

REED ROAD HUDSON

MASSACHUSETTS

**150-ACRE
BUILD-TO-SUIT
OPPORTUNITY**



SITE HIGHLIGHTS



150-ACRE BUILD-TO-SUIT OPPORTUNITY

POWER

- Up to 50 MW available from municipal provider Hudson Light & Power
 - Most competitive rates in the state
 - Hudson Light & Power's substation direct abuts the property and offers significant redundancy

WATER

- Previous user required 500,000+ gallons/day
- An existing 16" service from Reed Road with redundancy from a 12" connection via connection via Marlborough Street by Hudson DPW

SEWER

- An 8" connection provided by Town of Hudson DPW
- Previous user operated under an industrial wastewater discharge permit for increased discharge capacity

GAS

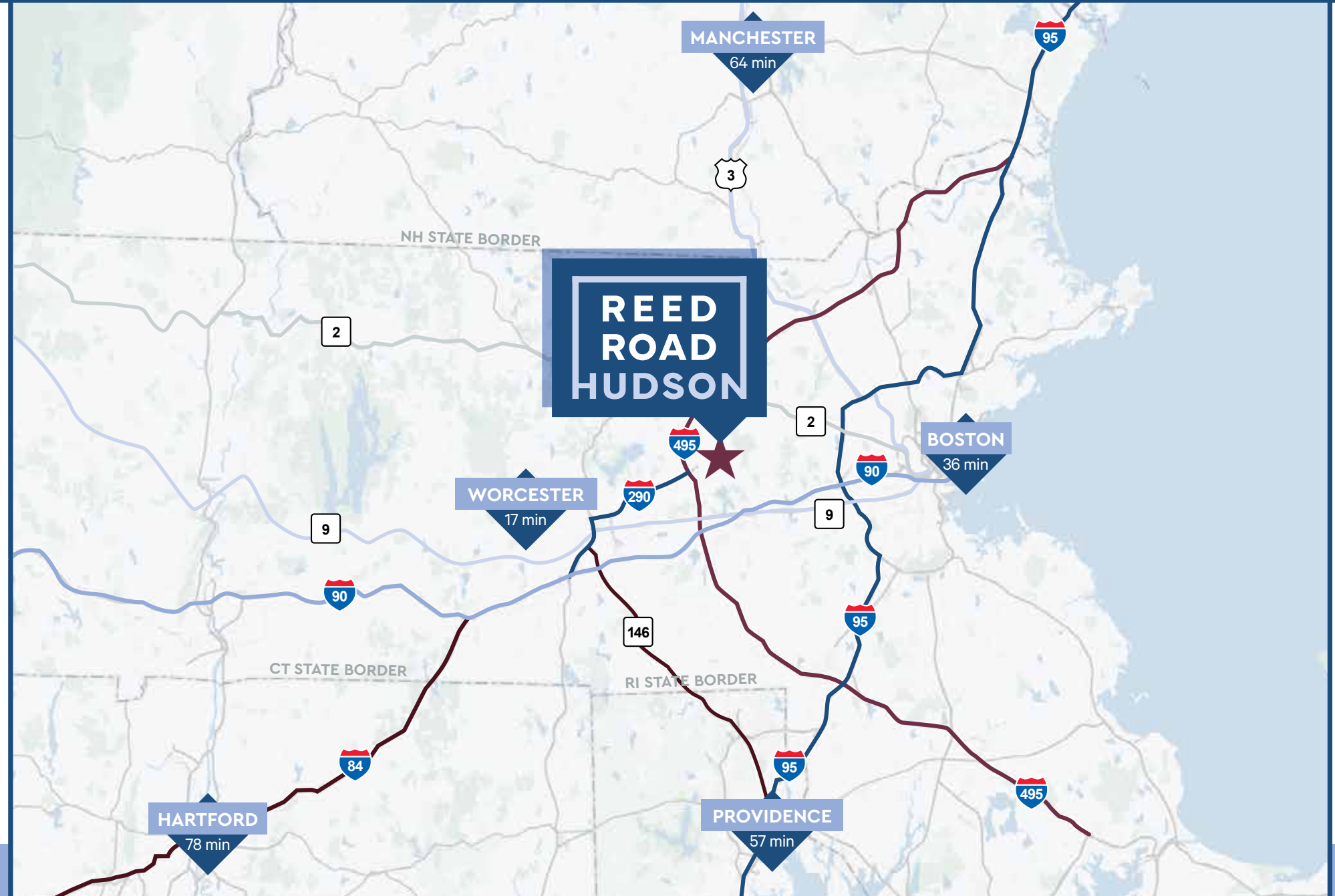
- Site is served by two feeds (4" and 6") by Eversource
- Previous user exceeded 200,000 terms per month

TELECOMMUNICATIONS

- Existing providers to the site include Verizon and Lumen

LOCATION & ACCESS

**PRIME REGIONAL
LOCATION
WITH IMMEDIATE
PROXIMITY TO
INTERSTATES
495, 90 & 290**



CONSUMER ACCESS

40.2 MILLION CONSUMERS
WITHIN A 5 HOUR DRIVE TIME

CONSUMER DRIVE TIMES

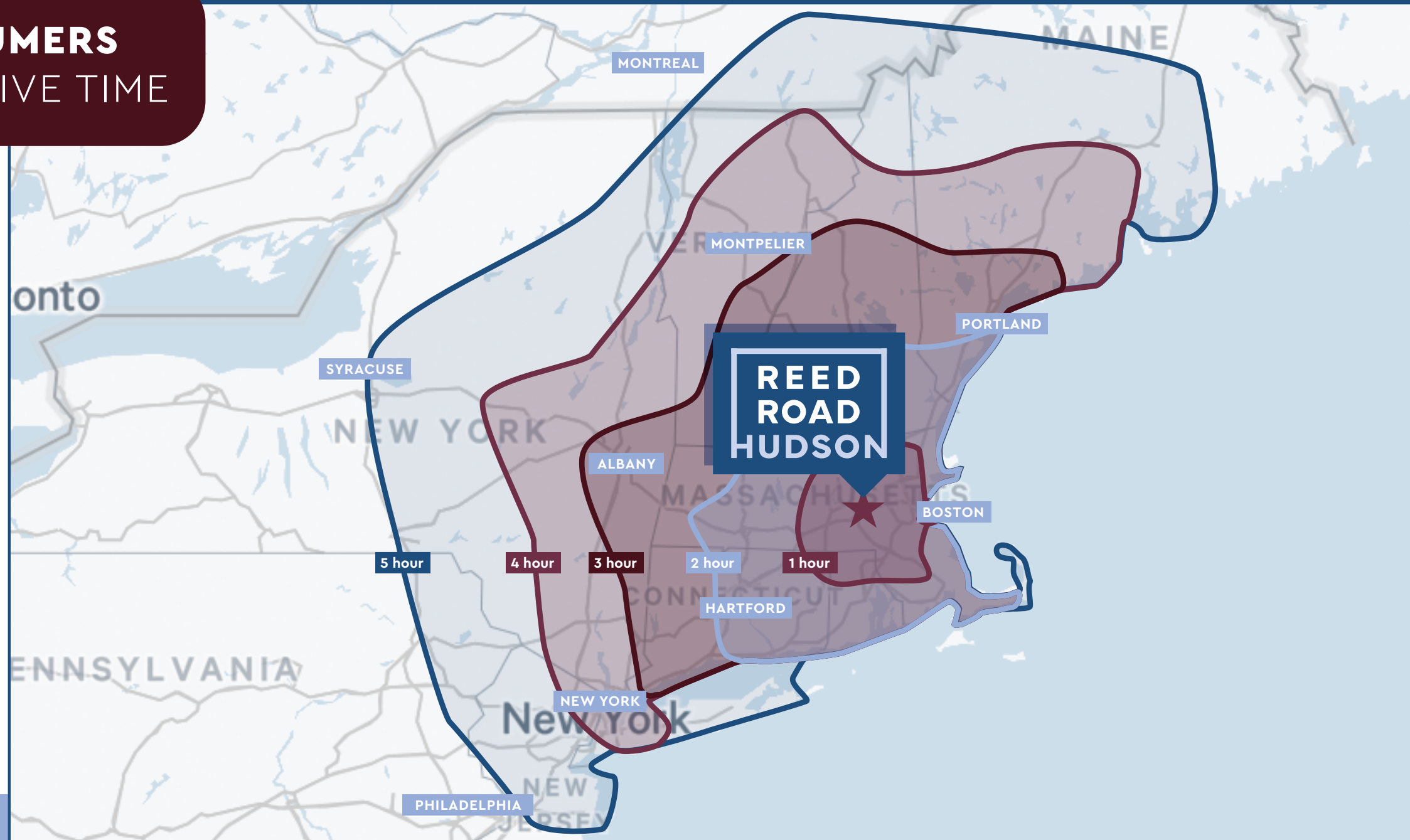
1 hour
5.1M People

2 hours
11.5M People

3 hours
15.5M People

4 hours
29.9M People

5 hours
40.2M People



INDUSTRIAL LABOR FORCE

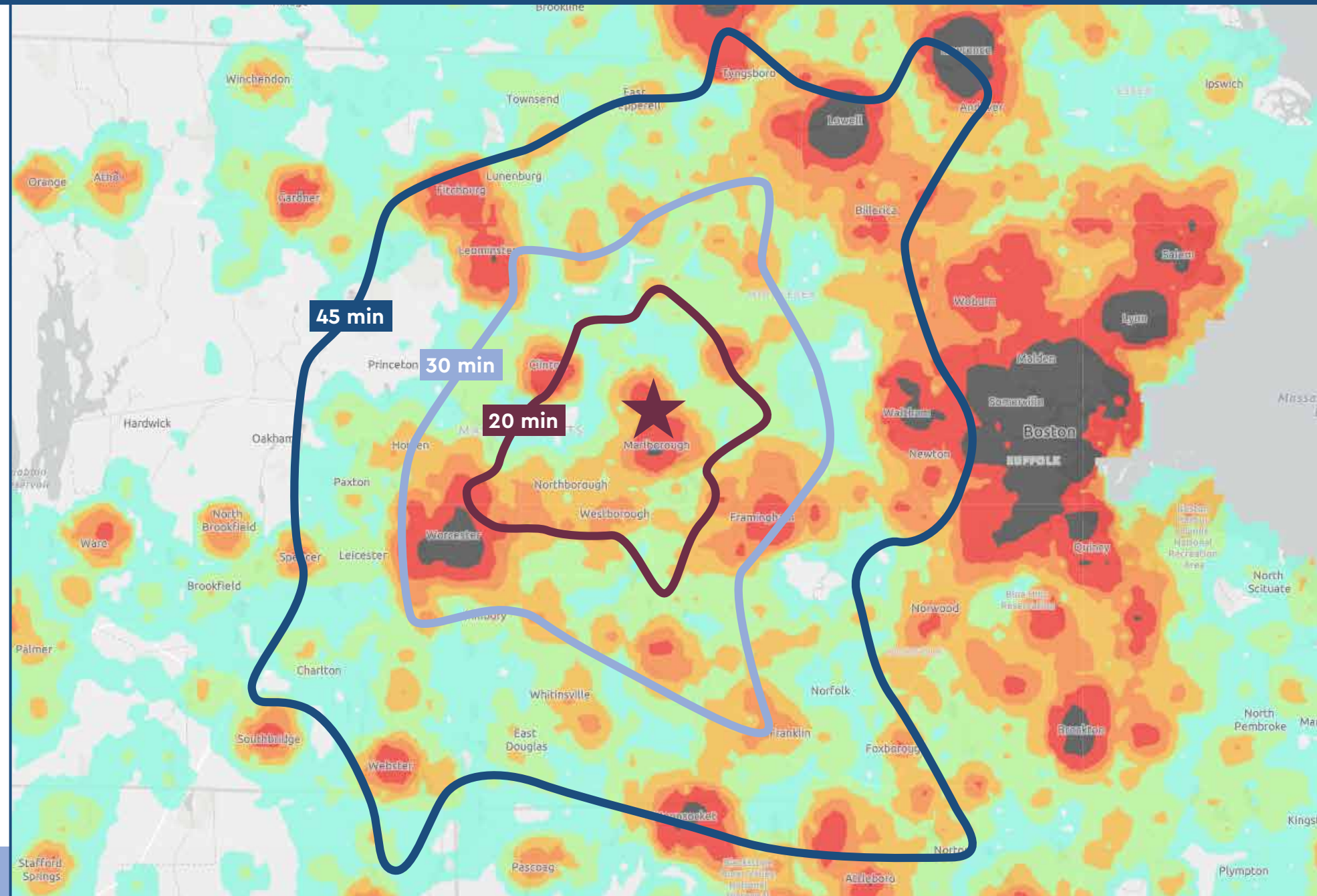
ABUNDANT QUALITY LABOR FORCE

Reed Road Hudson has excellent access to labor, with approximately **34,000** warehouse and manufacturing employees living within a 30 minute drive.

20 minutes	30 minutes	45 minutes
8,705 employees	33,973 employees	101,322 employees

TARGET LABOR FORCE PER SQUARE MILE:

Warehouse &
Manufacturing
Employees



HUDSON: WHERE LIFESTYLE AND COMMUNITY THRIVE

EXPERIENCE THE HUDSON REVIVAL

Recognized as America's Best Main Street, Hudson has become a vibrant hotspot featuring lively eateries, charming coffee shops, live music venues, a micro creamery, two local breweries, an 8-mile biking trail, and a scenic downtown riverwalk.

THRIVING BUSINESS COMMUNITY

Hudson offers a supportive atmosphere for businesses, with favorable local policies and a forward-thinking approach to economic development. The area boasts a strong legacy in **technology and manufacturing**, particularly in IT, data analytics, and advanced manufacturing sectors.

HIGH QUALITY OF LIFE

With a revitalized downtown, top-rated schools, and abundant recreational options, Hudson is an ideal place for employees and their families to live, work, and play.

DYNAMIC LOCAL ECONOMY

Hudson has a growing local economy with a diverse range of businesses. Its economic development efforts are **focused on attracting and supporting a variety of industries.**



THE HABERDASH



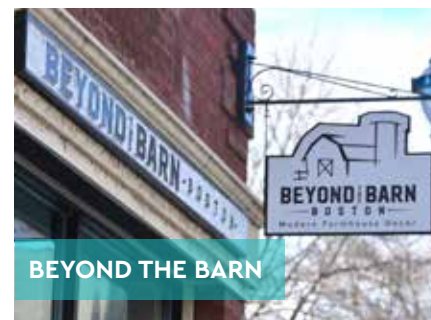
NEW CITY MICROCREAMERY



MAIN STREET BAGEL FACTORY



SILVA'S BAKERY



BEYOND THE BARN



OWEN & SAGE



MEDUSA BREWING CO.



WELLY'S HUDSON



CROSE NEST



SARAH BERTOCHI

SPONSORSHIP



- One of Greater New England's largest vertically integrated real estate investment, development, construction and management firms.
- We work closely with our partners and tenants to acquire or create, and operate, vibrant and healthy commercial and residential real estate.
- Through over 300 projects and three decades of experience, we have become part of the New England communities in which we work.
- Our local knowledge and relationships, combined with our technical and permitting expertise, result in exceptional places.
- Our capital is provided through our fully-discretionary closed-end private equity real estate funds.

INDUSTRIAL EXPERIENCE



Logistics & Tech Park At Rentschler Field
East Hartford, CT
2.5M SF
Completion Spring 2024



Baldor 130 Eastern Avenue
Chelsea, MA
100,000 SF
Completed in 2018



61 Leona Drive
Middleborough, MA
150,000 SF
Acquired in 2018



30 Commerce Boulevard
Chelsea, MA
132,298 SF
Acquired in 2018



MS Walker 975 University Avenue
Norwood, MA
363,108 SF
Completed in 2017



750 Everett Street
Norwood, MA
162,695 SF
Acquired in 2017



MS Walker 300 Meadow Road
Dedham/Hyde Park, MA
130,000 SF
Completed in 2016



100 Boston Business Street
Boston, MA
450,400 SF
Acquired in 2015



Hamilton Storage Technologies 3 Forge Park
Franklin, MA
52,000 SF
Completed in 2013



Best Buy Distribution Center
Bellingham, MA
239,000 SF
Completed in 2009



Dunkin' Northeast Distribution Center
Bellingham, MA
410,000 SF
Completed in 2005



BJ's Distribution Center
Franklin, MA
142,120 SF
Completed in 1999



High Liner Foods 801 Jubilee Drive
Peabody, MA
123,000 SF
Completed in 1996



Keebler 17 Forge Park
Franklin, MA
84,000 SF
Completed in 1991



Berry Plastics 25 Forge Park
Franklin, MA
18,000 SF
Completed in 1990



MetroNorth Business Center
Woburn, MA
1,300,000 SF
ND owned 25+ years

INDUSTRIAL & RETAIL CLIENTS



REED ROAD HUDSON

MASSACHUSETTS

Rob Byrne

Executive Vice President
+1 617 827 7486
robert.byrne@cbre.com

Steve Clancy

Executive Vice President
+1 617 633 8083
steve.clancy@cbre.com

Danielle Frisch

Senior Vice President
+1 781 964 0575
danielle.frisch@cbre.com

Kendall Lynch

Vice President
+1 781 812 6435
kendall.lynch@cbre.com

Juliana Fiore

Senior Associate
+1 781 801 3423
juliana.fiore@cbre.com

Caroline Munn

Senior Associate
+1 516 851 6261
caroline.munn@cbre.com

© 2025 CBRE, Inc. All rights reserved. This information has been obtained from sources believed reliable, but has not been verified for accuracy or completeness. You should conduct a careful, independent investigation of the property and verify all information. Any reliance on this information is solely at your own risk. CBRE and the CBRE logo are service marks of CBRE, Inc. All other marks displayed on this document are the property of their respective owners, and the use of such logos does not imply any affiliation with or endorsement of CBRE. Photos herein are the property of their respective owners. Use of these images without the express written consent of the owner is prohibited.



NATIONAL
DEVELOPMENT

CBRE