



Hopkinton, MA

149,993 SF
**ADVANCED MANUFACTURING
OR GMP OPPORTUNITY**

FULL-BUILDING AVAILABILITY OR ABILITY TO SUBDIVIDE



NEWMARK


GRIFFITH
PROPERTIES

DRA
ADVISORS

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 1 st & 2 nd floors 36'0" from recessed portion with part of 2 nd floor removed
Floor Load	150 SF
Roof	60 ml single-ply fully adhered EPDM membrane installed over mechanically-fastened rigid foam insulation boards

ELEVATOR

- (1) 3,500 lb capacity passenger elevator, (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
- Two (2) Hydrotherm Multi-temp model MR-2400B gas-fired cast iron hot water boilers, each with eight (8) burners
- Four (4) York model CP1030 RTAUs, each with 75-hp supply fan, 40-hp return fan, chilled water cooling coil, and hot water heating coil
- Three (3) Trane fan coil units (FCUs) model BCHB0901 (7.5-ton) and BCH0721
- Six (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 the roof

ELECTRIC SERVICE

- 8,000 amps total
- Basement Main Normal Electrical Room – 277/480V, 3 Phase, 4W, Two (2) 4,000 amp switchboards. Approximately 25 watts/SF
- Building contains a 120 KW UPS System 400 KW Kohler diesel generator with subbase fuel tank

GAS SERVICE

- 8-inch gas line serves the building

WATER SERVICE

- 6-inch water line serves the building

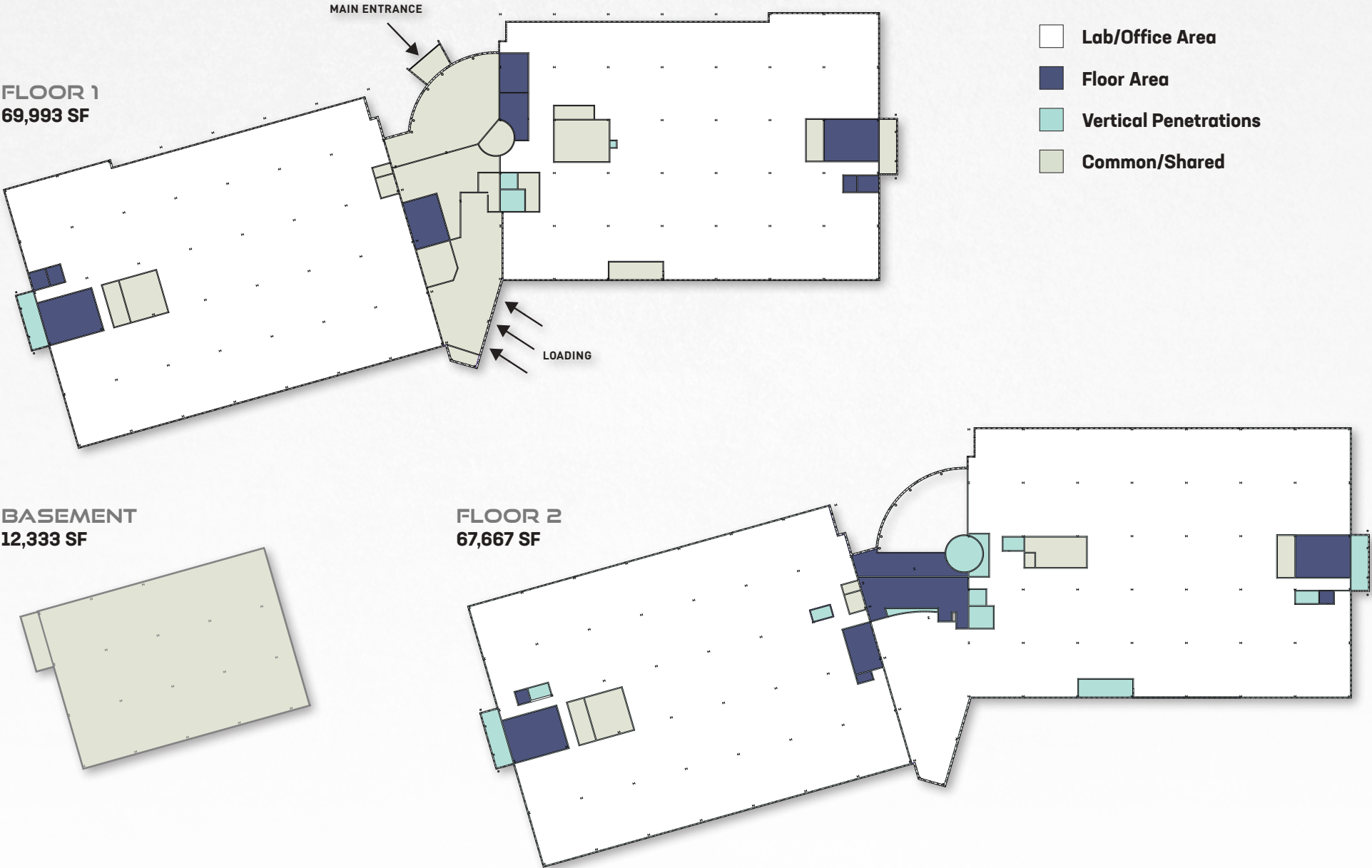
FIRE & LIFE SAFETY

- 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

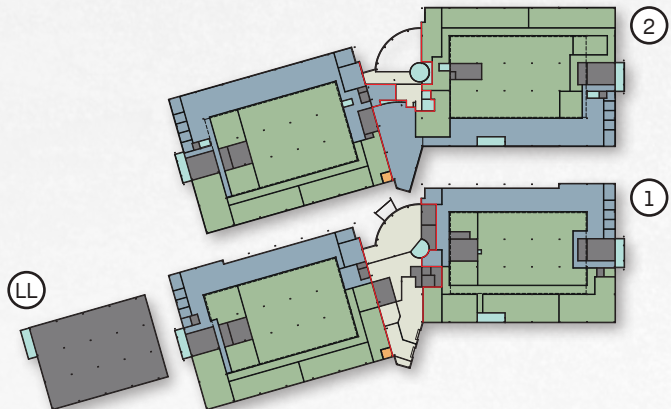


FLOOR PLANS

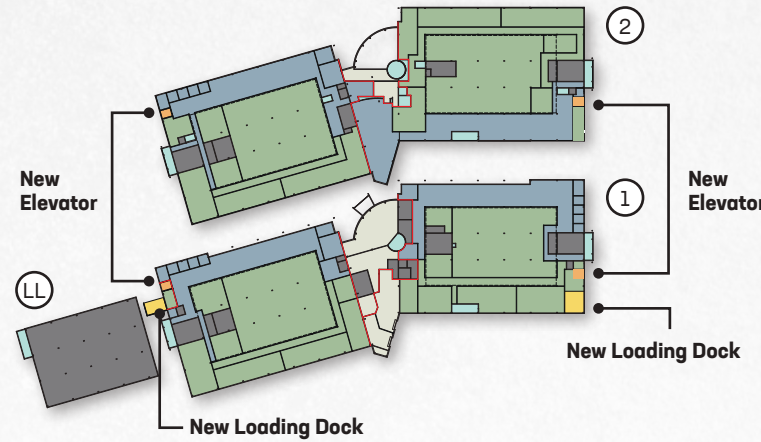
EXISTING CONDITIONS



SUBDIVISION OPTIONS

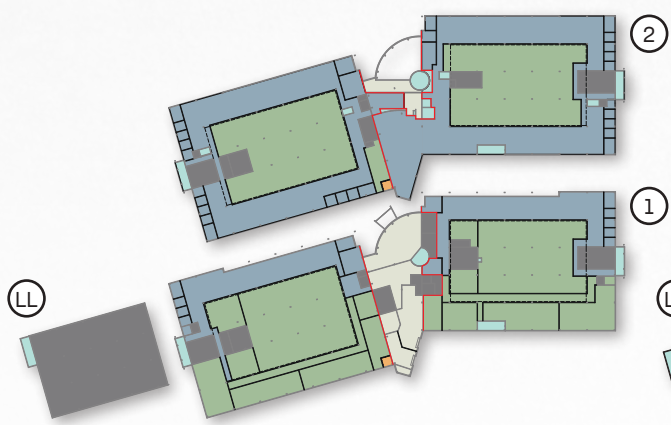


OPTION 1
FOUR TENANTS

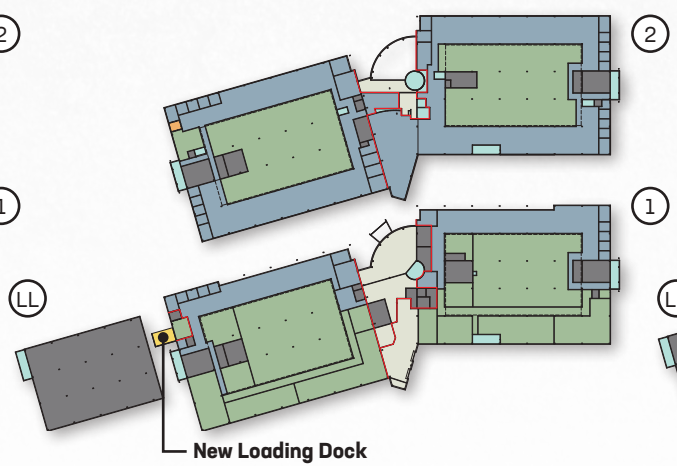


OPTION 1.1
FOUR TENANTS, NEW LOADING DOCK

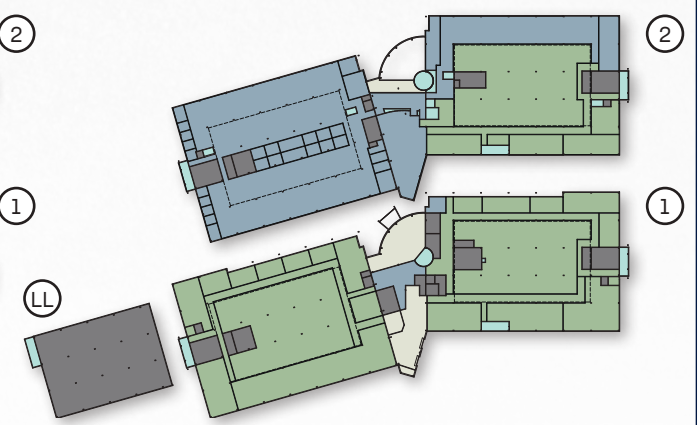
- Lab
- Office
- Building Services
- Vertical Penetrations
- Common/Shared
- New Elevator
- New Loading
- Line Between Tenants



OPTION 2
TWO TENANTS



OPTION 2.1
TWO TENANTS, NEW LOADING DOCK



OPTION 3
ONE TENANT

UPGRADED LOBBY



SHELL SPACE



Starbucks
Price Chopper
QUATTRO

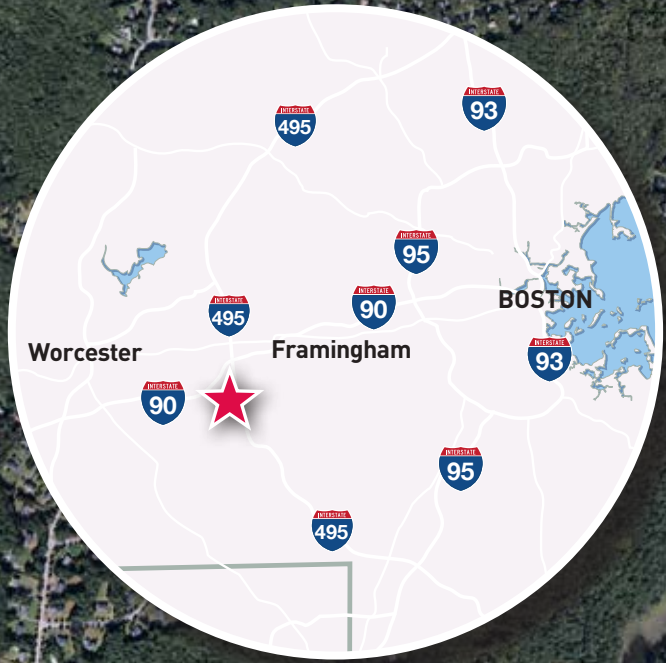
Starbucks DUNKIN' Mobil
Cumberland Farms 110 Grill
SPOON PerkinElmer

curia
Dell Technologies

52
SOUTH STREET

UMS
UNITED MEDICAL SYSTEMS
Dell Technologies

Dell Technologies



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