

REED ROAD HUDSON

MASSACHUSETTS

UP TO ±950KSF

**FULLY FLEXIBLE
TO USER
REQUIREMENTS**



CBRE

**FULLY PERMITTED
SHOVEL-READY**

UP TO 100 MW POWER

100% CARBON-FREE AND RENEWABLE

UP TO 750,000 GPD

WATER CAPACITY

FLEXIBLE BUILDING HEIGHTS



FULLY PERMITTED SITE SUMMARY

100 MW

Municipal Power – Adjacent Substation
Lowest 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 buildout.



NO HEIGHT
RESTRICTION

Site Selection & Entitlement Risk

—————→ Fully Permitted Today

Competing sites require public meetings and further approvals



POWER &
INFRASTRUCTURE

Power & Infrastructure Risk

—————→ 40 MW Immediately

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



AUTOMATION
SCALE

Automation Scale & Building Risk

—————→ Built in

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

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

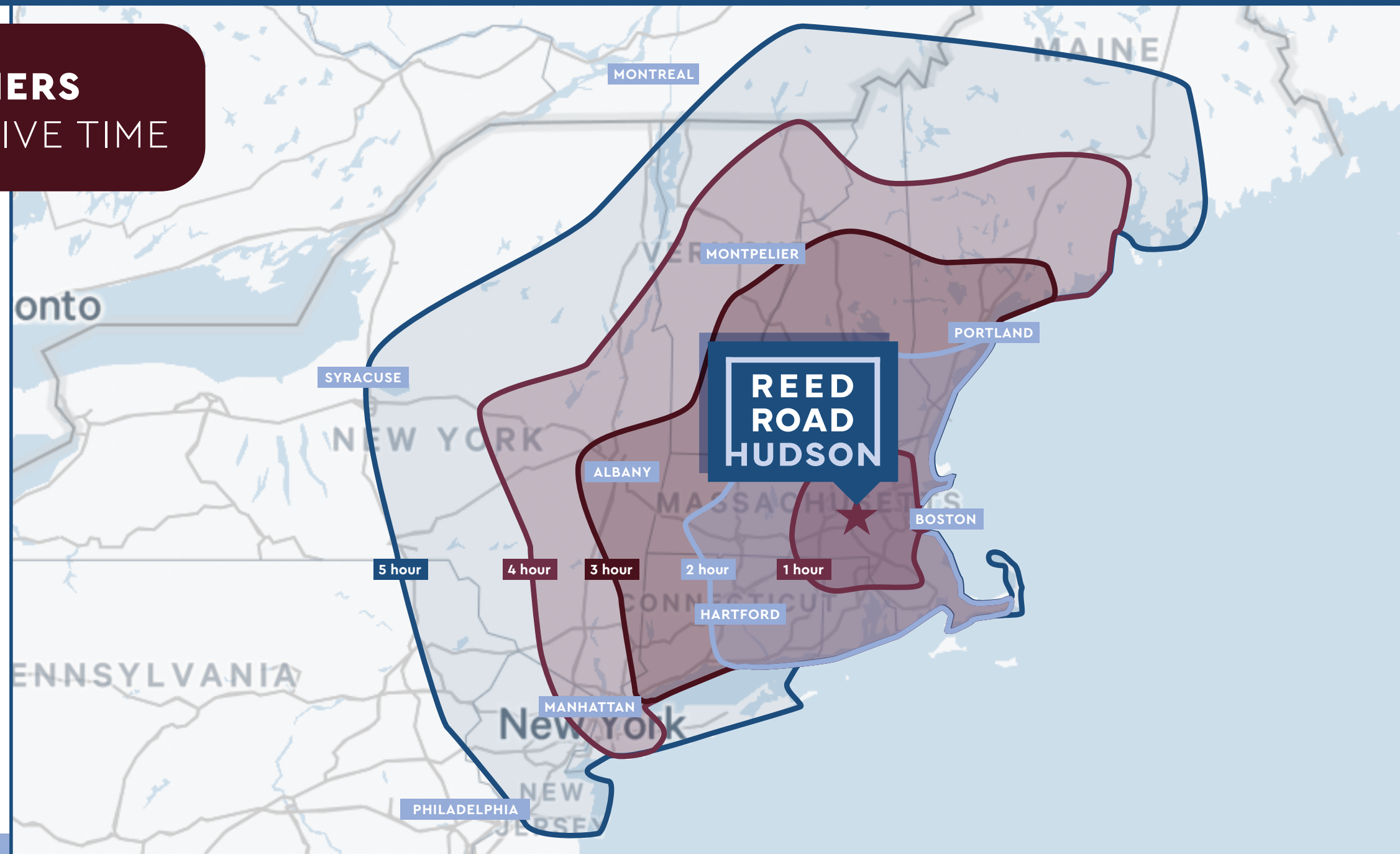
1 hour
5M People

2 hours
11M People

3 hours
15M People

4 hours
29M People

5 hours
40M People



EXCEPTIONAL HIGHWAY ACCESS

5 MINUTES TO THE
I-495 DISTRIBUTION CORRIDOR



Interstate 495
5 minutes



Interstate 290
5 minutes



Route 9
10 minutes



Interstate 90
15 minutes



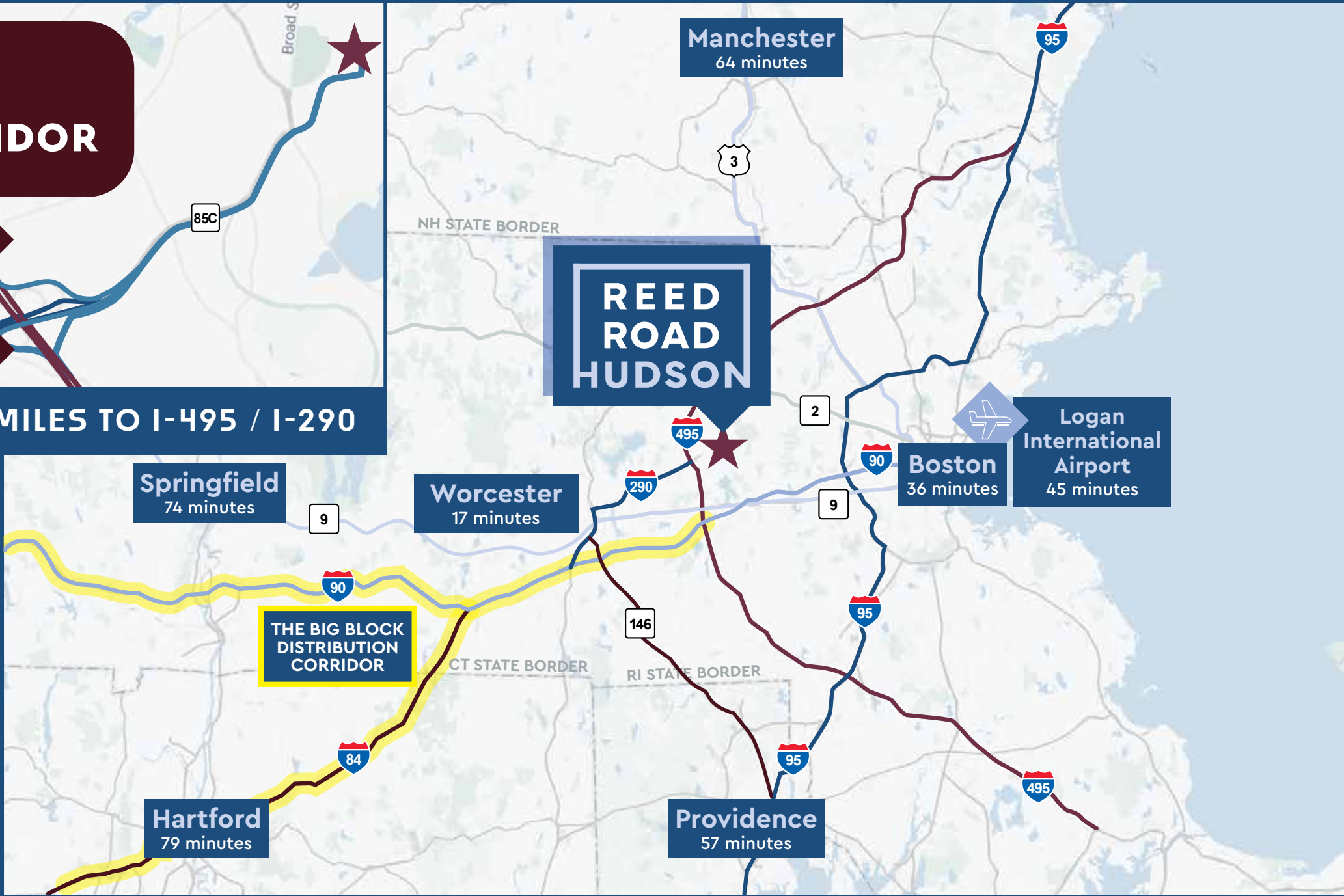
Interstate 190
22 minutes



Boston
36 minutes



Logan International Airport
45 minutes



EXCEPTIONAL HIGHWAY ACCESS

REED
ROAD
HUDSON



SITE HIGHLIGHTS

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

950K SF FULLY PERMITTED & SHOVEL READY

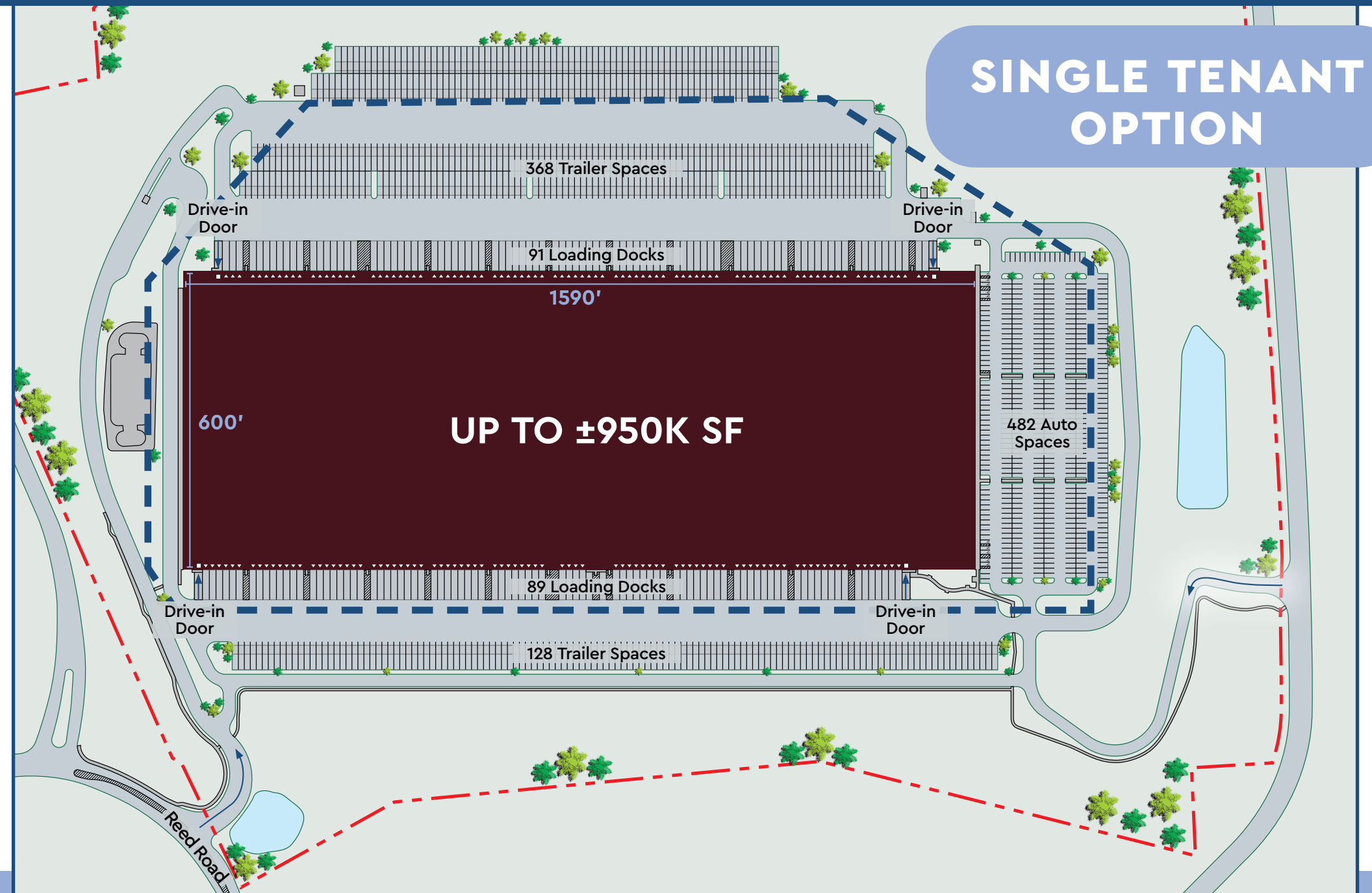
REED
ROAD
HUDSON

SITE OVERVIEW:

Buildable Area: ±100 Acres

Permitted Uses:

-  Life Sciences
-  Warehouse, Logistics, Distribution
-  Industrial Campus
-  Advanced/Light Manufacturing
-  R&D
-  Ancillary Industrial Uses
-  Data Center
-  Cold Storage

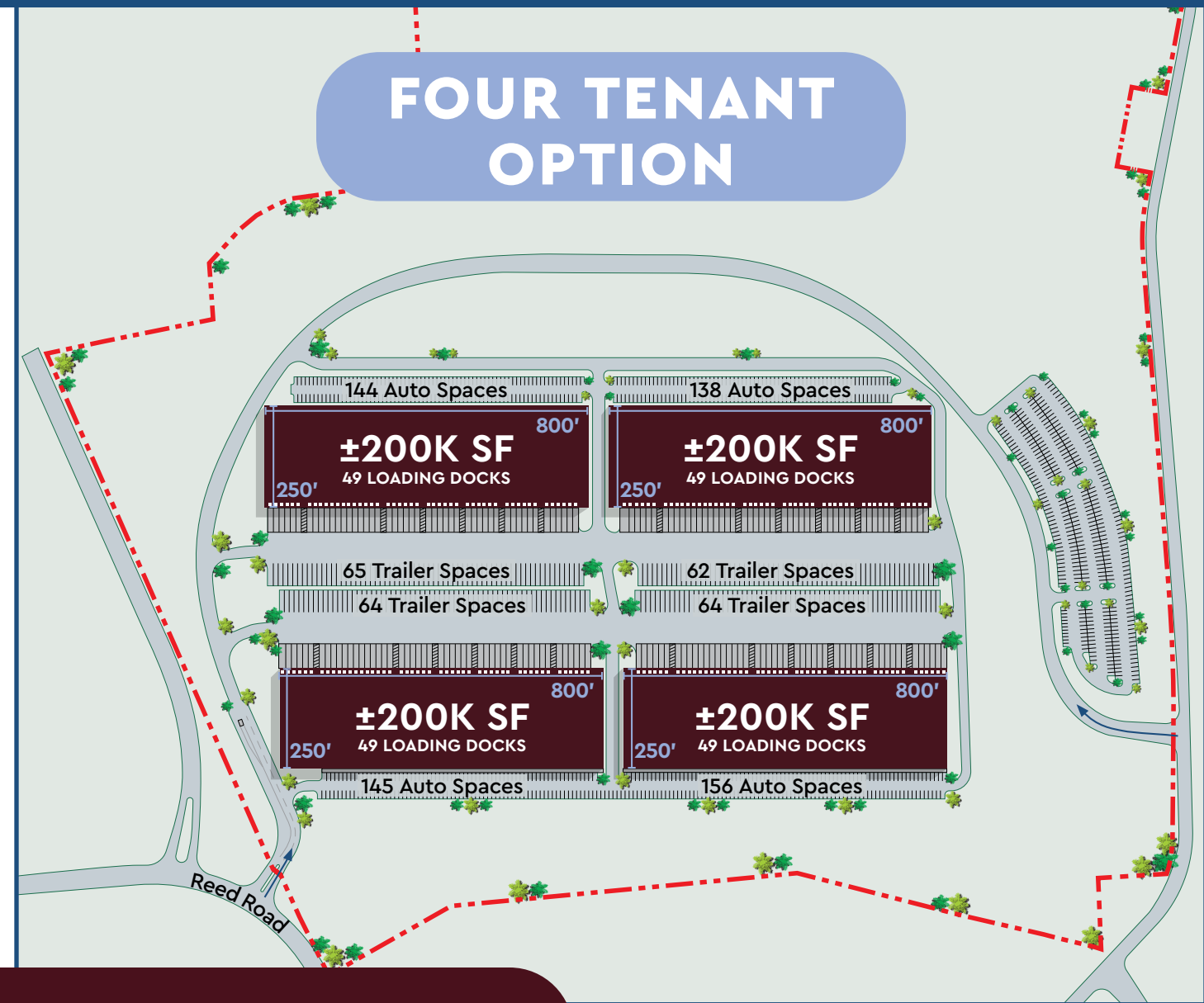


HIGHLY FLEXIBLE AS-OF-RIGHT CONFIGURATIONS

TWO TENANT OPTION



FOUR TENANT OPTION



**FLEXIBILITY FOR CAMPUS ENVIRONMENT
OR PHASED DEVELOPMENT**

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

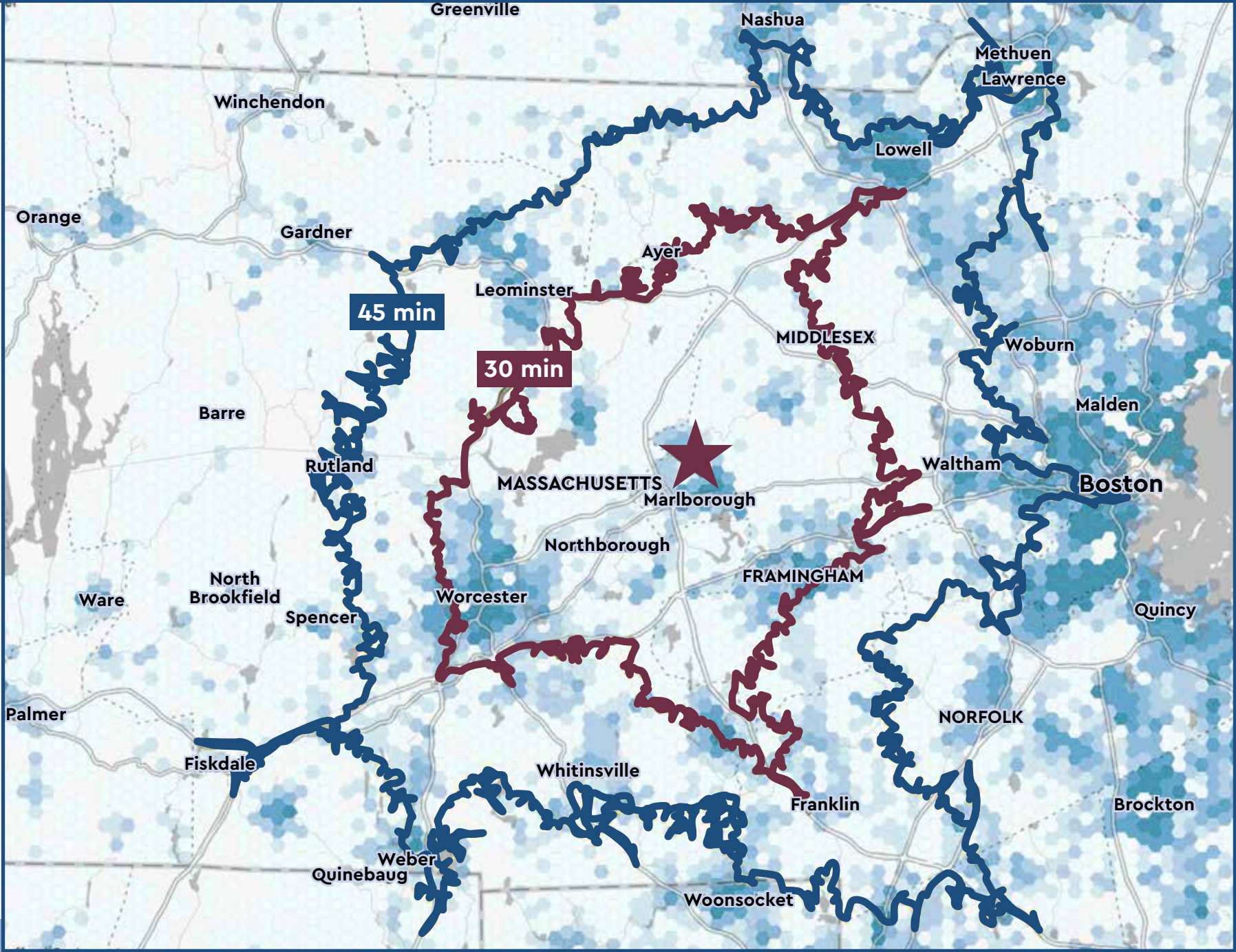
Occupations
include Building
Maintenance, Repair, &
Transportation/Moving

Talent
pulling from
Marlborough & Greater
Worcester areas

**TARGET
LABOR FORCE
PER SQUARE MILE:**

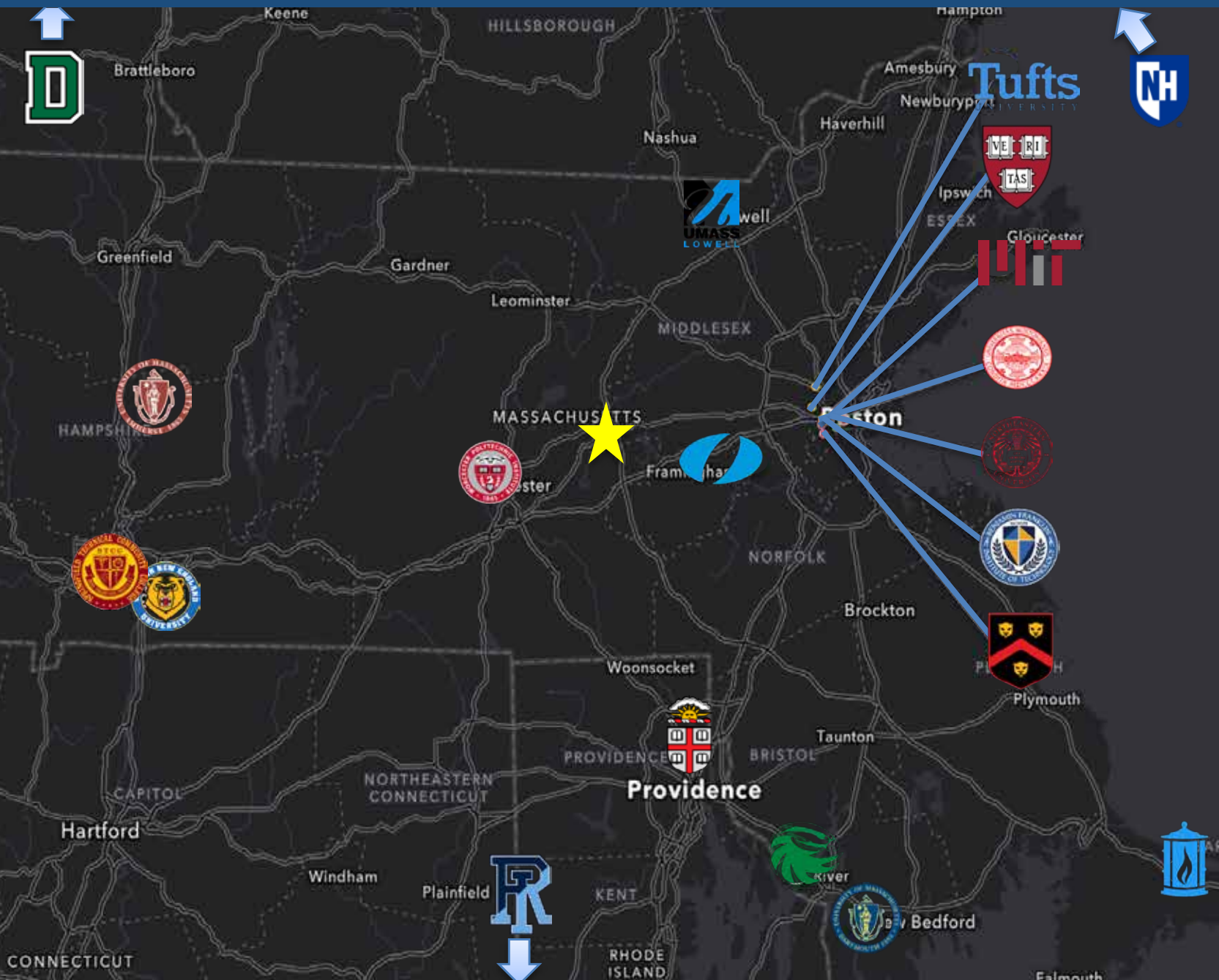
Warehouse
Employees

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



EDUCATIONAL INSTITUTIONS

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BROWN UNIVERSITY

The interdisciplinary Humanity Centered Robotics Initiative (HCRI), including the Humans to Robots Lab, develops human-robot collaboration and natural-language robot control.



HARVARD UNIVERSITY

The Harvard Microrobotics Lab (insect-scale flying and folding robots) and the Biodesign Lab for soft wearable robotics.



NORTHEASTERN UNIVERSITY

The Institute for Experiential Robotics, Northeastern's flagship robotics hub in the EXP building. Robotics and Intelligent Vehicles Research Laboratory (RIVER Lab), the Transformative Robotics Lab, the Autonomy & Intelligence Lab, and the NeuMove Lab.



DARTMOUTH COLLEGE

The Reality and Robotics Lab (RLab) works on robotics, 3D fabrication, and sensing, with a focus on underwater and multi-robot systems.



MASSACHUSETTS INSTITUTE OF TECHNOLOGY

CSAIL's Distributed Robotics Laboratory, focused on self-reconfiguring modular robots, soft robots, and multi-robot coordination. It is one of many robotics' groups across CSAIL, MechE, and EECS.



TUFTS UNIVERSITY

The Human-Robot Interaction Laboratory (HRI Lab), which builds the DIARC cognitive-robotic architecture for natural-language, ethical human-robot interaction, and the Automated Systems and Robotics (ASAR) Lab for navigation and autonomy.



BOSTON UNIVERSITY

RASTIC — the Robotics & Autonomous Systems Teaching and Innovation Center, a 15,000-sq-ft facility with motion capture and a high-bay build space for autonomous-systems coursework and research.



OLIN COLLEGE OF ENGINEERING

The Olin Robotics and Bioinspiration Lab (ORB), designing small bio-inspired legged and mobile robots, plus SCOPE industry capstone robotics projects with partners like Amazon Robotics.



WORCESTER POLYTECHNIC INSTITUTE

The Robotics Engineering (RBE) Department (the nation's first) anchoring campus robotics research and the ROSE-HUB NSF center.



WENTWORTH INSTITUTE OF TECHNOLOGY

The AI Robotics Lab (collaborative arms and testbed for projects like the Logic roboticized pallet), plus the WUOV underwater-robotics competition team.



UNIVERSITY OF MASSACHUSETTS AMHERST

The Robotics@UMass cluster: human-centered robotics, wearable exoskeletons, and autonomous-systems labs across engineering and computer science.



UNIVERSITY OF MASSACHUSETTS DARTMOUTH

The Multi-scale Medical Robotics (MSMR) Laboratory, developing micro-to-body-scale robotic systems for medicine within Mechanical Engineering.



UNIVERSITY OF MASSACHUSETTS LOWELL

The NERVE Center (New England Robotics Validation and Experimentation Center), which benchmarks ground robots, exoskeletons, and human-robot performance for industry and disaster response.



UNIVERSITY OF RHODE ISLAND

URI's robotics work is led by the Wearable Biosensing Lab, developing robotized prosthetics and wearable health-sensing systems, alongside participation in multi-institution autonomous-robotics research.



UNIVERSITY OF NEW HAMPSHIRE

Robotics sits within the Computer Science Intelligent Systems group, focused on automated planning and heuristic search applied to robots.



WESTERN NEW ENGLAND UNIVERSITY

The FIRST Robotics Initiative: a campus committee and student-led club that mentors and hosts K-12 FIRST teams across the Springfield district, rather than a research lab.



Robotics and automation equipment built into its Engineering Technology programs for hands-on manufacturing-automation training.



CAPE COD COMMUNITY COLLEGE

Its Mechatronics/Robotics/Automation Engineering Technology program, combining mechanical, electrical, and control skills for automation technician roles.



BRISTOL COMMUNITY COLLEGE

Robotics Technology/Technician associate and certificate track in applied automation and industrial robotics.



SPRINGFIELD TECHNICAL COMMUNITY COLLEGE

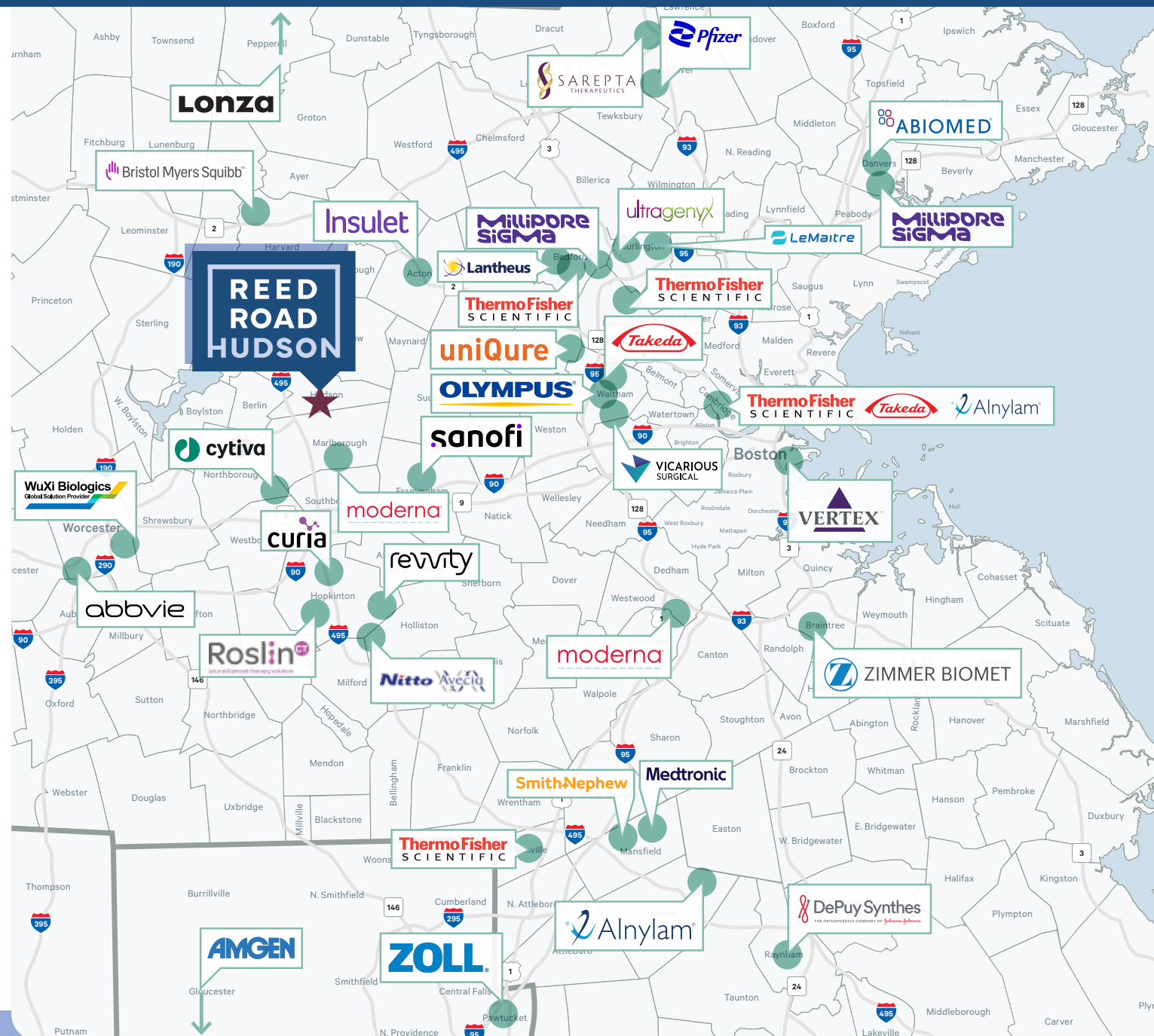
The one-year Electrical/Robotics Technology certificate — hands-on training in automation, PLCs, and electro-mechanical systems, laddering into the Electrical Engineering Technology associate degree.

**REED
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HUDSON**



REPRESENTATIVE LIFE SCIENCE COMPANIES

REED
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HUDSON



#1 Life Sciences Ecosystem in the World
Massachusetts is recognized as the nation's leading life sciences cluster

19 of the Top 20 Global Biopharma Companies
Maintain a significant presence in Massachusetts

15.7% of the U.S. Drug Development Pipeline
Originates from Massachusetts companies, one of the highest concentrations in the country

\$2.75 B in Venture Capital Investment
(Billion)
Raised by Massachusetts life sciences companies in the first half of 2025 alone

\$1 B State Commitment to Life Sciences
(Billion)
Massachusetts recently reauthorized its Life Sciences Initiative through the Mass Leads Act



Biomanufacturing Employment Growing Faster Than Competing States

Massachusetts biomanufacturing employment growth outpaced New Jersey, Maryland, and North Carolina



Home to Commercial Manufacturing Operations for Industry Leaders

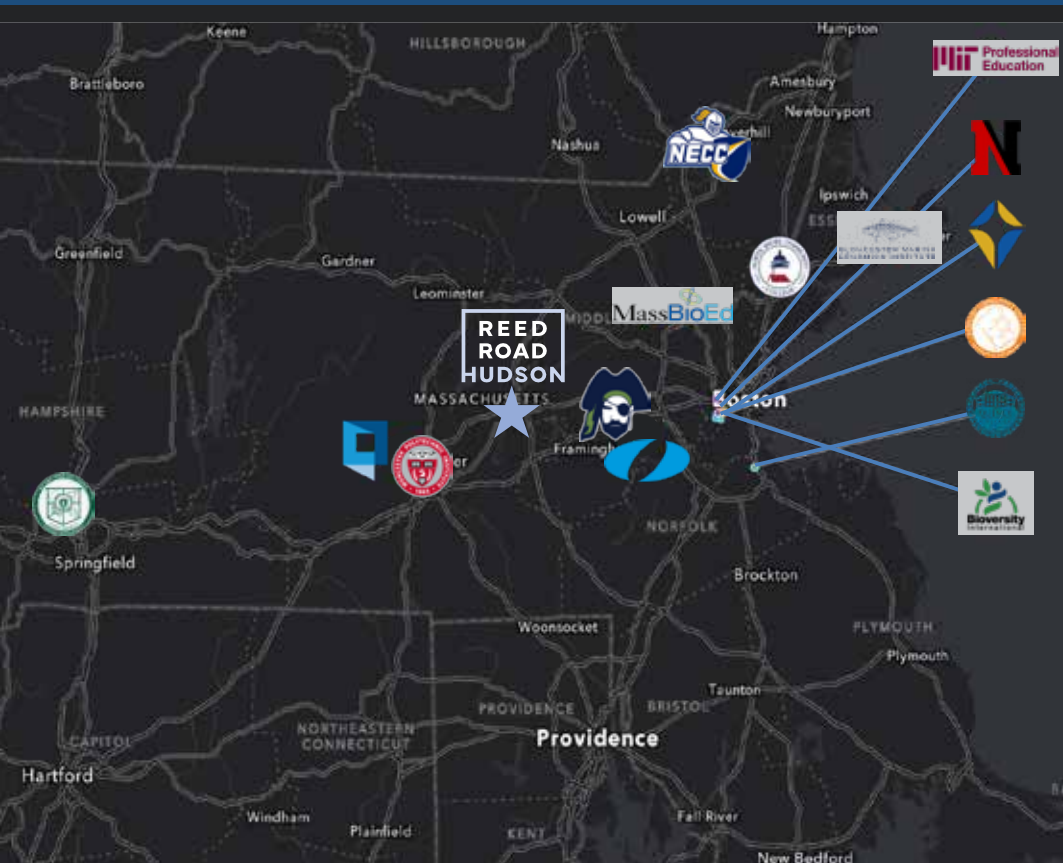
Including Takeda, Moderna, Sanofi, Lonza, Fujifilm, Thermo Fisher, Repligen, and Insulet.



[Click a Statistic to see Source](#)

EDUCATIONAL INSTITUTIONS: BIOMANUFACTURING

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Franklin Cummings Tech: Offers an associate in science of biotechnology (2-year program), where students specialize in research & development, biotech manufacturing, and laboratory training. Franklin Cummings has an agreement with Northeastern University's College of Professional Studies, to transfer credits from this associates degree toward a Bachelor of Science in biotechnology at Northeastern.



Gloucester Marine Genomics Institute: GMGI has a state-of-the-art biomanufacturing learning environment. They offer a 6-month Biotechnology certificate program, paired with a 12-week co-op. In their second semester, students in this program study proteins, genetic engineering, and biomanufacturing.



Holyoke Community College: HCC offers a biotechnology program, where career and research opportunities include animal sciences, agri-genetics, immunogenetics, pharmaceuticals and biomedical technologies.



Massachusetts Bay Community College: Center for Biomanufacturing Education and Workforce Training (CBEWT). Founded in 2022, MBCC has a 12-month program, with courses specializing in RNA, cell, and gene therapeutics, and offers a biomanufacturing certificate. The school offers a genomics and biomanufacturing associate in science, to bring students into biotechnology, biopharmaceutical, and biomedical sciences.



North Shore Community College: Offers an associate's degree in biotechnology, as well as the biotechnology certificate program. Both offer training in biological and chemical sciences, and laboratory skills.



Northern Essex Community College: Relevant degrees and certificates include the lab technician certificate, associate in chemistry, physics, and environmental science, associate in business management, associate of applied science in laboratory science, and an associate in science biology degree.



Quincy College: Quincy College offers an associate of science in biotechnology & good manufacturing practice. It is designed to prepare students for entry-level positions in biomanufacturing. They focus on quality control, process development, and upstream and downstream processing, and gain a background in laboratory science and good manufacturing practices (cGMP). There is also a certificate offered with the same name, as well as a biotechnology Pathmaker Grant from the Massachusetts Life Sciences Center.



Quinsigamond Community College: Offer degrees in biomedical instrumentation, biomedical engineering, as well as a biotechnology technician certificate.



Bioversity: Offers a free 8-week "Biotech Career Foundations" workforce training program for unemployed/underemployed adults in Boston and Lowell, preparing them for entry-level positions in the life sciences and biotech industry.



Roxbury Community College: Biotechnology/Biomanufacturing Certificate. Subject matters include lab safety and general laboratory techniques, mammalian cell culture, microbiology techniques, protein purification and scientific analysis, and DNA purification.



MassBioEd Apprenticeship Program: This 15-week training program includes 8 weeks of MassBioEd online classes followed by 7 weeks of in-person lab training. Technical training is provided by Northeastern University at the Biopharmaceutical Analysis Training Laboratory in Burlington, MA or Worcester Polytechnic Institute in Worcester, MA (for Central MA Cohorts). The Program is FREE to apprentices and includes a monthly stipend while in class, along with generous wages and benefits during the year of on-the-job training.



MIT Professional Education: MIT Professional Education programs include a professional certificate in Biomanufacturing, aimed at professionals in the biomanufacturing, biotechnology, and pharmaceutical fields. This program focuses on biomanufacturing fundamentals and new technologies.



Northeastern University: Offers a certificate program in biopharmaceutical analytical sciences, and a graduate certificate in biopharmaceutical regulatory affairs. Additionally Northeastern offers a one-year graduate certificate in manufacturing and quality operations in biotechnology. Northeastern operates the Biopharmaceutical Analysis Training Laboratory ("BATL") in Burlington, MA.



Olin College of Engineering: Olin's bioengineering concentration allows students to concentrate their studies at the intersection of biology, medicine, engineering, and computing.



Worcester Polytechnic Institute: WPI houses a Biomanufacturing Education & Training Center and offers graduate programs (MS in biotechnology, MS in bioscience management, MS in chemistry and a graduate certificate in Life Sciences), a BS in biology and biotechnology, an online certificate in biomanufacturing, and a bachelors + master's degree in biotechnology.

HUDSON: A THRIVING COMMUNITY

REED
ROAD
HUDSON

EXPERIENCE
AMERICA'S #1
MAIN STREET

THRIVING
BUSINESS
COMMUNITY

HIGH
QUALITY
OF LIFE

DYNAMIC
LOCAL
ECONOMY



LESS THAN GREATER THAN



NEW CITY MICROCREAMERY



MAIN STREET BAGEL FACTORY



SILVA'S BAKERY



BEYOND THE BARN



OWEN & SAGE



MEDUSA BREWING CO.



WELLY'S HUDSON



THE RAIL TRAIL FLATBREAD CO.



SARAH BERTOCHI

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



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MASSACHUSETTS

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**NATIONAL
DEVELOPMENT**

CBRE