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## Trammell Crow Company and Diamond Realty break ground on 323,750 s/f industrial development

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Merrimack, NH The Boston office of Trammell Crow Company (TCC), a global commercial real estate developer, and JV partner Diamond Realty Investments broke ground on 50 Robert Milligan Pkwy. (50 RMP) with an official ceremony hosted on May 18. Construction is now underway on the 323,750 s/f class A industrial building, which will deliver in Q4 2023. The JV closed on the land for the development in December 2022.

“50 Robert Milligan Pkwy. will deliver much-needed quality industrial and logistics space to the supply constrained Greater Boston industrial market. The property is ideal for a variety of users that want to expand in the Northeast region. The site’s proximity to the Ayer Intermodal freight system, as well as the cargo hub at the Manchester-Boston Regional Airport, are just two of the attributes that will set this development apart from others in the market,” said Sam Schaefer, principal and market leader for TCC Boston. “We look forward to working with our project partners to deliver 50 RMP later this year and securing a strong tenant roster for the building.”

The new class A rear-load facility is situated on 43 acres and will feature 36’ clear height, 48’ 4” x 52’ column spacing, 53 dock doors, 131 trailer drops, an ESFR fire suppression system, LED lighting, as well as 2,000 s/f of office space. The building is being marketed for lease by CBRE and is designed with flexibility in mind, capable of servicing users ranging from 50,000 s/f, up to a full-building user.

Macgregor Associates is serving as the architect of record, RC Anderson acting as the general contractor and Bohler is the project’s civil engineer. Santander Bank provided the construction loan.

50 RMP is located 48 miles north of Boston and is adjacent to U.S. Rte. 3 and the FE Everett Tpke., one of the primary arteries servicing the north market, along with I-93, I-95, and U.S. Rte. 1.

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