

100

RESEARCH DRIVE



**YOUR SEARCH
ENDS WITH
100 RESEARCH DRIVE**

38K SF LAB / 10K SF FLEX CLASS-A SPACE IN WILMINGTON, MA

TOP-TIER LAB OPPORTUNITY

100 Research Drive is a single-story, 103,370 SF life science/flex/R&D facility in one of Boston's leading suburban life science clusters. Surrounded by top-tier lab and tech companies including Pfizer and Charles River Laboratories, the property provides the necessary infrastructure to accommodate a wide-variety of biotech users.



TURN-KEY LAB INFRASTRUCTURE



25' X 40' COLUMN SPACING



9' X 10' TAILBOARD DOORS



1,200 - 2,000 AMPS
277/480 VOLT



14+ FUME HOODS



CHEMICAL STORAGE



PRE-EXISTING
VIVARIUM



PH NEUTRALIZATION



RODI WATER SYSTEM



WALK IN FREEZER

STRATEGICALLY POSITIONED

Centrally located in the Northeast Massachusetts life science cluster, home to 100+ biotech companies and 2M+ SF of life science space, 100 Research Drive is strategically positioned within hub biotech growth. With easy access to I-93, I-495, Route 128 and the MBTA commuter rail, the property also provides convenient commuting patterns to major highways and public transportation.



BUILDING SPECIFICATIONS

SITE AREA:	14.93 acres of General Industrial zoned land
EXPANSION:	Existing parcel can support up to 20,000 SF of additional development
PARKING:	390 surface parking spaces for a ratio of 3.77/1,000 RSF
SIZE:	103,370 RSF
YEAR BUILT:	Built in 1986; renovated in 2007/2008/2011/2013/2015
FLOORS:	One (1)

CONSTRUCTION DETAIL

FLOORING:	6" concrete slab floor
ROOF:	New roof in 3 sections (2016 EPDM, 2018 TPO, 2019 TPO)
CEILING HEIGHT:	Up to 18' clear heights
STRUCTURE:	Steel frame construction with brick veneer façade with ribbon band window systems
COLUMN SPACING:	25' x 40'
LOADING FACILITIES:	Tailboard 9' x 10' doors with levelers
LIGHTING:	Metal halide lighting in the warehouse; fluorescent lighting tiles in the office

BUILDING SYSTEMS

HVAC:	Typically roof top package units (see below) and chiller, VAV box system for Warner Babcock with boiler and chiller system replaced in 2013.
ELECTRIC SERVICE:	1,200 amp and 2,000 amp service, 277/480 volt, 3-phase, 4-wire
EMERGENCY POWER:	Provided by a 400 kWh diesel emergency generator
LIFE SAFETY:	Full wet sprinkler system
UTILITIES:	Electricity: Reading Municipal Light Water/Sewer: Town of Wilmington Gas: National Grid





**FOR MORE INFORMATION PLEASE
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