

# REED ROAD HUDSON

MASSACHUSETTS

**UP TO ±950K SF**

**FULLY FLEXIBLE  
TO USER  
REQUIREMENTS**



**FULLY PERMITTED  
SHOVEL-READY**

**UP TO 100 MW POWER**

100% CARBON-FREE AND RENEWABLE

**FLEXIBLE BUILDING HEIGHTS**



## FULLY PERMITTED SITE SUMMARY

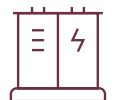
# 100 MW

**Municipal Power – Adjacent Substation**  
Lowest industrial rates in MA | 100% Carbon-Free & Renewable

The site where in-place utilities, by-right permits, and infinite power compress your development risk from site selection through full automation buildout.



**NO HEIGHT RESTRICTION**



**POWER & INFRASTRUCTURE**



**AUTOMATION SCALE**

**Site Selection & Entitlement Risk** —————→ **Fully Permitted Today**

Competing sites require public meetings and further approvals

**Power & Infrastructure Risk** —————→ **40 MW Immediately**

With the ability to provide 100 MW to the property in 2–3 years

**Automation Scale & Building Risk** —————→ **Built in**

Floor loads, flatness, height, and utilities sized for next-generation distribution

# REGIONAL ACCESS

ACCESS ALL OF NEW ENGLAND WITH  
**IMMEDIATE PROXIMITY TO BOSTON**

**Worcester, MA**  
17 miles

**Boston, MA**  
39 miles

**Providence, RI**  
52 miles

**Manchester, NH**  
61 miles

**Springfield, MA**  
69 miles

**Hartford, CT**  
79 miles

**Portland, ME**  
127 miles

**Albany, NY**  
147 miles

**Manhattan, NY**  
190 miles

**Burlington, VT**  
224 miles



# CONSUMER ACCESS

**40 MILLION CONSUMERS**  
WITHIN A 5 HOUR DRIVE TIME

## CONSUMER DRIVE TIMES

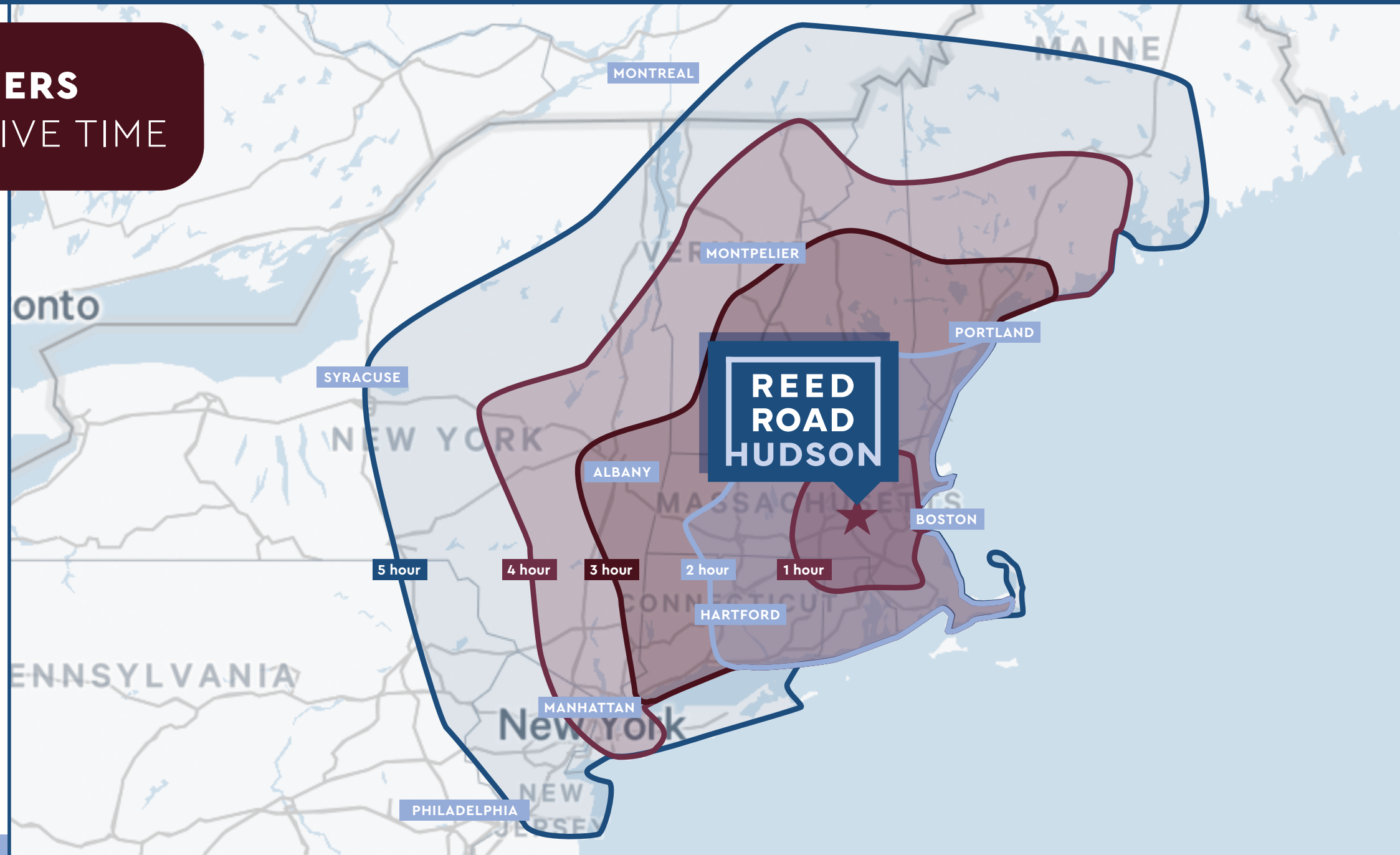
1 hour  
**5M People**

2 hours  
**11M People**

3 hours  
**15M People**

4 hours  
**29M People**

5 hours  
**40M People**





# 950K SF FULLY PERMITTED & SHOVEL READY

## SITE OVERVIEW:

Buildable Area: ±100 Acres

Permitted Uses:



Warehouse, Logistics, Distribution



Industrial Campus



Advanced/Light Manufacturing



R&D



Ancillary Industrial Uses

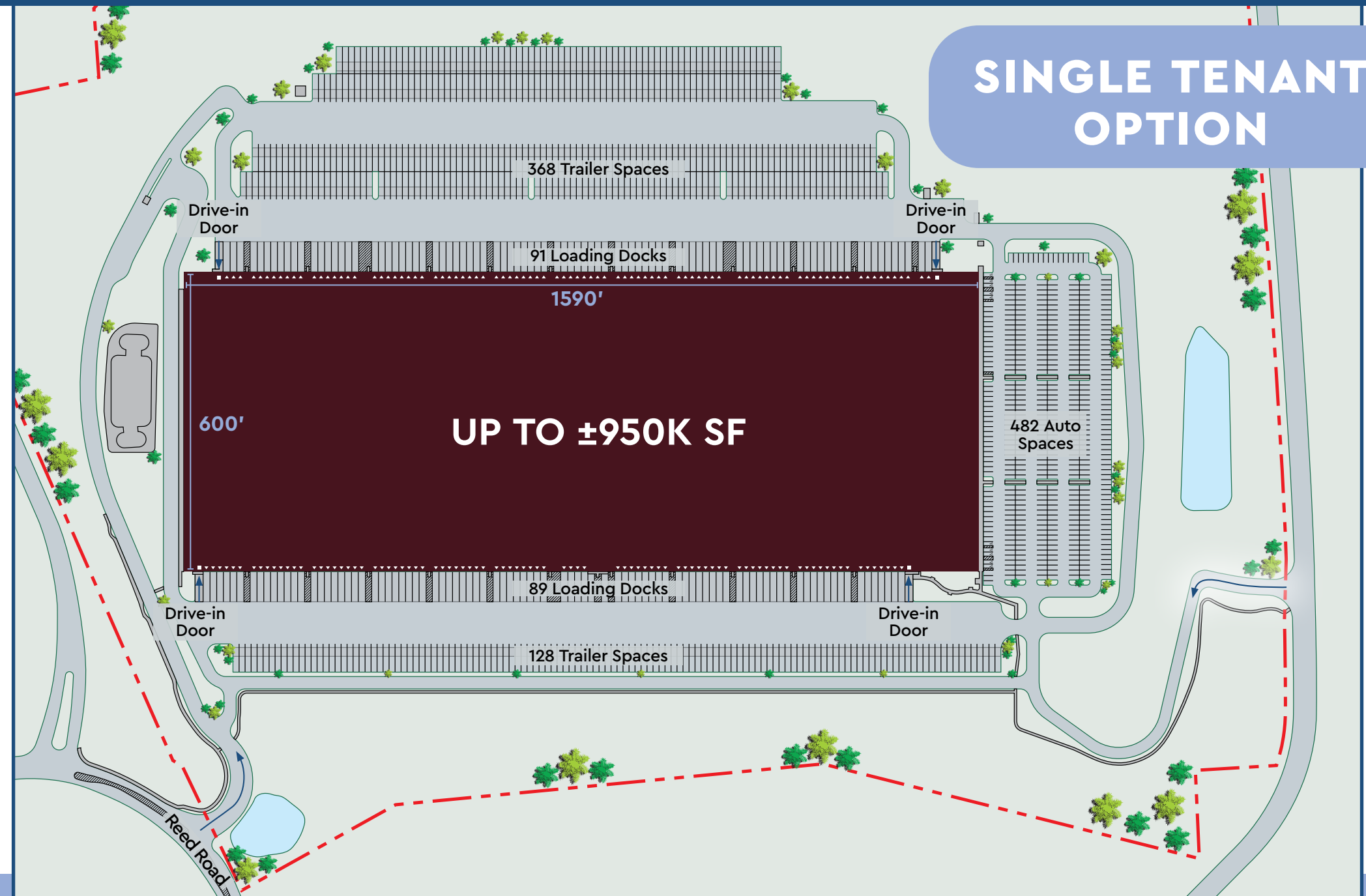


Data Center



Cold Storage

SINGLE TENANT  
OPTION

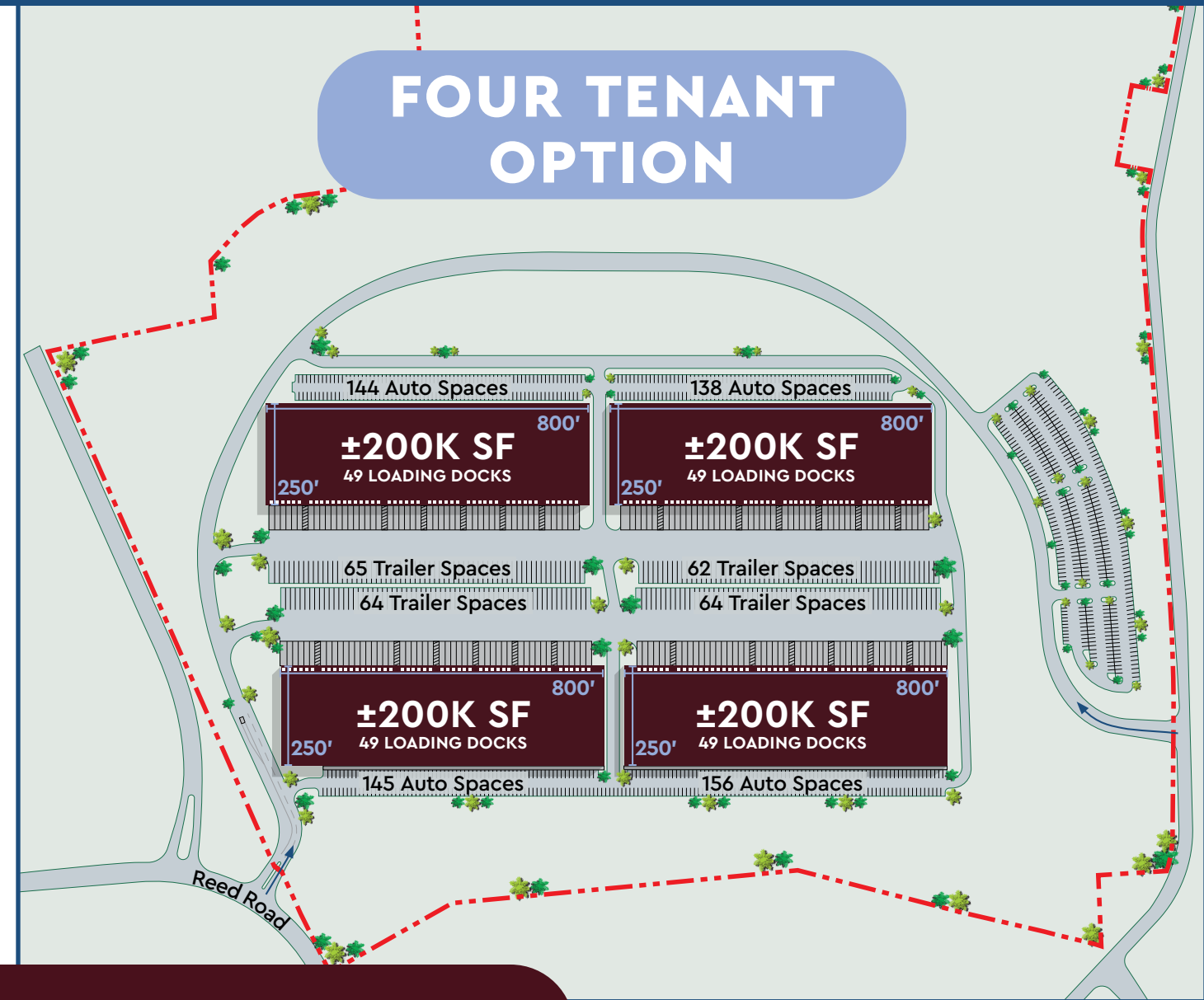


# HIGHLY FLEXIBLE AS-OF-RIGHT CONFIGURATIONS

## TWO TENANT OPTION



## FOUR TENANT OPTION



**FLEXIBILITY FOR CAMPUS ENVIRONMENT  
OR PHASED DEVELOPMENT**

## 100 BUILDABLE ACRES

### POWER

- 40 MW available today
- Up to 100 MW available within a 2–3 year period with upgrades solely at the existing substation (transformer and equipment upgrades)
- The existing substation directly abuts 75 Reed Road with two 14KV lines and a dedicated transformer already serving the site today (due to former chip manufacturing plant at the site)
- Hudson Light & Power electricity supply is classified as both carbon-free and renewable given their power purchase agreement with the Seabrook Station Nuclear Power Plant
- Hudson Light & Power offers the lowest electricity rates in the Commonwealth
- On-site solar power generation can also be accommodated in both rooftop and ground-mounted arrays

### WATER

- Water capacity of up to 750,000 GPD is available today and is consistent with historic use of the property
- The site also contains its own water pump station on site to boost pressures and increase capacity as needed

### SEWER

- An 8" connection provided by Town of Hudson DPW
- Previous user operated under an industrial wastewater discharge permit for increased discharge capacity

### GAS

- Supplied by Eversource Intermediate Pressure System at 60 PSI
- Site can be served by two mains — one to the west on Westridge Road and one to the east on Marlboro Street

### TELECOMMUNICATIONS

- Diverse 10 Gb paths from Verizon and Lumen

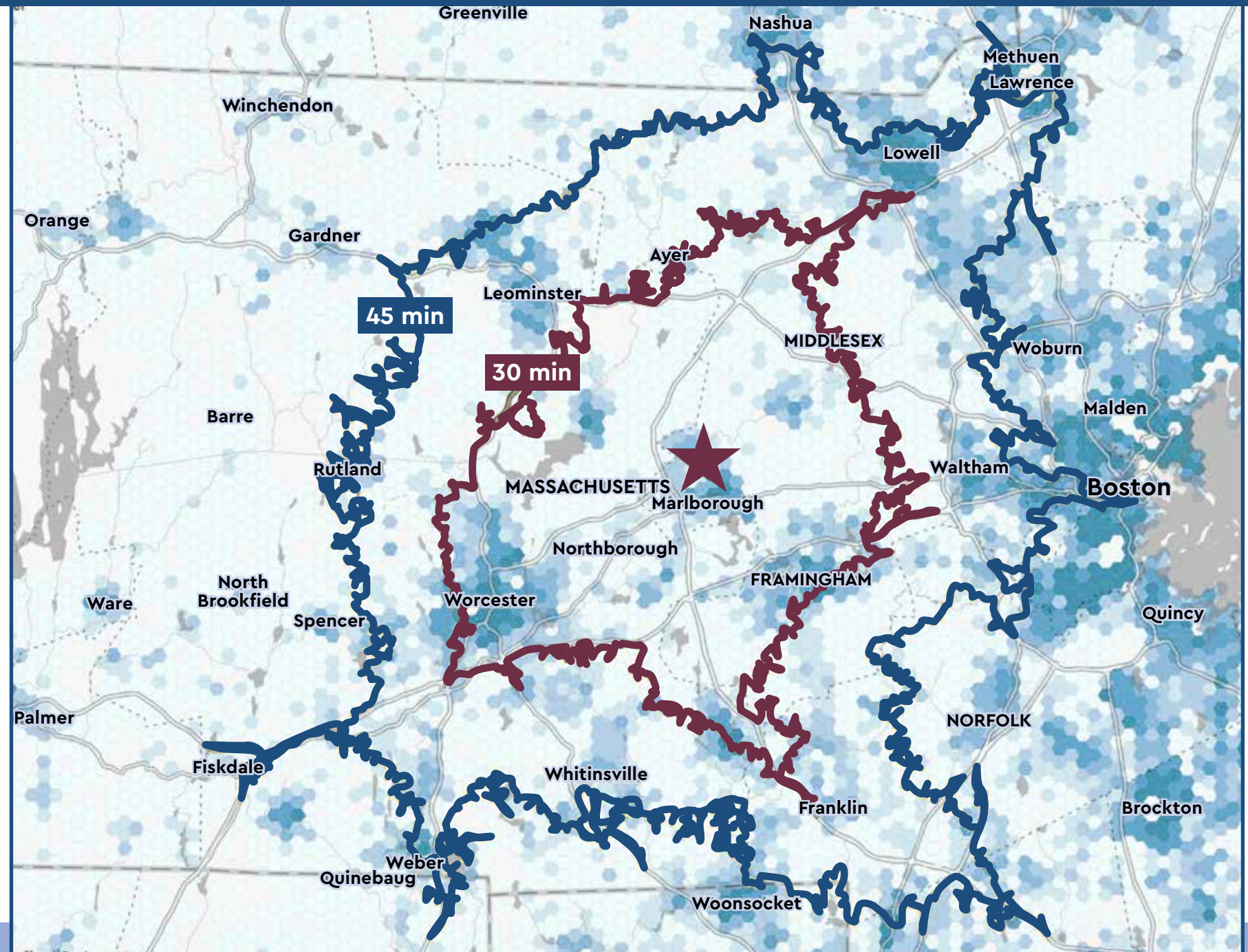
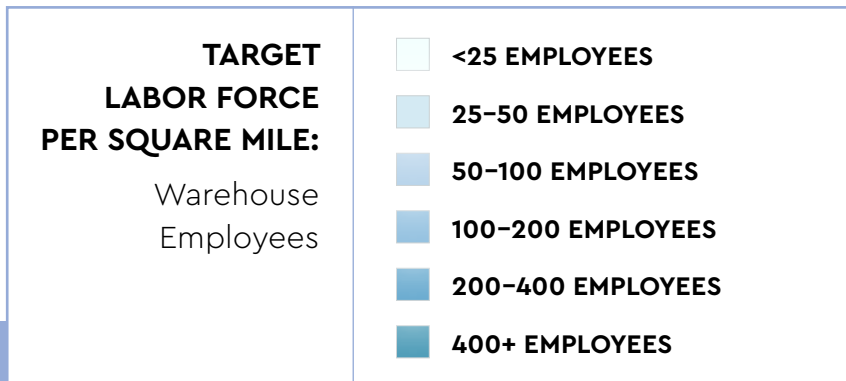
# INDUSTRIAL LABOR FORCE

**2M** residents  
within 45-minutes  
Half the total population  
of Greater Boston

WITHIN 45-MINUTES  
**127K** potential employees  
within general industrial &  
warehousing disciplines  
**50K** potential employees  
with automation  
engineering expertise

**Occupations**  
include Building  
Maintenance, Repair, &  
Transportation/Moving

**Talent**  
pulling from  
Marlborough & Greater  
Worcester areas



# AUTOMATION/TECHNOLOGY LABOR FORCE

**55%** of all advanced manufacturing talent in Greater Boston within 45-minutes

**Superior Access** to labor compared with North (NH) & South (I-495/Route 24) locations

WITHIN 45-MINUTES

**250K** potential employees with advanced manufacturing expertise

**50K** potential employees with life science expertise

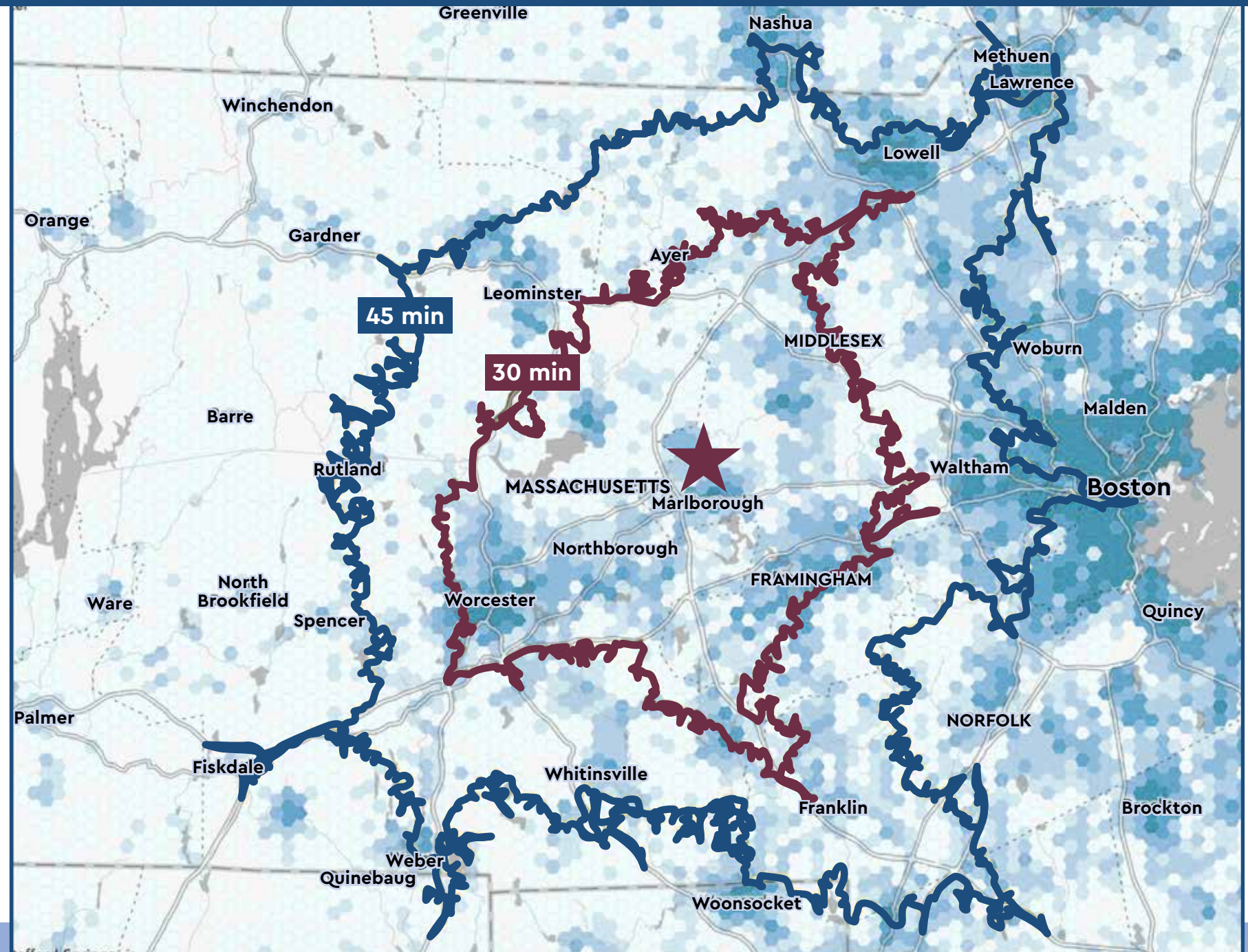
## Occupations

include Production, Computer/Mathematical, Engineering, Building Maintenance, and Repair  
Life Science Adv. Manufacturing includes Life Science occupations in addition to the occupations in the Adv. Manufacturing category

### TARGET LABOR FORCE PER SQUARE MILE:

Advanced Manufacturing Employees

- <25 EMPLOYEES
- 25-50 EMPLOYEES
- 50-100 EMPLOYEES
- 100-200 EMPLOYEES
- 200-400 EMPLOYEES
- 400+ EMPLOYEES



# HUDSON: A THRIVING COMMUNITY

EXPERIENCE  
THE HUDSON  
REVIVAL



THE HABERDASH



NEW CITY MICROCREAMERY

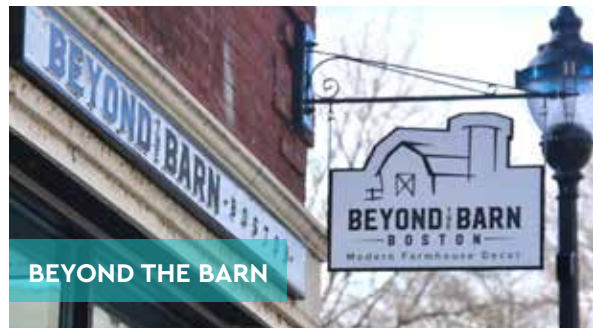


MAIN STREET BAGEL FACTORY



SILVA'S BAKERY

THRIVING  
BUSINESS  
COMMUNITY



BEYOND THE BARN



OWEN & SAGE



MEDUSA BREWING CO.

HIGH  
QUALITY  
OF LIFE



WELLY'S HUDSON



CROSE NEST



SARAH BERTOCHI

DYNAMIC  
LOCAL  
ECONOMY

# PROVEN OWNERSHIP



- Founded in 1983
- 250 Team Members
- \$6.6B Gross Asset Value
- Fully discretionary investment vehicles

INDUSTRIAL EXPERIENCE



**Logistics & Tech Park At Rentschler Field**  
East Hartford, CT



**Baldor 130 Eastern Avenue**  
Chelsea, MA



**61 Leona Drive**  
Middleborough, MA



**30 Commerce Boulevard**  
Chelsea, MA



**MS Walker 975 University Avenue**  
Norwood, MA



**750 Everett Street**  
Norwood, MA



**MS Walker 300 Meadow Road**  
Dedham/Hyde Park, MA



**100 Boston Business Street**  
Boston, MA



**Hamilton Storage Technologies 3 Forge Park**  
Franklin, MA



**Best Buy Distribution Center**  
Bellingham, MA



**Dunkin' Northeast Distribution Center**  
Bellingham, MA



**BJ's Distribution Center**  
Franklin, MA



**High Liner Foods 801 Jubilee Drive**  
Peabody, MA



**Keebler 17 Forge Park**  
Franklin, MA



**Berry Plastics 25 Forge Park**  
Franklin, MA



**MetroNorth Business Center**  
Woburn, MA

INDUSTRIAL & RETAIL CLIENTS



# REED ROAD HUDSON

MASSACHUSETTS

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NATIONAL  
DEVELOPMENT

CBRE