

172

MIDDLESEX

BEDFORD WOODS

140,000 SF

New Purpose Built
GMP Facility



CBRE OXFORD

THE GUTIERREZ COMPANY



SCALE



FLEXIBILITY



EXPERTISE



COMPANY OVERVIEW

Oxford is a leading global real estate investor, asset manager and builder of businesses. Today Oxford and their portfolio companies manage nearly \$63 billion of assets and 160 million square feet of commercial space across four continents and eight sectors, on behalf of investment partners.

Unparalleled partnership with blue-chip companies



REPRESENTATIVE GMP PORTFOLIO



**149 HAYES MEMORIAL DRIVE
MARLBOROUGH**
140,000 SF



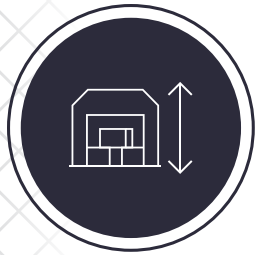
**23 SYCAMORE AVENUE
MEDFORD**
108,000 SF



**33 NEW YORK AVENUE,
1 & 5 MOUNTAIN ROAD
FRAMINGHAM | 263,000 SF**



140,000
RSF



36'
Clear Height



FOUR
8' x 10' tailboard height
loading docks
ONE
10' x 12' drive-in door



8,000 AMPS
Power



FULLY
Delivered

PROPERTY OVERVIEW



ACCESSIBILITY & AMENITIES

WITHIN A 10 MILE RADIUS

80

Restaurants

75

Retail Sites

10

Hotels

10

Fitness Centers



CAMBRIDGE STREET



BURLINGTON MALL



MIDDLESEX TURNPIKE



WAYSIDE COMMONS



ROUTE 3

3 minutes | 1.5 miles

I-95

6 minutes | 4.5 miles

I-93

12 minutes | 10 miles

BOSTON

25 minutes | 20 miles

LOGAN INTERNATIONAL AIRPORT

25 minutes | 23 miles

CAMBRIDGE

28 minutes | 18 miles

CORPORATE NEIGHBORS

3



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BEDFORD WOODS

BILLERICA



BEDFORD



WALTHAM



LEXINGTON



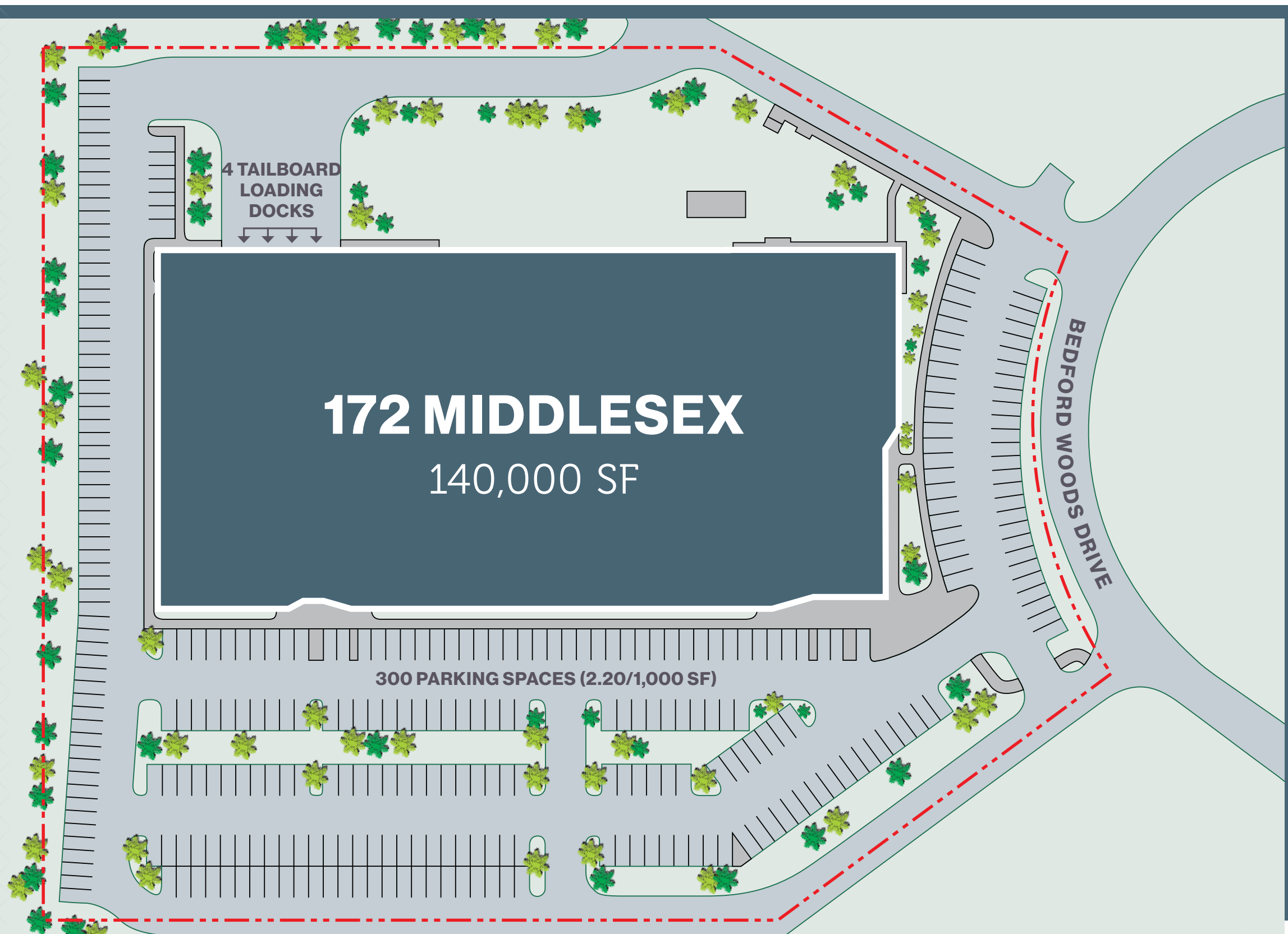
BURLINGTON



WOBURN/WILMINGTON

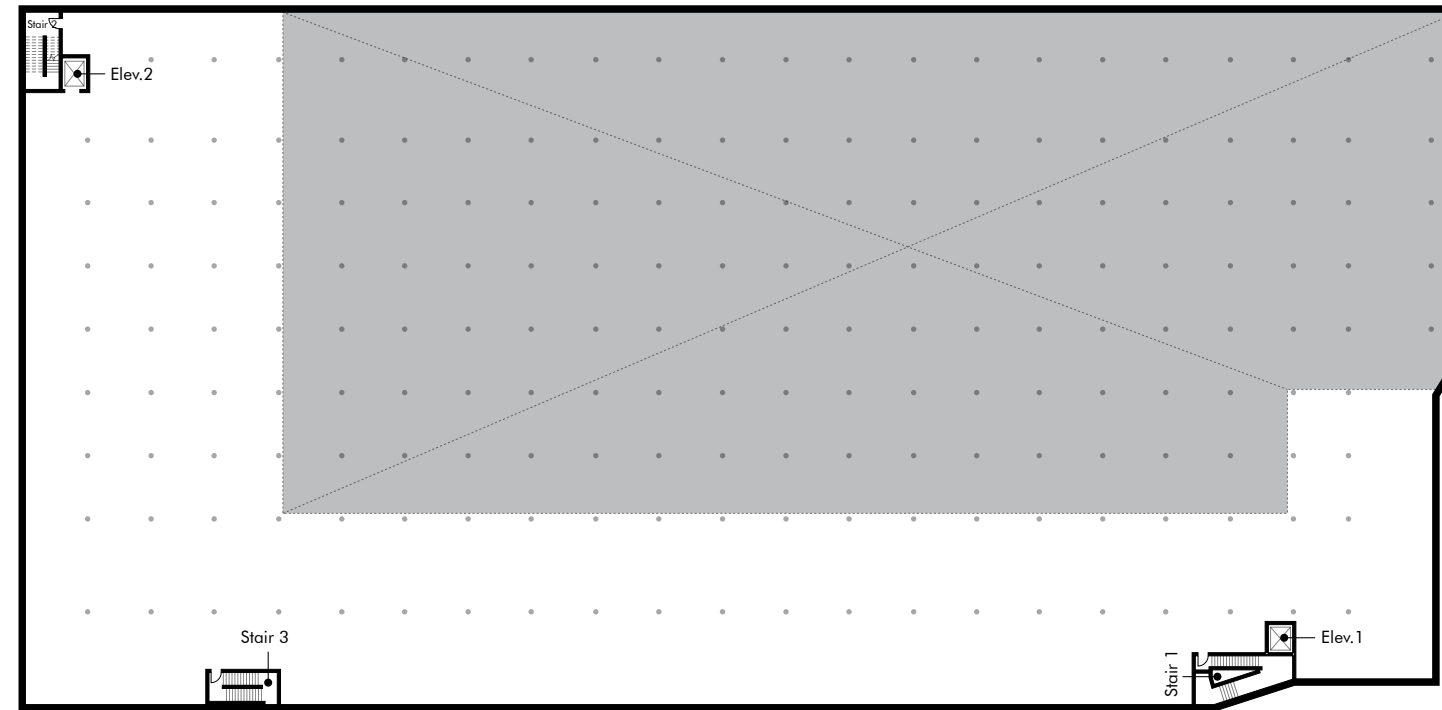


SITE PLAN

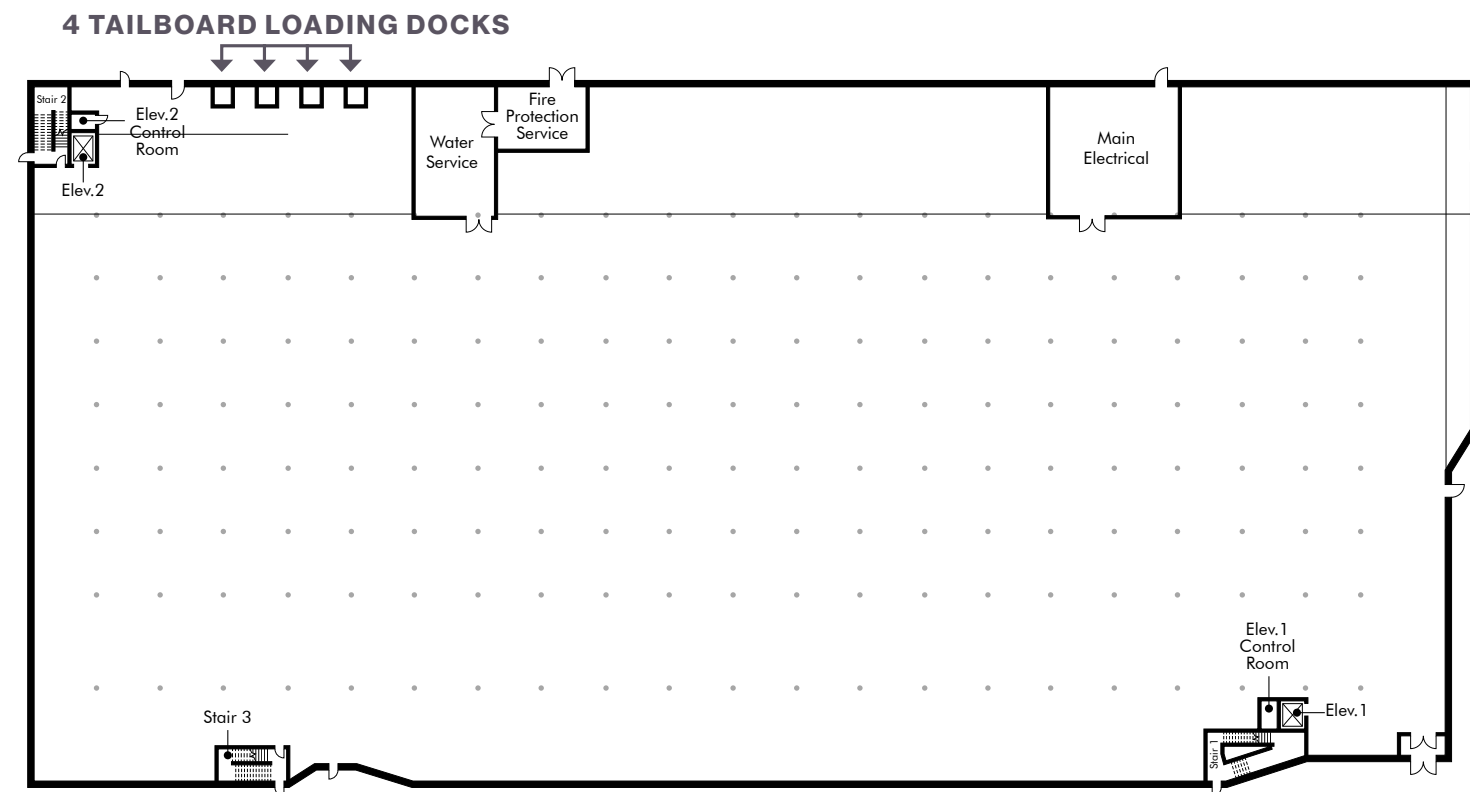


FLOOR PLANS

140,000 SF



Second Floor
40,000 SF

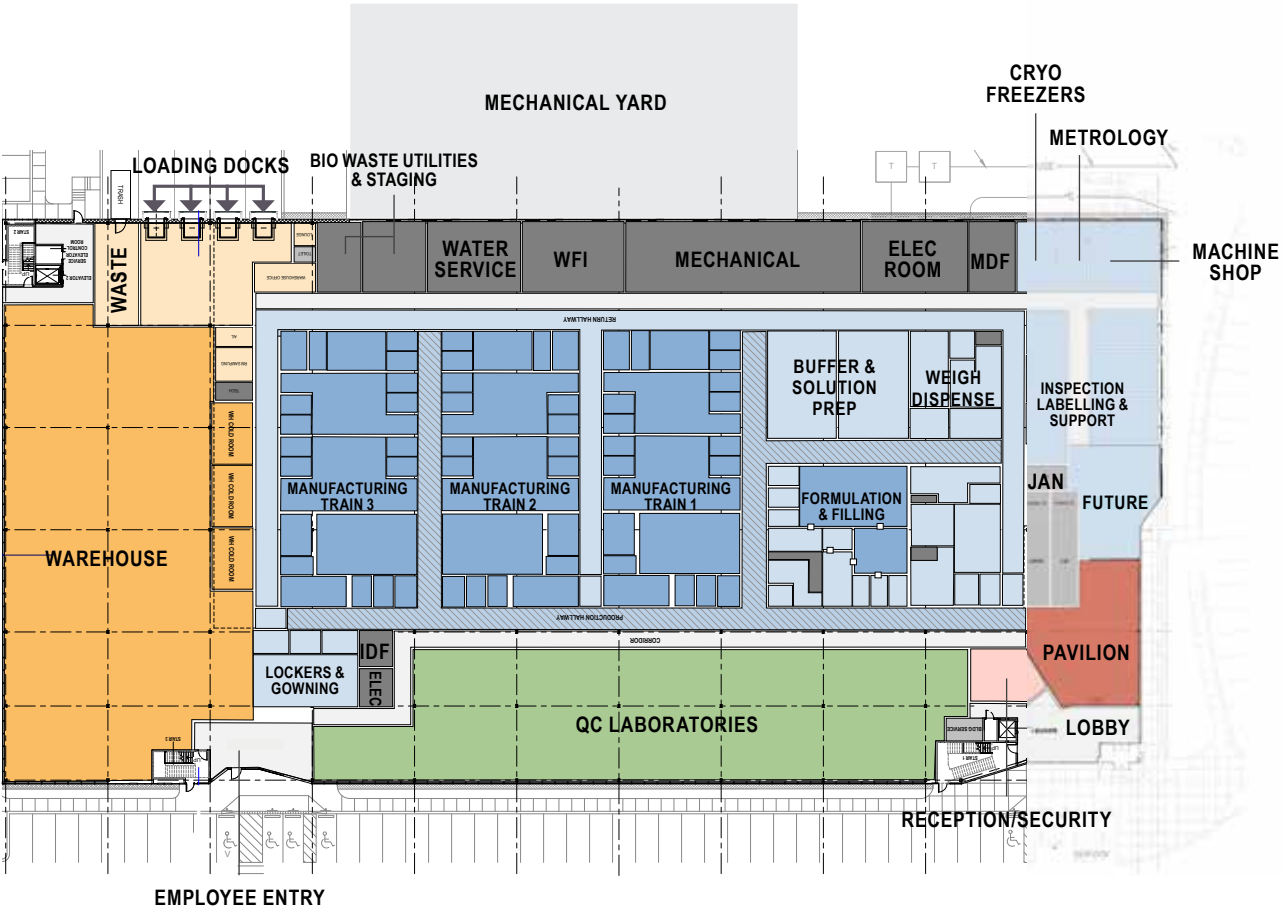


First Floor
100,000 SF

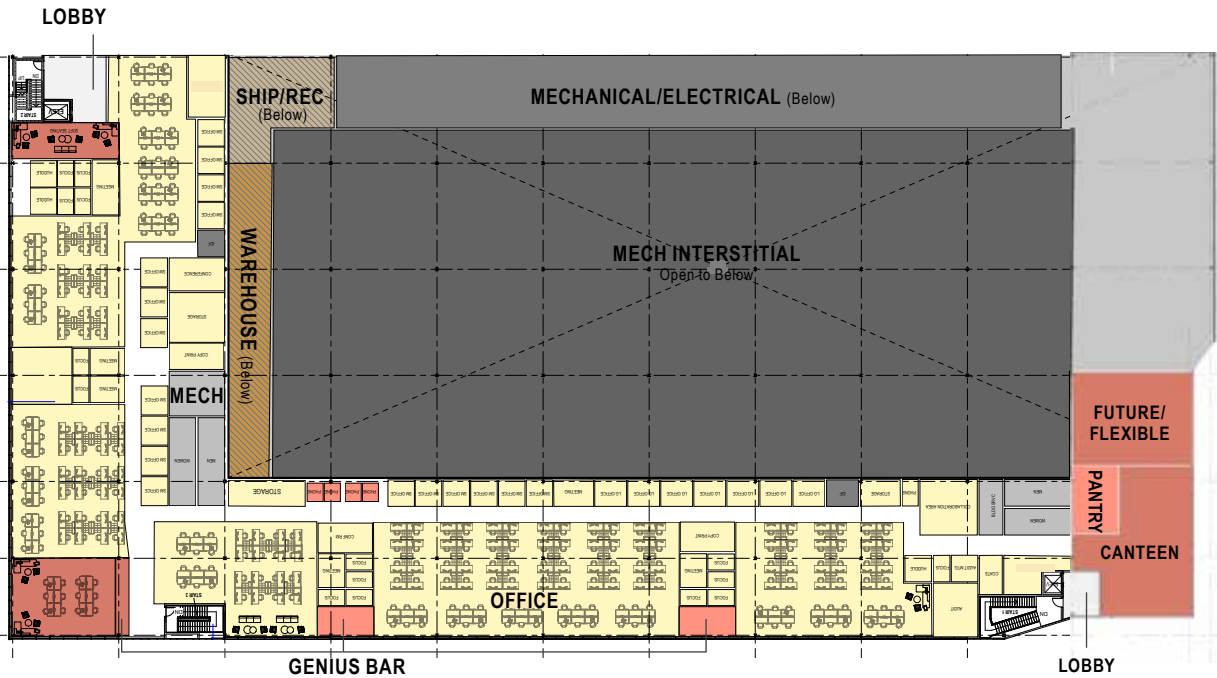
FIT PLANS

Space Function Legend

Office Support	Laboratory
Amenity	Manufacturing
Building Services	Manufacturing Support
Building Utilities	Warehouse
Primary Circulation	Warehouse Support
Vertical Circulation	

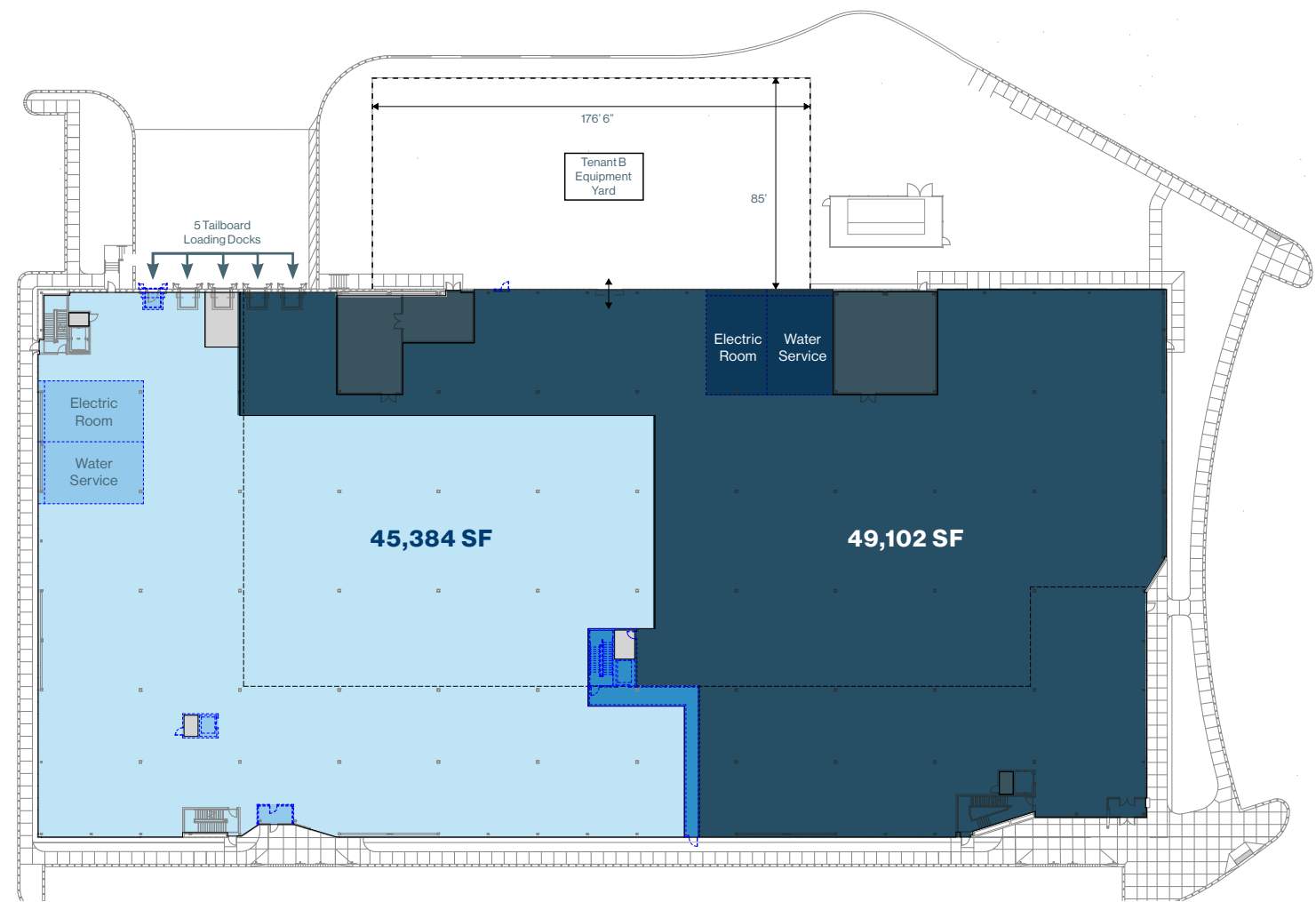


First Floor
100,000 SF

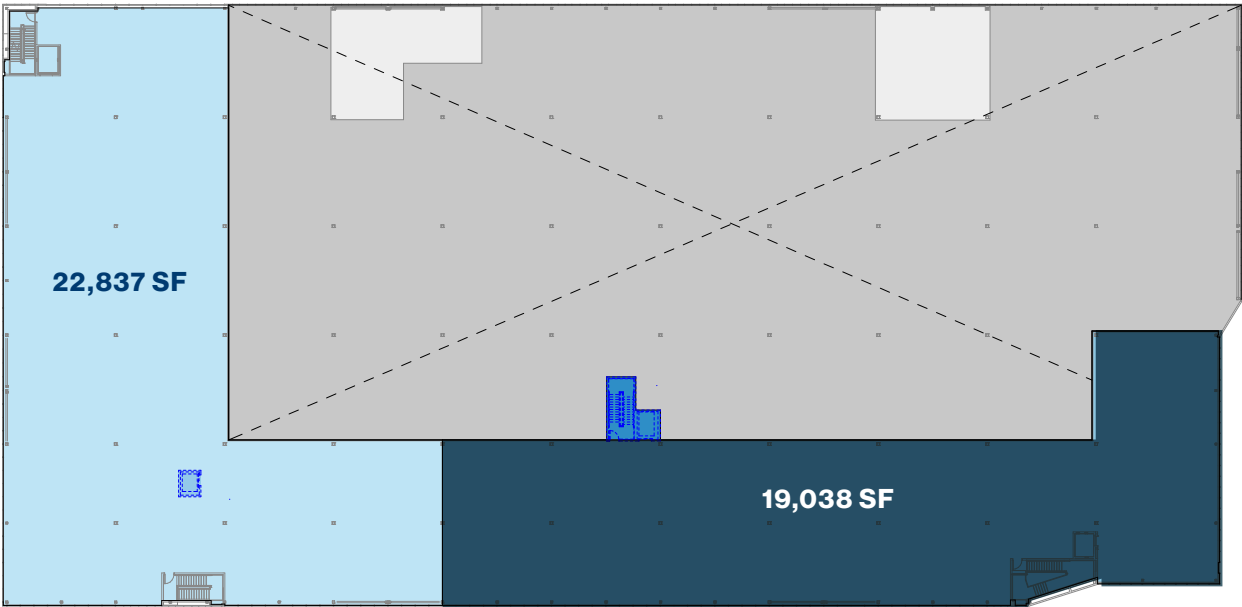


Second Floor
40,000 SF

SUBDIVISION PLANS



First Floor
Tenant A: 45,384 SF
Tenant B: 49,102 SF



Second Floor
Tenant A: 22,837 SF
Tenant B: 19,038 SF

BUILDING SPECS

Building Description

Building Size	Total: 140,000 SF
	First Floor: 100,000 SF
	Second Floor: 40,000 SF
Building Stories	Two (2)
Year Built	2023
Land Area	14 acres
Parking	300 spaces (2.20/1,000 SF)
Building Dimensions	221.5' x 455'
Clear Height	First Floor: 36' Second Floor: 18'
Power	8,000 amps
Column Spacing	40' x 40' (high-bay); 30' x 40' (remainder of the premises)
Loading Dock	Four (4) 8' x 10' tailboard loading docks One (1) 10' x 12' drive-in door
Elevator	One (1) 3,500 lbs. freight passenger elevator One (1) 5,000 lbs. freight elevator
Utilities	Water & Sewer: Town of Bedford Electric: Eversource Gas: National Grid

Building Construction

Construction	Reinforced concrete
Floor Load	First Floor: Slab on grade Second Floor: Suspended slab with floor load up to 150 psf
Exterior	Insulated metal panels
Windows	25% of the façade area
Roof	Galvanized metal
Seismic/Lateral	B
Services	Water: 8" water line Sewer: 8" sanitary line Fire Protection: 10" fire service line

PROJECT TEAM & TIMELINE



CONSTRUCTION

SMMA

ARCHITECT

SMMA

ENGINEER



SEPT 2021

Permits
Received



OCT 2021

Construction
Commenced



OCT 2022

Tenant Improvements
can begin in parallel with
completion of LL work



JAN 2023

Base Building
Finalized



NOW

Tenant
Occupancy

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