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Cummings Properties begins development at new Beverly campus

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Cummings Properties has begun to develop its Dunham Rd. location, the firm's most recent acquisition. A 475-car central parking structure is nearing completion, and the foundation has been laid for 48 Dunham Rd., a planned 144,000-square-foot mixed-use building.

Cummings Properties purchased the 54-acre site in December 2011. Nearly vacant at the time, the one existing building on the property, 50 Dunham Rd., was formerly home to legendary game makers Parker Brothers and Atari. The building is now 85% leased, with Microline Surgical occupying 68,000 of its 105,000 s/f.

"One of the primary factors that attracted us to this property was its development potential," said Dennis Clarke, president and CEO of Cummings Properties. "With its available land and highly visible frontage on Route 128, the site meets all the requirements of a major corporate campus."

The new five-story parking garage has been topped with 832 solar panels, which generate an estimated 321,000 kWh of clean energy annually to help power the site's existing and future buildings. Cummings has now installed a total of nearly 7,700 solar panels throughout its 10 million-square-foot portfolio, producing almost 2.4 million kWh annually.

According to design manager Jim Trudeau, with design elements such as native stone, glass and aluminum panels, and extensive landscaping, the parking structure will complement the rest of the campus. Construction will conclude with the building of enclosed bridges that will allow clients and visitors to walk from three levels of the garage directly into the planned 48 Dunham Rd. building.

Although Cummings Properties is known for speculative building, the Woburn-based firm is waiting to sign a significant lease before further construction of 48 Dunham Rd.

"The plans are largely complete, but we will build out the interior to suit," said Clarke. "This is an ideal opportunity for a company to have a facility that is truly tailored to its needs."

The planned building could accommodate office or lab uses, and will include some high-bay space. It will offer energy-efficient construction, class-A interior finishes, and modern design features, including a distinctive entryway and a dramatic five-story angled glass facade.

"Our goal is to reflect the architecture of neighboring 50 Dunham Rd., but in a more contemporary arrangement," said Trudeau.

Clarke estimated that, depending on the initial client's requirement, Cummings Properties' integrated design and construction team could complete construction within six to twelve months.

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