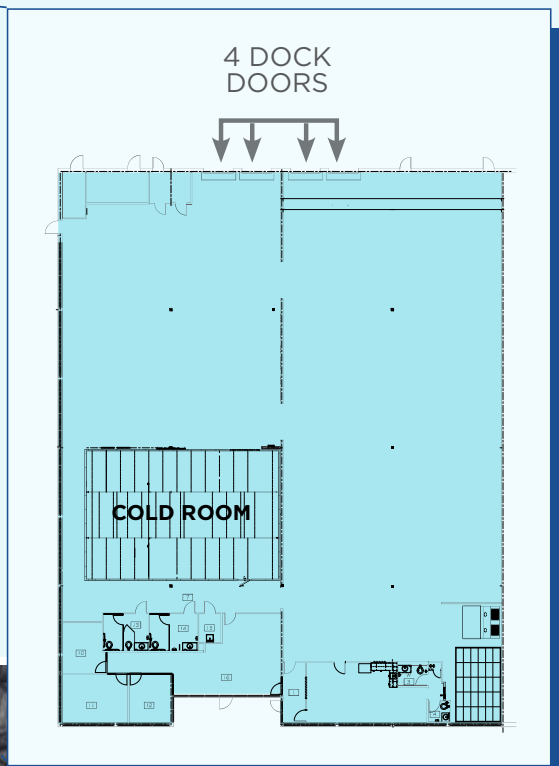
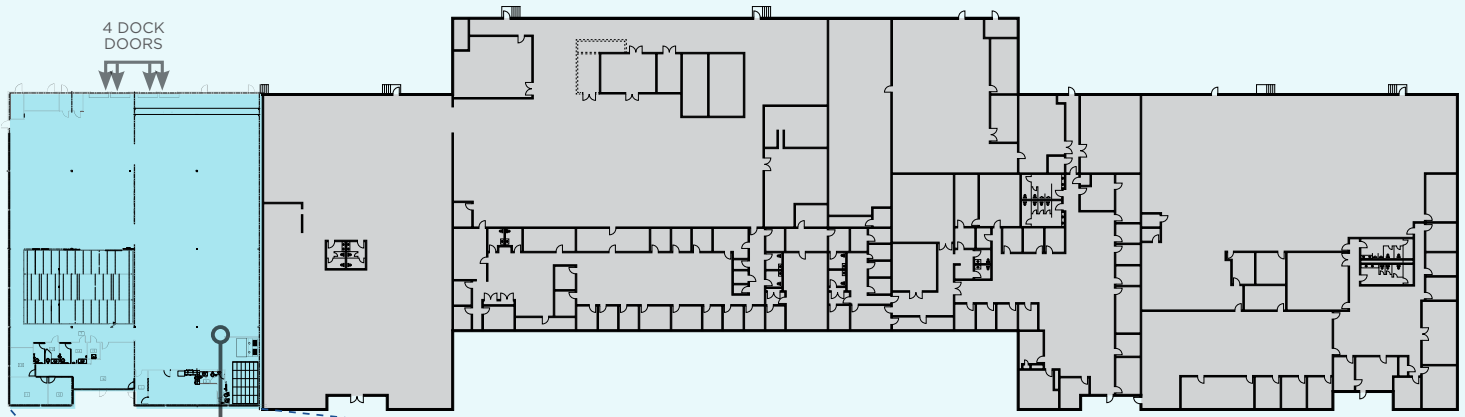
600 RESEARCH DRIVE

Building Size	±100,260 SF
Availability	±18,282 SF
Site Area	±17.12 Acres
Clear Height	18'1"
Loading	Four (4) 8' x 10' loading docks
Column Spacing	33'3" x 40'
Year Built	1998
Parking	312 spaces (±3.11/1,000 SF)
Exterior Finish	Brick veneer façade, brown board attached to steel studs
Floor	Poured concrete slab reinforced with wire mesh
Foundation	Poured concrete, footing foundation
Electrical	400 amps, 3-phase, 4-wire, 277/480 volt
Fire / Life Safety	Fully sprinklered, pump house backup sprinkler
Utilities	
Water / Sewer	Town of Wilmington
Gas	Town of Reading



SITE PLAN

FLOOR PLAN: ±18,282 SF AVAILABLE





UNIQUE, CRITICAL MASS INDUSTRIAL PORTFOLIO

The BGO Wilmington Portfolio includes four highly functional assets, with ability to accommodate the needs of a wide swath of occupiers from traditional warehousing tenants to higher-end R&D/GMP type users.



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