

# UPTON CROSSING

36 & 38 UPTON DRIVE



**CONSTRUCTION UNDERWAY**

**DELIVERY IN Q1 2023**

**TWO INDUSTRIAL / R&D BUILDINGS OFFERING  
OVER 215,000 RSF OF CLASS A SPACE**

Wilmington, MA





# MAKE YOUR MARK AT 36 & 38 UPTON DRIVE

36 & 38 Upton Drive is an exciting speculative development sponsored by The Davis Companies. Situated in a well-manicured and established 37-acre master-planned development, the buildings are designed to meet the modern demands of Industrial/R&D users including 32' clear-heights, ample loading opportunities, generous truck courts, superb employee parking, and robust electrical supply. The buildings have been permitted to allow for an additional 13% of mezzanine space should tenants desire more office space while maximizing floor area. The site offers easy access to I-93 via Exit 35; half mile to Route 125, 6 miles to I-495 and 18 miles from Logan Airport, providing convenient accessibility to all of the New England region.

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**89.7%** of people living in Wilmington commute when they could be working in their backyard





## Labor Population

5 miles

**60,333**

10 miles

**354,812**

20 miles

**1,609,473**

## BUILDING HIGHLIGHTS



Part of a 37-acre  
master-planned development



Designed for maximum  
flexibility and generous  
bay spacing



32' Clear-Height



ESFR Sprinkler



3,000 Amps of power at 480 V

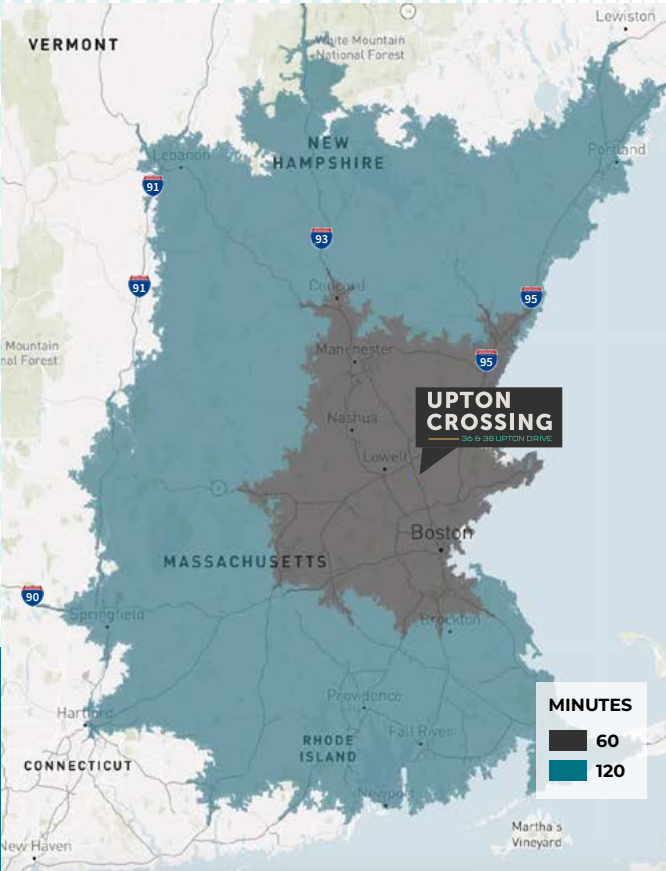


Convenient access to I-93  
via Exit 35



18 Miles from Logan Airport

# When minutes matter, convenience is everything

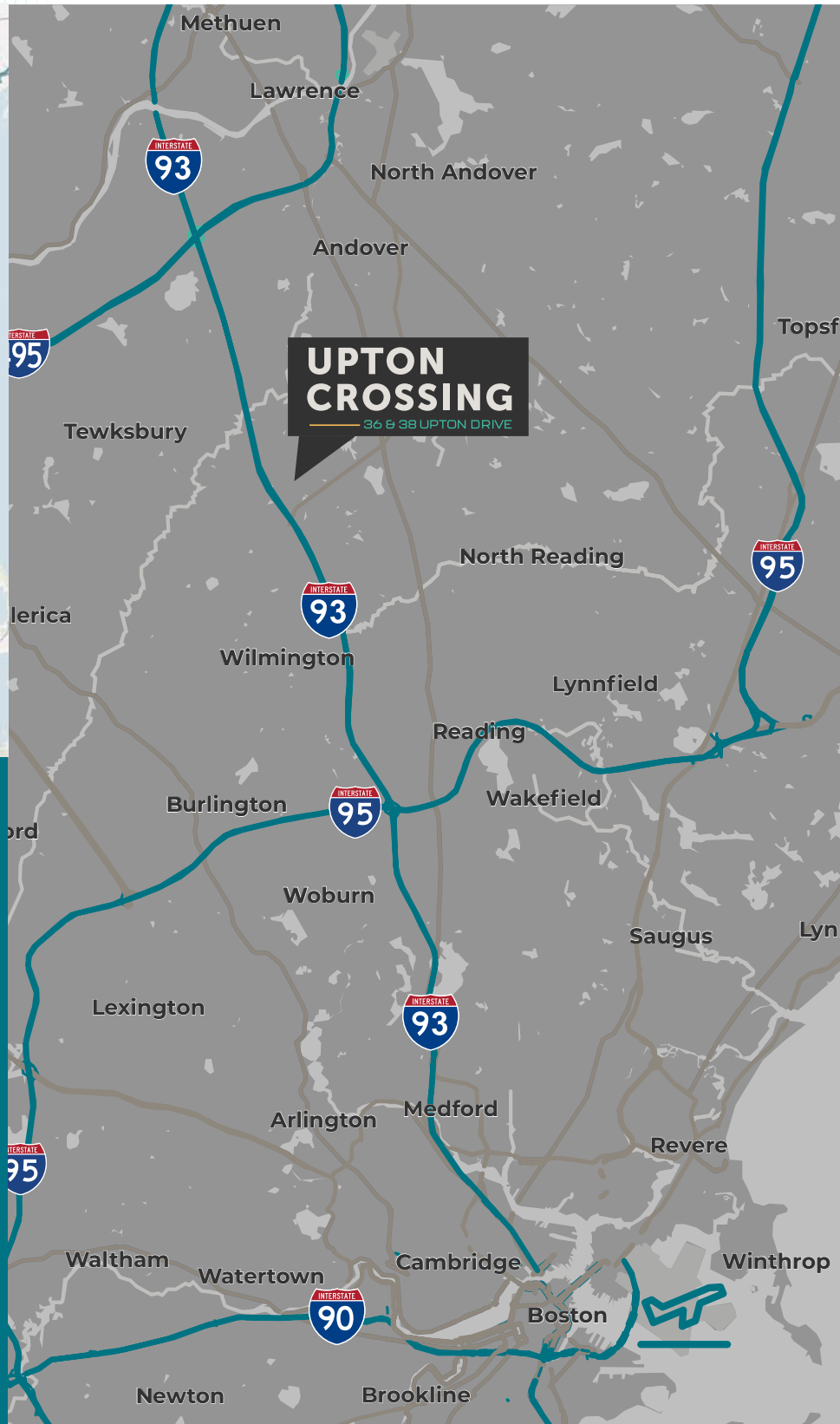


**< .5 miles**  
off I-93

**10 min**  
drive to I-95 & I-495

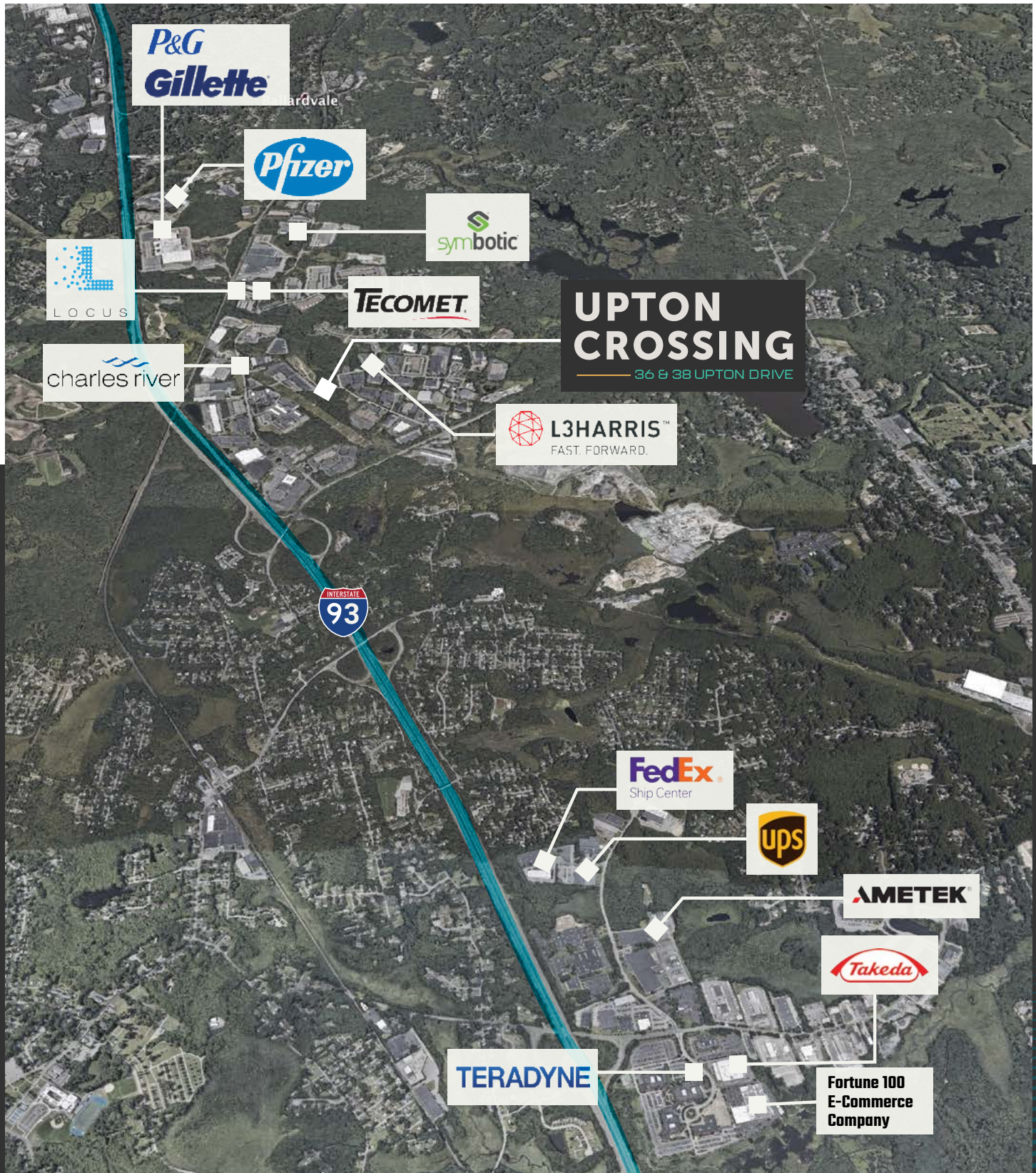
**20 min**  
drive to  
Downtown Boston

**20 min**  
drive to Logan Airport





# Driven by top talent



# Building Specifications

## General

Tilt-up concrete panel building

60' speed bay with 56' x 42' (Bldg A) and 56' x 45' (Bldg B) column spacing

Overall building depths of 144' (Bldg A) & 150' (Bldg B)

Minimum 32' structural clear with deck sloped to drain

## Structure

Load-bearing insulated tilt-up concrete panels

Structural steel interior building framing

6" reinforced interior slab on grade; slab finish to achieve FF35/FL25 average statistical tolerance

Sealed concrete floor throughout building

## Building Envelope

Exterior walls insulated via tilt-up panels to reach an R-13.5

0.060 mil white TPO membrane roof system to reach R-34.5 with TPO walk pads, roof hatch, and a 20-year manufacturer warranty

HM exterior man doors at 100' OC to meet applicable building codes

Single two-leaf storefront entry with canopies at main entry of both buildings Knockout panels provided for optional additional feature entrances by tenant

R-10 rigid insulation at interior face of foundations/footings

## Loading Docks

9' x 10 10' overhead loading dock doors at a ratio of 1/7,500 GSF for a total of:

- Bldg A: (14)

- Bldg B: (15)

Hydraulic dock leveler, bumper, seal, and shrouds at each loading dock door

Two 12' x 10' drive-in overhead doors at both buildings

Overhead doors to receive electric operator

Knockout panels provided at remaining positions for optional additional dock door installations by tenant to reach up to 1/2,500 GSF

- Bldg A: (29)

- Bldg B: (27)

## MEP/FP

Internally drained roof drains with adjacent overflow drains to drain into underground stormwater systems

2" Domestic water service brought to meter

Floor drains at drive-in overhead doors

ESFR sprinkler system with electric fire pump

Two makeup air units provided at each building to maintain 50 F. Gas line capped at future office RTU location.

Provide up to 3000A electrical service

Interior shell lighting

LED exterior lighting & wall packs

Fire alarm/smoke detection/  
CO detection systems





## Exterior

4" concrete sidewalks

Heavy Duty asphalt paving at truck circulation areas

60' concrete apron at truck loading dock area

Exterior face of concrete panels painted

Standard Duty asphalt paving at non-truck areas

Vertical granite curb and wood guide rail at entrances and bordering circulation and parking areas.

Extensive landscaping throughout site

## Finishes

Separate allowance carried for TI fitout

Interior face of concrete panels unpainted

Gas piping painted

Man doors & frames painted

# Delivery Schedule

2021

2022

Ground Break

December

Foundation

April

Tilt-up walls

July

Substantial Completion

December



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## For more information, please contact the leasing team

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