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JLL secures \$92 million in financing for Fordham Park Robotic and Logistics site

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Wilmington, MA JLL Capital Markets secured \$92 million in financing for Fordham Park Robotic and Logistics Campus, a three-building robotics, R&D and distribution park.

JLL worked on behalf of the borrower, Carlisle Capital Corp., to secure a five-year loan through M&T Bank.

Located at 100-110 Fordham Rd., the 393,911 s/f campus is on 40.1 acres and features high-bay R&D, robotics, and distribution space. The park is fully leased to credit tenants in e-commerce, warehouse automation/robotics, and semiconductor equipment/industrial automation industries.

Fordham Park is located off I-93 (exit 33), offering connectivity to the region's major distribution corridors, including I-95 and I-495, and providing access to Boston and Southern New Hampshire. The property is positioned to appeal to a variety of industrial, flex and R&D tenants who require locations near major thoroughfares, allowing for distribution to all points north, south, east and west.

The JLL Debt Advisory team was led by senior managing director Tom Sullivan.

"Fordham Park represents the premier robotics and logistics campus in Boston's best industrial submarket. The sponsor's execution of a complete re-positioning of the park created incredible leasing demand and made it one of the most unique financing opportunities for lenders in this environment," said Sullivan. "The northern Boston submarket continues to demonstrate strong fundamentals and remains a desirable location for industrial and R&D tenants."

JLL Capital Markets is a full-service global provider of capital solutions for real estate investors and occupiers.

The firm's in-depth local market and global investor knowledge delivers the best-in-class solutions for clients — whether investment sales and advisory, debt advisory, equity advisory or a recapitalization. The firm has more than 3,000 capital markets specialists worldwide with offices in nearly 50 countries.

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