



REAL
ESTATE

36 MIDDLESEX TURNPIKE BEDFORD, MA

Advanced Manufacturing
Lab / R&D
GMP Capable



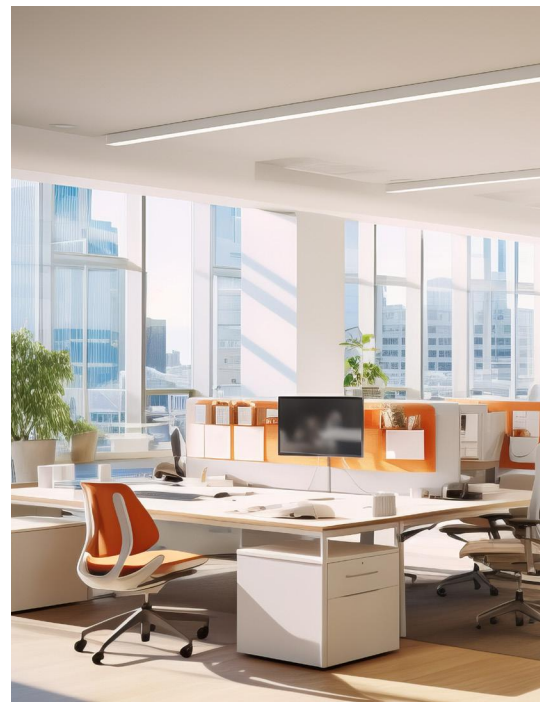
Contact

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Property Overview

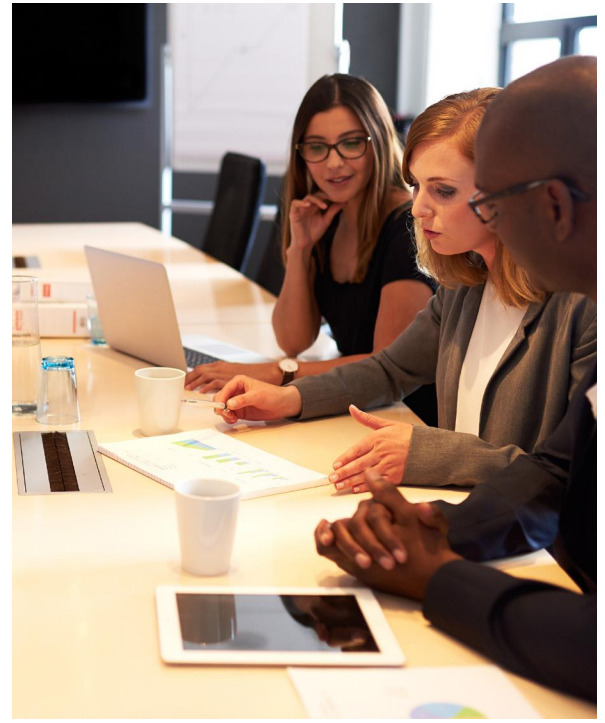
36 Middlesex Turnpike offers a rare opportunity to lease an approximately 48,700 SF single story building in the sought-after Bedford/Burlington market. Features such as single tenant identity, 2500 amps of power, clear heights ranging from 14' to 23', dock-high loading and abundant parking make this an ideal option for a variety of advanced manufacturing and life science uses.



Building Specifications

	Space Availability	24,000 to 48,700 SF
	Type	Single-story flex building
	Built/Renovated	1961/2023
	Loading	Two (2) full height dock-high doors
	Zoning	Industrial
	Bay Spacing	24'x24'
	Clear Height	Office/Lab: 14', Manufacturing: 23'
	Parking	3.0 spaces:1,000 RSF (146 spaces)
	Sprinkler	Wet System
	Construction	Masonry bearing and steel columns with 4" face brick over 8" cinder block
	Electrical	2500AMP, 480 volt, 3 phase
	HVAC	Four dedicated, gas-fired rooftop units for office and one additional packaged rooftop unit dedicated for lab space (ISO7 capable) with energy recovery unit
	Lab Area	.20 GPM/SQFT Ordinary Hazard Group 2
	Office Area	.10 GPM/SQFT Ordinary Hazard Group 1





Location, Corporate Adjacencies and Amenities

Location Overview

36 Middlesex Turnpike is located 15 miles northwest of Boston and offers direct access to I-95 and Route 3. Situated in a growing high-tech and life science corridor, 36 Middlesex is a preeminent location for advanced manufacturing and life science companies. MassBio has identified Bedford as a “Platinum” rated “BioReady” municipality partly due to the densely populated manufacturing, R&D and executive talent located in the northern market. Located within a 3 minute drive to Burlington, 36 Middlesex is surrounded by 5 million square feet of world-class restaurants, retail and hotels.

Proximate to:

80 Restaurants

75 Retail Stores

10 Hotels

Route 3	3 min 1.5 miles
I-95	6 min 4.5 miles
I-93	12 min 10 miles
Boston	25 min 20 miles
Logan International Airport	25 min 20 miles
Cambridge	28 minutes 18 miles

Transportation & Access

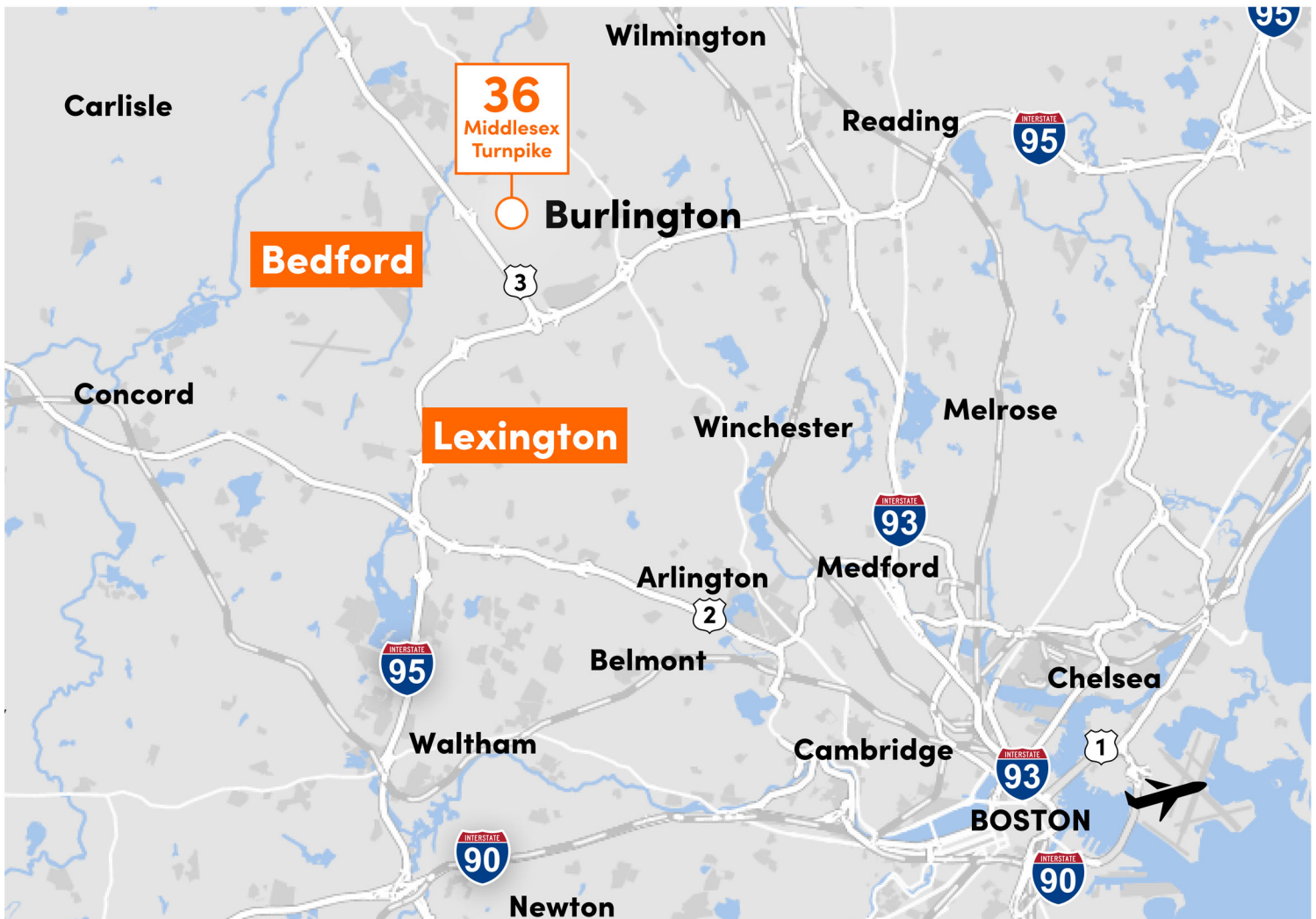
- MBTA Locations for Bus 350 & 351 Nearby
- Lowell Regional Transit Authority Bus Route 14
- MBTA commuter rail is available in nearby Concord Center and West Concord

Corporate Companies

Bedford/Billerica



Lexington



Conceptual Floor Plans



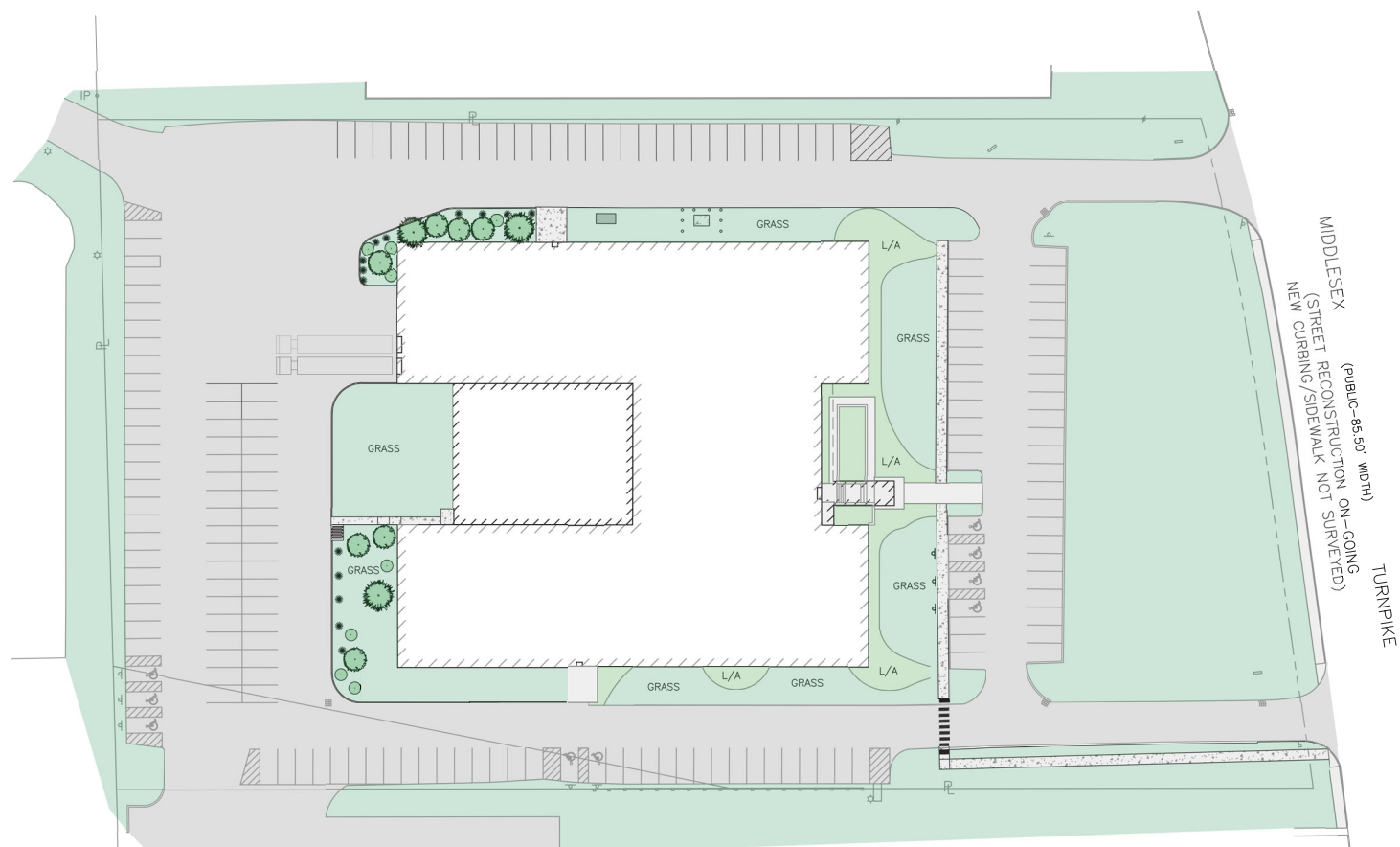
Single Tenant

Conceptual Floor Plans



Two Tenant

Site Plan







Project Team



EQT Exeter, Developer



J Calnan, General Contractor



SCB, Architect, interior fit out



Maugel DeStefano Architects. Architect, core and shell



JB&B, MEP Engineer



HOWARD STEIN HUDSON

Howard Stein Hudson, Site/Civil Engineer



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