

800 RESEARCH DRIVE

WILMINGTON, MA

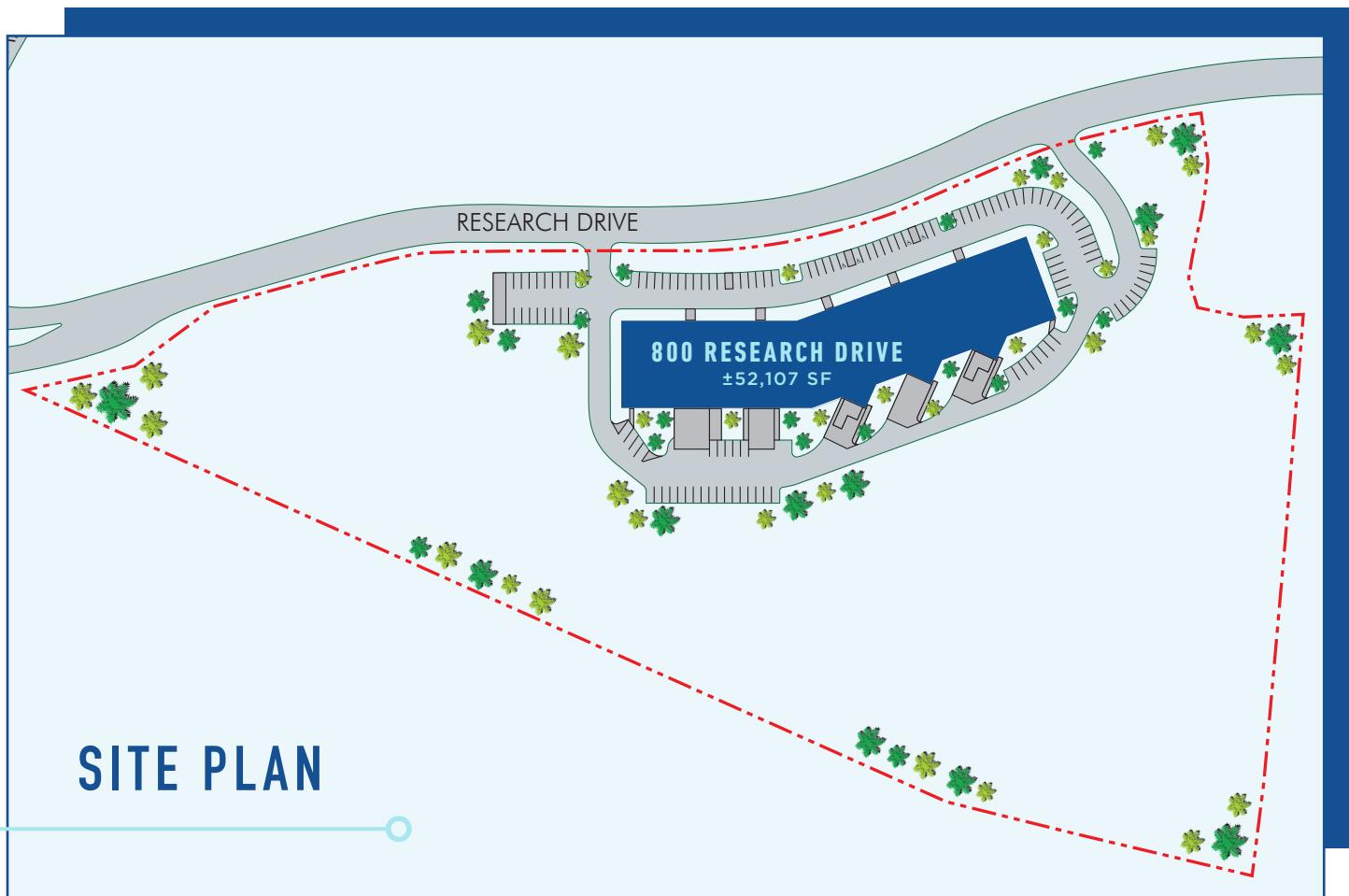
HIGH-END FLEX/R&D SPACE



$\pm 20,107$ SF AVAILABLE

800 RESEARCH DRIVE

Building Size	±52,107 SF
Availability	±20,107 SF (Available May 1, 2024)
Site Area	±18.67 Acres
Clear Height	19'2"
Loading	Four (4) 8' x 10' loading docks; One (1) ramped dock
Column Spacing	33'3" x 40'
Year Built	2002
Parking	119 spaces (±2.29/1,000 SF)
Exterior Finish	Brick veneer façade, brown board attached to steel studs
Floor	Poured concrete slab reinforced with wire mesh
Foundation	Poured concrete, footing foundation
Roof	0.40 EPDM membrane, ballasted rock roof (installed in 2002)
Windows	Window line in front, 5x4 double panes, bronze tint
Electrical	1,200 amp, 3-phase, 4-wire, 277/480v (to be verified to the suite)
Fire / Life Safety	Fully sprinklered, pump house backup sprinkler
Utilities	
Water / Sewer	Town of Wilmington
Gas	Town of Reading
Electricity	National Grid



FLOOR PLAN

±20,107 SF AVAILABLE





UNIQUE, CRITICAL MASS INDUSTRIAL PORTFOLIO

The BGO Wilmington Portfolio includes four highly functional assets, with ability to accommodate the needs of a wide swath of occupiers from traditional warehousing tenants to higher-end R&D/GMP type users.



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