

# 140

SOUTH ROAD

BEDFORD, MASSACHUSETTS



**CBRE**

LONG-TERM, SINGLE  
TENANT NET LEASE  
OPPORTUNITY



# 01

## Investment Overview

As exclusive listing agent, CBRE Boston Capital Markets (“CBRE”) is pleased to offer for sale 140 South Road, a 70,748 square foot light industrial/R&D facility located in Bedford, Massachusetts (“140 South” or “the Property”). The Property is fully leased to Berkshire Grey Inc., an American technology company that develops integrated artificial intelligence (“AI”) and robotic solutions for e-commerce, retail replenishment, and logistics, through February 2031.

The Property recently received over \$6.4 Million in tenant/landlord investment including upgrades to the façade, lighting, bathrooms, painting, office finish, ADA, and paving / parking area. 140 South possesses critical infrastructure in the research and development for Berkshire Grey including full air conditioning, substantial power infrastructure, generous bay spacing, and extensive loading facilities.

Located within the highly sought-after Route 3 technology corridor just 21 miles north of downtown Boston, 140 South is situated 2 miles from Interstate 95 and 4.5 miles from the Interstate 95/Route 3 interchange. The Property also offers regional access to all of greater Boston’s major highway systems and population centers via Interstate 495, just ten miles away. The ability to tap into these talent these rich employee pools has been vital to the historical health of the market.

140 South is being offered for sale with no asking price and free and clear of any existing debt. Once qualified investors have had a chance to review the Offering Memorandum, CBRE will schedule a ‘Call for Offers’.



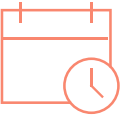
**70,748 SF**  
State-of-the-art  
Light Industrial/R&D building



**100%**  
Leased to  
Berkshire Grey, Inc.



**8+ Year**  
NNN Lease



**February 28, 2031**  
Lease Expiration Date



In-Place Rent  
**28%**  
Below Market



**\$6.4M**  
in Tenant/Landlord  
Investment



Tech Corridor Location within the  
Highly Desirable  
**Route 3 Market**







## TRAVEL DISTANCES

Route 4	0.5 miles
Interstate 95	2.1 miles
Hanscomb AFB	3.3 miles
Route 2	5.4 miles
Interstate 495	9.4 miles
Interstate 93	10.2 miles
Downtown Boston	20.5 miles
Logan International Airport	23.1 miles



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# CBRE

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