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## **Camber Development and Wheelock Street Capital complete Phase 1 of 44 Middlesex manufacturing campus**

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Bedford, MA According to Newmark, on behalf of ownership, Camber Development and Wheelock Street Capital, Phase 1 at 44 Middlesex – a new advanced manufacturing campus – is now complete. In completing Phase I of the project, ownership marks the delivery of the first of two, 147,000 s/f, unmatched advanced manufacturing and biomanufacturing spaces to the Greater Boston submarket. Newmark executive managing directors Richard Ruggiero, Matt Adams, Torin Taylor, Rory Walsh and Tyler McGrail were retained as the exclusive leasing agents for the property.

“We congratulate ownership on achieving this milestone in the project as it marks the delivery of a best-in-class facility within a market with little existing supply and robust tenant demand,” said Taylor. “We are confident that through our collaborative partnership with Camber Development and

Wheelock Street Capital, we will swiftly identify a complementary fit for this space.”

Phase II of the development will encompass the delivery of a second, 147,000 s/f building, which has been entitled and is pad-ready. Construction is slated to begin in 2025, with a one-year construction duration – targeting a completion date in 2026.

“We are proud to introduce 44 Middlesex to the market and partner with leading companies in Greater Boston to create an optimal location for its business to thrive,” said Tucker Kelton, founder and managing partner at Camber. “The depth and breadth of impactful technological advancement in the life science, climate technology and robotics industries taking place throughout Massachusetts is unrivaled and inspires our team to continue investing in and developing best-in-class innovative industrial real estate like 44 Middlesex.”

Totaling 294,000 s/f, the two-building life science and advanced manufacturing campus offers unmatched physical specifications including 8,600 amps of power, 36’ clear heights, six loading docks, robust structural capacity for rooftop equipment and interior mezzanine, and a large outdoor amenity area with a fire feature, Ipe decking, and synthetic lawn. The campus’ highly functional and flexible design is equipped to accommodate cutting-edge technology and practices. Each of Buildings 1 and 2 will be two-story structures, featuring 105,000 s/f on the ground floor and a 42,000 s/f mezzanine space on the second floor.

44 Middlesex is in a location central to executive and R&D talent, and the manufacturing talent pool clustered to the north and west of Boston. The campus will also benefit from the surrounding area – five major retail centers within a 10-minute drive with a roster of dining options such as Row 34, Tuscan Kitchen, The Bancroft, Capital Grille, King’s and Yard House. Additionally, the campus benefits from its proximate location to approximately 2.5 million s/f of future retail space in Burlington, Massachusetts, which offers a vast amount of entertainment options close by.

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