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LPC, Angelo Gordon and ARCO begin 120,600 s/f industrial project

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Marlborough, MA According to Lincoln Property Co. (LPC), in partnership with Angelo Gordon, construction has begun at 1000 Nickerson Rd. The 120,600 s/f speculative advanced industrial building will feature 32' ceilings, ample structural supports for the potential addition of mezzanine areas, and a total of 10 loading docks with over 2.0/1,000 s/f parking ratio.

“We look forward to delivering a best-in-class project that will support the growing demand for not just warehouse space, but advanced manufacturing and high-tech industries in the Greater Boston area,” said Scott Faber, senior vice president at LPC. “1000 Nickerson is thoughtfully designed and we are already experiencing strong interest from tenants that see the tremendous benefits in growing in or relocating to the forward-thinking Marlborough business community.”

ARCO National Construction, a leading light industrial and commercial construction company, has been hired as the general contractor on 1000 Nickerson due to their experience in ground-up construction for industrial spaces. The design of 1000 Nickerson was a collaborative effort between ARCO National Construction and Jacobs, an architecture and engineering firm with over 50 years of

experience in the biopharmaceutical industry, provided integrated architectural and MEP/FP services.

1000 Nickerson is designed to support the manufacturing needs of potential R&D and cGMP tenants, while maintaining the flexibility to accommodate all industrial users including warehouse spaces. Structural upgrades and specific user-considerations include 60'/40'/40' bay spacing to allow for installation of cleanroom PODs, increased footing sizes for possible installation of a mezzanine, a series of 10 conduits for service upgrades to exceed the 3,000-amp service included in base building delivery, and the roof will be installed with a vapor barrier to create an interior environment that is beneficial for lab and GMP uses.

“ARCO National Construction is thrilled to be a part of this project and continue our ongoing partnership with Lincoln Property Company,” said George Green, principal at ARCO National Construction. “The flexible design and upgraded features of this state-of-the-art facility will make it attractive to a variety of end-users looking to expand capacity quickly. Our Boston-based team is proud to provide design-build services for the project and help bring much-needed warehouse and advanced manufacturing space to the local market.”

Situated in a highly-accessible, amenity-rich Metrowest location, 1000 Nickerson is directly accessible from I-495 and approximately five miles from the Mass Pike. LPC’s Tim Latham, Chris Devaux and James Tambone are managing the marketing and leasing efforts for the new development.

“1000 Nickerson is a welcome supply relief to meet the tremendous demand for all industrial and advanced manufacturing uses, including biotechnology, which we are seeing in the market today,” said Tim Latham, Senior Vice President of Leasing at LPC. “We look forward to working with a range of different users to best fit 1000 Nickerson to their needs.”