

NEW 120,000 RSF SPECULATIVE DEVELOPMENT

1000 NICKERSON

MARLBOROUGH, MA

PROPERTY SPECIFICATIONS

SITE DESCRIPTION

Rentable Area 120,000 RSF

Site Area 12 Acres

CONSTRUCTION SPECIFICATIONS

Construction Tilt Up

Clear Height 32'

Building Depth 180'

Truck Court Depth 130'

Column Spacing 60' at speed bay; 40' at others

Truck Apron Depth 60' concrete

Speed Bay Size 60'x40'x40'

Trailer Parking 50 spaces

Floor 7" reinforced with welded wire mesh

Roof 60 mil TPO with R30 insulation
Designed to accommodate additional roof top units

Windows 13 4'x8' clerestory windows above truck dock doors

BUILDING SYSTEMS

Utilities
Water: Town of Marlborough
Waste: Municipal Sewer Connection
Electric: National Grid
Gas: Eversource

Fire Protection ESFR sprinklers

Lighting LED sensor lighting

EXTERIOR ARCHITECTURAL FEATURES

Façade Concrete panels with red brick accents

Glass & Windows Storefront entrances with additional 4'x8' window line above loading docks

MECHANICAL

Power 3,000 amp electrical service, 277/480v, 3 phase, 4 wire service

Heating Roof-mounted gas-fired units

Parking ~2.1 per 1,000

Dock Doors 10 dock doors
9'x10' insulated vertical lift doors
Vision panels, mechanical levelers, dock seals and dock lights

Drive-In Doors 2 drive-in doors with ramps
12'x14' insulated vertical lift doors
Vision panels, mechanical levelers, dock seals and dock lights

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BUILDING & STRUCTURAL UPGRADES GMP, R&D, LIGHT MANUFACTURING FLEXIBILITY

Roof joist quantity and spacing is denser than typical to accommodate the installation of additional roof top equipment.

The **roof will be installed with a vapor barrier** to create an interior environment that is beneficial for lab and GMP uses.

Footing sizes are increased to allow for the possible installation of a mezzanine.

Bay spacing is larger than a typical warehouse/distribution use in order to provide accommodation for a lab or GMP use. The bay spacing is 60'/40'/40' and the bays are 60' wide as opposed to the typical 40' or 50' wide.

The building will have a 3,000 AMP electrical service installed. **At the service origination and entry point the duct bank will contain a series of 10 empty conduits to allow for service upgrades** without requiring extensive excavation and site utility work.

In addition to the electrical, there will be an **empty conduit system with pull strings from the street to an interior data room** for the installation and delivery of data services by the tenants' carriers.

Roughly double the parking area and number of spaces than typical warehouse use.

Additional site lighting on poles and exterior walls to increase the level of illumination in the parking lots and the building entry/egress areas.

The building has several times **more windows as well as larger windows** than a typical warehouse/distribution center.

Clerestory glass will be installed on the facade to provide a more professional look and character to the building.



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