

299 | 300 | 301
**BALLARDVALE
STREET**

WILMINGTON, MA

CBRE

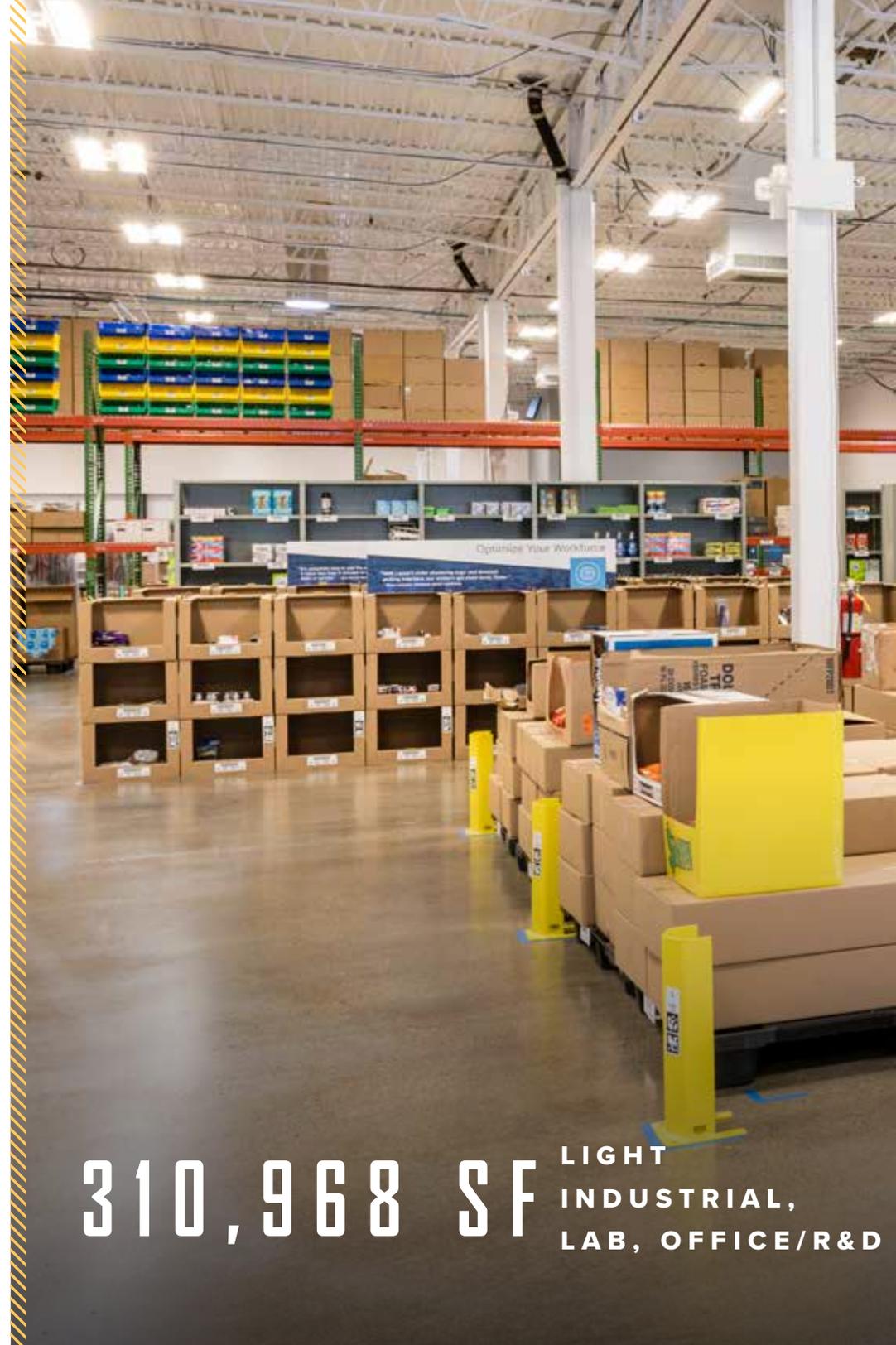
INVESTMENT OPPORTUNITY

As exclusive listing agent, CBRE Boston Capital Markets (“CBRE”) is pleased to offer for sale 299, 300 & 301 Ballardvale Street located in Wilmington, Massachusetts (together, the “Portfolio” or the “Ballardvale Portfolio”). The light industrial buildings at 299 Ballardvale Street and 301 Ballardvale Street, totaling 200,750 SF, are 93% leased (combined) with recent leases executed by established life science tenants in Charles River Labs and Spectra Medical, and 300 Ballardvale Street, which houses office/R&D space, is currently 79% leased and boasts a long-term anchor tenant in Hub International (43% of the property through December 2028).

The Ballardvale Portfolio offers an ideal location within a well-established innovation cluster, located directly off Interstate 93 and centrally positioned between Interstate 95 and Interstate 495, providing seamless access to all of Greater Boston’s major highway systems and population hubs. The Portfolio’s location within the suburban north market offers easy access to a highly skilled labor force from Boston to Southern New Hampshire, and from the North Shore and Western suburbs.

With \$2.0M of capital investment undertaken to reposition the Portfolio, it is well-positioned to cater to tenants looking for cost-effective options for warehouse, light industrial, life science, manufacturing, and office space. The Portfolio features extensive window lines, efficient floor plates, and substantial power and HVAC infrastructure, all of which are desired by today’s users.

The portfolio is being offered “as is” without a formal asking price and free and clear of existing debt. Once qualified investors have had an opportunity to thoroughly review the Offering Memorandum, CBRE will schedule a “call for offers”.



310,968 SF LIGHT INDUSTRIAL, LAB, OFFICE/R&D



93% LEASED TO
7 TENANTS

(299 & 301 Ballardvale Street)

79% LEASED TO
9 TENANTS

(300 Ballardvale Street)

88% COMBINED
OCCUPANCY

5.88 WALT
YEARS





**LOCATED
WITHIN THE
BALLARDVALE
INNOVATION
CLUSTER**



**UNMATCHED
ACCESS**



**STABLE CASH
FLOW WITH
POTENTIAL
UPSIDE**



**TOP-TIER
PORTFOLIO
SPECIFICATIONS**



**PLETHORA
OF ON-SITE
AND NEARBY
AMENITIES**



**SIGNIFICANT
CAPITAL
INVESTMENT**

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