

200 BALLARDVALE STREET

WILMINGTON, MASSACHUSETTS



340,199 SQUARE FEET OF PREMIER ADVANCED MANUFACTURING AND INNOVATION SPACE

TEASER

THE OFFERING

JLL, as exclusive advisor, is pleased to present the opportunity to acquire the fee simple interest in 200 Ballardvale Street ("200 Ballardvale" or "the Property") — a rare, purpose-built, multi-story advanced manufacturing building offering 340,199 square feet of advanced manufacturing space divisible into suites as small as 12,000-13,000 SF, and is engineered for the region's most demanding technology and manufacturing tenants.

Anchored by 9,600 amps of power, heavy floor loading, and column spacing built for real production, 200 Ballardvale has proven its concept — leasing to a diversified roster of advanced manufacturing, aerospace, semiconductor, and life-science innovators. The Property is 54% leased with a 5.3-year WALT, offering a new owner durable in-place cash flow alongside a clear, low-capital path to stabilization in the tightest-supplied corner of the Greater Boston market.

As Boston's advanced manufacturing and reshoring wave accelerates against a backdrop of static supply, 200 Ballardvale is positioned to be a category winner: the scarce, ready-now home for tenants that cannot be served by conventional office or industrial product.

54%
LEASED

5.3 Yrs
WALT

340,199
RSF

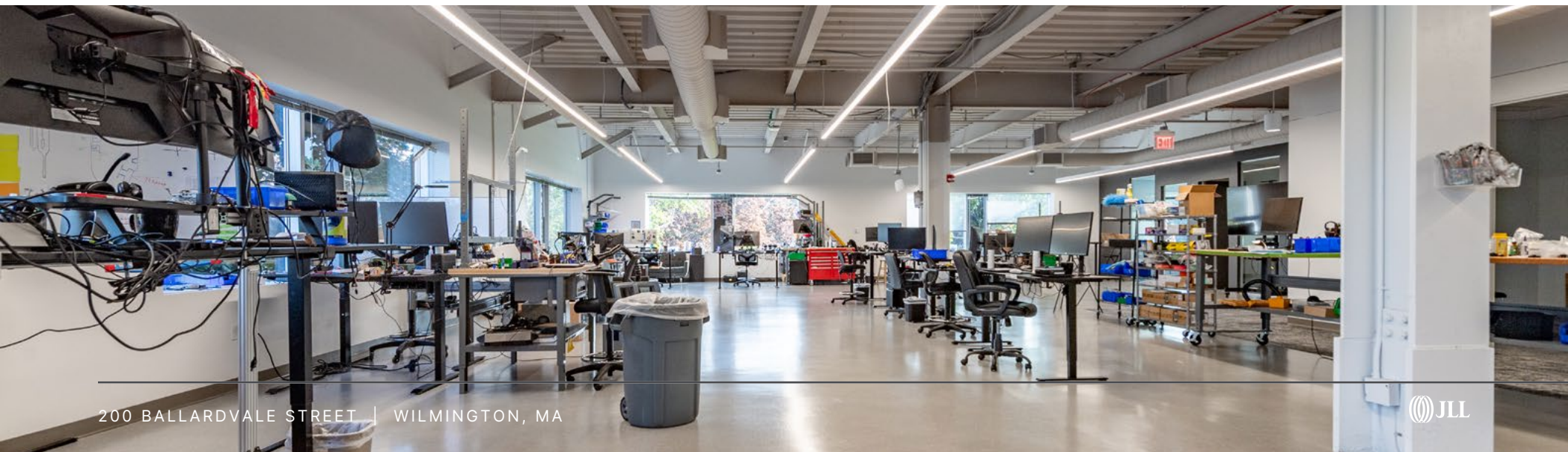
9,600
AMPS

7
TENANTS

16.93
ACRES

3.4/1,000
PARKING

I-93
Adjacent





INVESTMENT HIGHLIGHTS



ELITE ASSET TAILOR-MADE FOR
ADVANCED MANUFACTURING



EPICENTER LOCATION TO
CAPTURE TENANCY



WALKABLE AMENITIES



STRONG DEMAND FUNDAMENTALS
MEET STATIC SUPPLY



IMMEDIATE UPSIDE

ELITE ASSET TAILOR-MADE FOR ADVANCED MANUFACTURING

9,600 AMPS SUPPORTS PRODUCTION AND LAB LOADS CONVENTIONAL PRODUCT PHYSICALLY CANNOT.

200 Ballardvale is a purpose-built, multi-story advanced manufacturing building whose infrastructure — not its finishes — is the durable competitive advantage. At 9,600 amps, the Property delivers power density that generic flex and converted office cannot match, and that new construction cannot deliver at this basis. Paired with heavy floor loading, 14' clear heights, 24' column spacing, and 45,000+ SF floor plates, the building serves the exact requirements of semiconductor, aerospace, robotics, and life-science tenants that most inventory simply turns away. This is what a proven, tailor-made advanced manufacturing box looks like.

ADVANCED MANUFACTURING COMPARED TO TYPICAL FLEX USER



Significant Power
9,600 Amps



Direct Loading
3 Docks



Clear Height
14'+



Utilities
Town Water, Sewer & Electric



Access
Highways + Talent



Freight Elevators
3 (Two 4,000 LB, One 5,000 LB)

200 BALLARDVALE STREET

TAILOR-MADE FOR TODAY'S DEEPEST POCKET OF DEMAND

**DIRECTLY
ADJACENT TO I-93**

**45,000+ SF
FLOOR PLATES**

**9,600 AMPS
POWER CAPACITY**

**MUNICIPAL ELECTRIC
PROVIDER
(READING MUNICIPAL ELECTRIC)**

**125LBS PER SF
FLOOR LOADS**

**24'
COLUMN SPACING**

**14'
CLEAR HEIGHT**

**1,152
PARKING SPACES
(3.4/1,000 SF)**

**1
FREIGHT ELEVATOR
(4,000LB)**

**3
LOADING DOCKS**

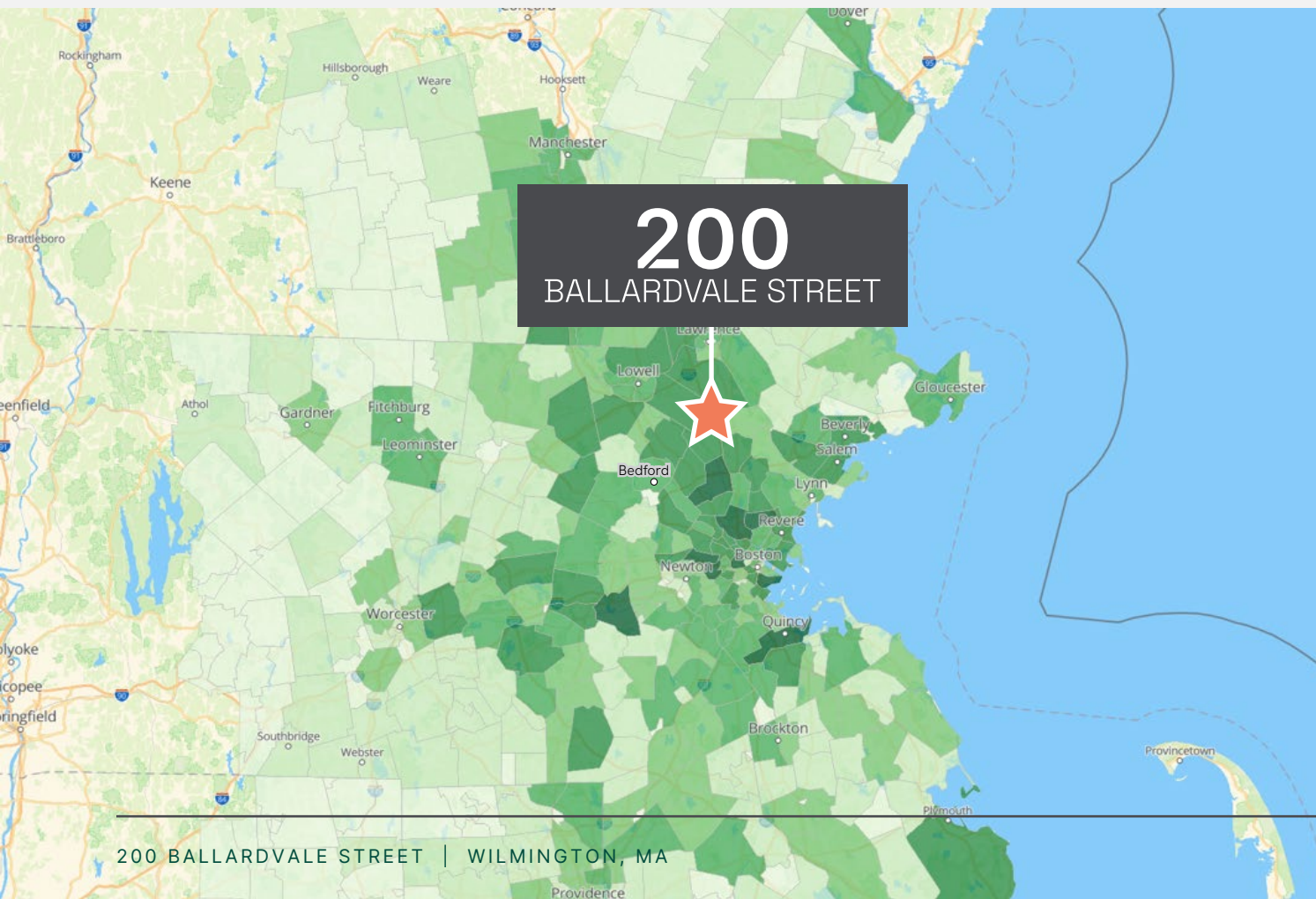
**2
FREIGHT ELEVATORS
(ONE 4,000LB, ONE 5,000LB)**

**16.93
ACRE SITE**

THE CENTER OF GRAVITY FOR ADVANCED MANUFACTURING DEMAND

THE DENSEST ADVANCED MANUFACTURING TALENT POOL IN THE NORTHEAST — WITH IMMEDIATE I-93 ACCESS.

Boston's northern suburbs hold the densest concentration of advanced manufacturing employment in the Northeast, built on an unmatched talent engine: 44 regional colleges and universities graduate 90,000 to 120,000 highly educated graduates every year. That pipeline feeds directly into the area's blue-chip technology and advanced manufacturing firms, while \$8–12 billion in annual venture capital funding drives 800–900 new startups — creating a perfect storm of hiring demand from both established players and high-growth companies. Tenants have flocked to this corridor for direct access to this deep labor pool and easy proximity to the urban core. The result is a self-reinforcing ecosystem of talent and capital that gives the Property's location a durable, structural advantage — and 200 Ballardvale sits at its center, directly adjacent to I-93.

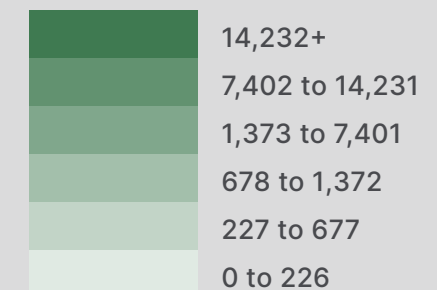


ADVANCED MANUFACTURING / R&D

Includes the following occupation types:

- Engineers
- Mathematical Sciences
- Computer/ Tech
- Physical Scientists
- Scientific Technician

2025 RESIDENT WORKERS:



CAPITAL MARKETS

Scott Carpenter

Managing Director
+1 617 316 6473
scott.carpenter@jll.com

Chris Barry

Associate
+1 617 316 6431
chris.barry@jll.com

Pat Shields

Managing Director
+1 617 531 4101
patrick.shields@jll.com

David Mega

Analyst
+1 617 848 1552
david.mega@jll.com

FINANCING

Andrew Gray

Managing Director
+1 617 848 1579
andrew.gray@jll.com

Amy Lousararian

Managing Director
+1 617 338 5132
amy.lousararian@jll.com

LEASING

Christopher Lawrence

Vice Chairman
+1 617 316 6529
christopher.lawrence@jll.com

Matt Daniels

Vice Chairman
+1 617 531 4220
matt.daniels@jll.com

Carly Kiernan

Senior Vice President
+1 617 531 4142
carly.kiernan@jll.com

