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GenesisM breaks ground on 154,000 s/f biomanufacturing facility at 45 Crosby Dr., Bedford, MA

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Bedford, MA GenesisM, a joint venture between Bain Capital Real Estate (Bain Capital) and Botanic Properties (Botanic), has officially broken ground on its 154,000 s/f class A biomanufacturing facility at 45 Crosby Dr. The groundbreaking ceremony was attended by members of the project team, town officials and representatives, and local partners in the biotech and real estate communities.

The project marks a significant step forward in addressing the critical need for purpose-built life sciences manufacturing infrastructure in the Greater Boston region. Bain Capital and Botanic formed GenesisM to create best-in-class real estate solutions tailored to the clinical and commercial production needs of life science tenants. GenesisM's proprietary Enhanced Core design provides a robust initial build-out that reduces tenant fit-out time and capital costs, helping companies better align their manufacturing spend and scale with product maturity.

Located along the Rte. 3 corridor and with proximity to Kendall Sq.'s life sciences ecosystem, the new facility is designed to support multiple tenants operating independently within highly regulated manufacturing suites. Each tenant will have access to dedicated infrastructure and building systems

designed to meet stringent operational requirements.

“This groundbreaking marks a major milestone in the evolution of GenesisM,” said Joshua Zinns, managing principal of Botanic Properties. “We are proud to advance our mission of delivering flexible, capital-efficient biomanufacturing facilities that help companies bring innovative therapies to market faster and more efficiently. We are particularly pleased to be able to deliver this project in Bedford, MA, which is one of the most forward-thinking communities for life science and technology companies.”

The facility will feature 27-ft. ceiling heights, up to 18 loading berths, 12,000 amps of power, and 40 ft. x 40 ft. column spacing. GenesisM's Enhanced Core platform is designed to provide long-term operational flexibility, accelerate build-out timelines, and reduce upfront capital requirements for tenants.

Construction is currently underway, with tenant fit-out commencing as early as Q2 2026 and final core and shell delivery expected in Q3 2026. The project team includes:

- Construction manager: Commodore Builders
- Design architect: Perkins&Will
- MEP engineer: BR+A Consulting Engineers
- Structural engineer: Thornton Tomasetti
- Civil engineer: VHB
- cGMP Peer Review: Arcadis

Construction financing for the project was provided by Barings.

“The entire GenesisM team would like to show our appreciation to Barings,” said Joshua Zinns, “Barings has been studying and dedicating resources to the biomanufacturing sector for years, which allowed them to make an informed investment decision when the right project came along.”

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