



13-15 DEANGELO DR

BEDFORD, MA

FOR SALE | 31,000 SF CLASS A FLEX/LAB BUILDING

- \$4.7 M in Recent Capital Improvements
- Situated in Greater Boston's Most Robust Lab Cluster



**THE
STUBBLEBINE
COMPANY**

CORFAC INTERNATIONAL

PROPERTY SUMMARY



PROPERTY DESCRIPTION FOR SALE / 31,000 SF SINGLE STORY FLEX/LAB BUILDING

PROPERTY SPECIFICATIONS

Address:	13-15 DeAngelo Dr, Bedford, MA
Rentable Area:	31,000 SF
Lot Size:	2.92 AC
Year Built/Renovated:	1975 / 2011 / 2021
Building Use:	Lab (BSL-1), Office
Clear Height:	+/- 14'
Loading:	One (1) Tailboard Dock
Roof:	Rubber membrane: Building 13- 2020 Installation Building 15- 2016 Installation
Parking:	106 Spaces
Tenancy:	Single
Electrical:	3,000 Amp
Back-Up Power:	Kohler Generator 20RE02JC
Sale Price:	Market

EXISTING INFRASTRUCTURE

	Air Handlers: Trane Model CSAA025 AHU-1 (Ground Level) Trane ModelCSAA010 AHU-2 (Rooftop) Carrier Model 39NC09 AH-1 (Supply Air) Carrier Model 39NC13 AH-2 (Supply Air)
Heating/Cooling, HVAC:	RTU Packages: Lennox: Mode KGA240S4B 2- Stage RTU (3) Carrier Model 48TJE005 - 501QE RTUs
	Boilers: Camus Boiler Model #DFNH- 0750 Aerco Boiler Model #BMK1000
Lab Equipment:	E4 Osmonics RO System MarCor Purification PH System (12) Fume Hoods (1) Cold Room (4) Autoclaves (6) Eye Wash Stations

CITY INFORMATION



LOCATION DESCRIPTION

Influenced by the educational hub that exists in Boston and Cambridge, Greater Boston is a booming area for life science research and development. VC backed early-stage biotech and blue-chip corporations benefit from the vast pool of talent that is strongly supported by the infrastructure surrounding world-class institutions such as MIT and Harvard. As this influence expands to the Bedford/Lexington area, it becomes more established as a resilient suburban life science market in Greater Boston.

Since 2015, significant investments have been made by ownership to improve the existing lab areas and build new lab space, a total investment of over \$4.7M to the facility. 13-15 DeAngelo Dr is surrounded by blue-chip life science tenants including Thermo-Fisher, Stoke Therapeutics, Cystic Fibrosis Foundation, and Millipore Sigma, offering lab and clean manufacturing companies the benefit of being in Greater Boston's most vibrant suburban lab cluster.

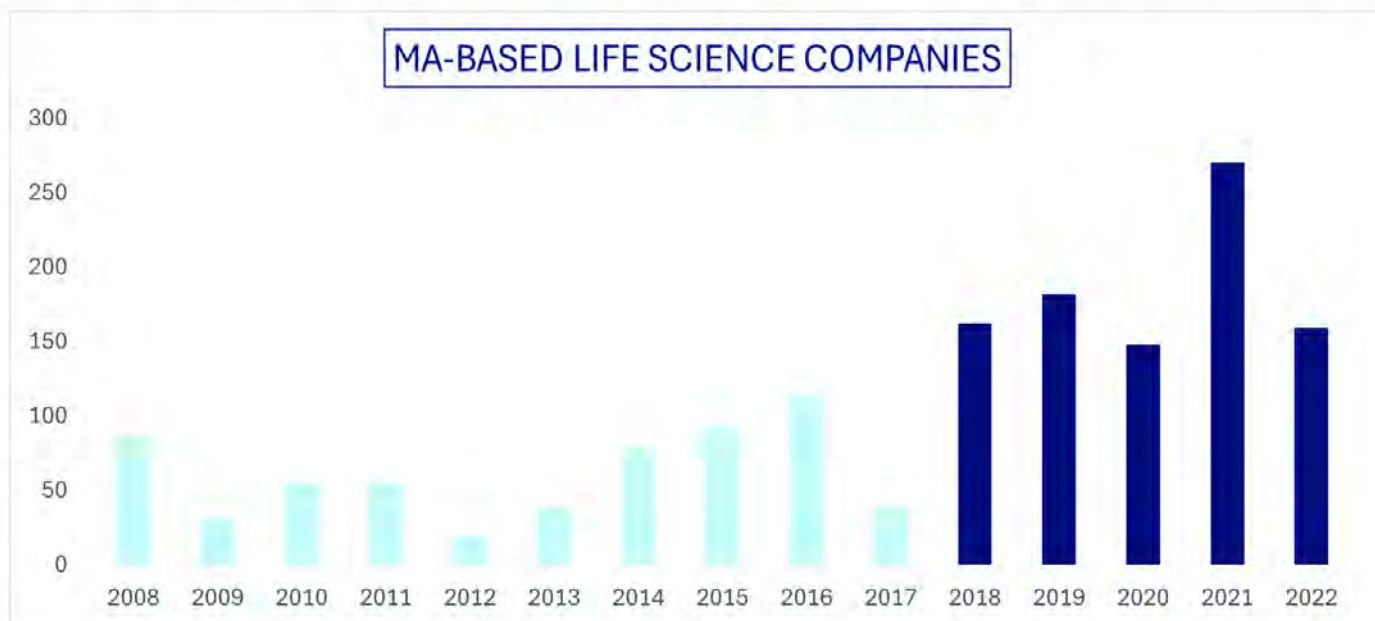
Employees in this location benefit from a plethora of amenities, including direct access to the Minuteman Bike Path, and proximity to numerous high caliber corporate neighbors.

LOCATION HIGHLIGHTS

- 2.5 Miles to I-95
- 10.5 Miles to I-495 via Route 3
- 15 Minutes to I-93
- 20 Miles to Boston
- Close proximity to the Hanscomb Air Force Base and Hartwell Avenue, as well as many large biotech companies, and the Burlington Mall

MA LIFE SCIENCE COMPANY INFORMATION

From 2018-2022, an average of 184 new companies were formed per year, relative to 61 new companies formed per year from 2008-2017.



SALES REVENUE FOR MA-BASED LIFE SCIENCE COMPANIES

Estimated revenue for MA-based life science companies grew 53% between 2019-2022, and is expected to double again by 2028.



GREATER BOSTON MARKET OVERVIEW

Boston is widely acclaimed as the leading center for life sciences, recognized as the foremost life science cluster globally. This prominence is largely attributed to the outstanding academic and research institutions in the region, such as Harvard, MIT, Mass General Brigham, Beth Israel, and Boston Children's Hospital. These institutions have been pivotal in drawing and keeping an extraordinary concentration of talent. However, this talent reaches its full potential only with adequate funding to support commercialization efforts. Fortunately, the Greater Boston area enjoys significant public and private funding dedicated to life sciences, medical devices, and healthcare.

Greater Boston's lab and life science market is driven by the vibrant Cambridge sector, which hosts the highest concentration of intellectual and entrepreneurial talent worldwide. With prestigious institutions like MIT and Harvard, alongside numerous life science and technology foundations and incubator facilities, Cambridge is a true innovation hub that attracts global talent. This thriving environment has fueled a tremendous demand for life science products in the Greater Boston area. Recently, Cambridge was chosen to establish the new biotech federal agency, ARPA-H (Advanced Research Projects Agency for Health). This investment catalyst presents a significant opportunity to boost economic development in Massachusetts and reinforce Boston's leading role in the nation's life science sector.

- 19 out of 20 of the largest Biotech and Pharmaceutical companies have a significant presence in the market
- 34% of total U.S. Life Science funding goes to companies in Massachusetts
- 217+ New Life Science companies founded in Massachusetts since 2021
- 4 to 1: Life Science job growth out-pacing overall job growth

LOCATION MAP



Bedford



ASMP

DATA INTENSITY

Robot

MITRE

LANTHEUS

Blue Sky CENTER



Milipore SIGMA

DIVERSIFIED TECHNOLOGIES, INC.

ANIKA

labcorp

CardinalHealth

iVexSol

SalioGen THERAPEUTICS

KSQ

ThermoFisher SCIENTIFIC

uniQure



Laurence G. Hanscom Field

Hanscom AFB

Google

LEXINGTON/BEDFORD

3.1MM RSF LAB SUPPLY

7.7% VACANCY

\$67 NNN RENT

13-15
DEANGELO

EAST CAMBRIDGE

11.3MM RSF LAB SUPPLY

6.3% VACANCY

\$113 NNN RENT

WALTHAM

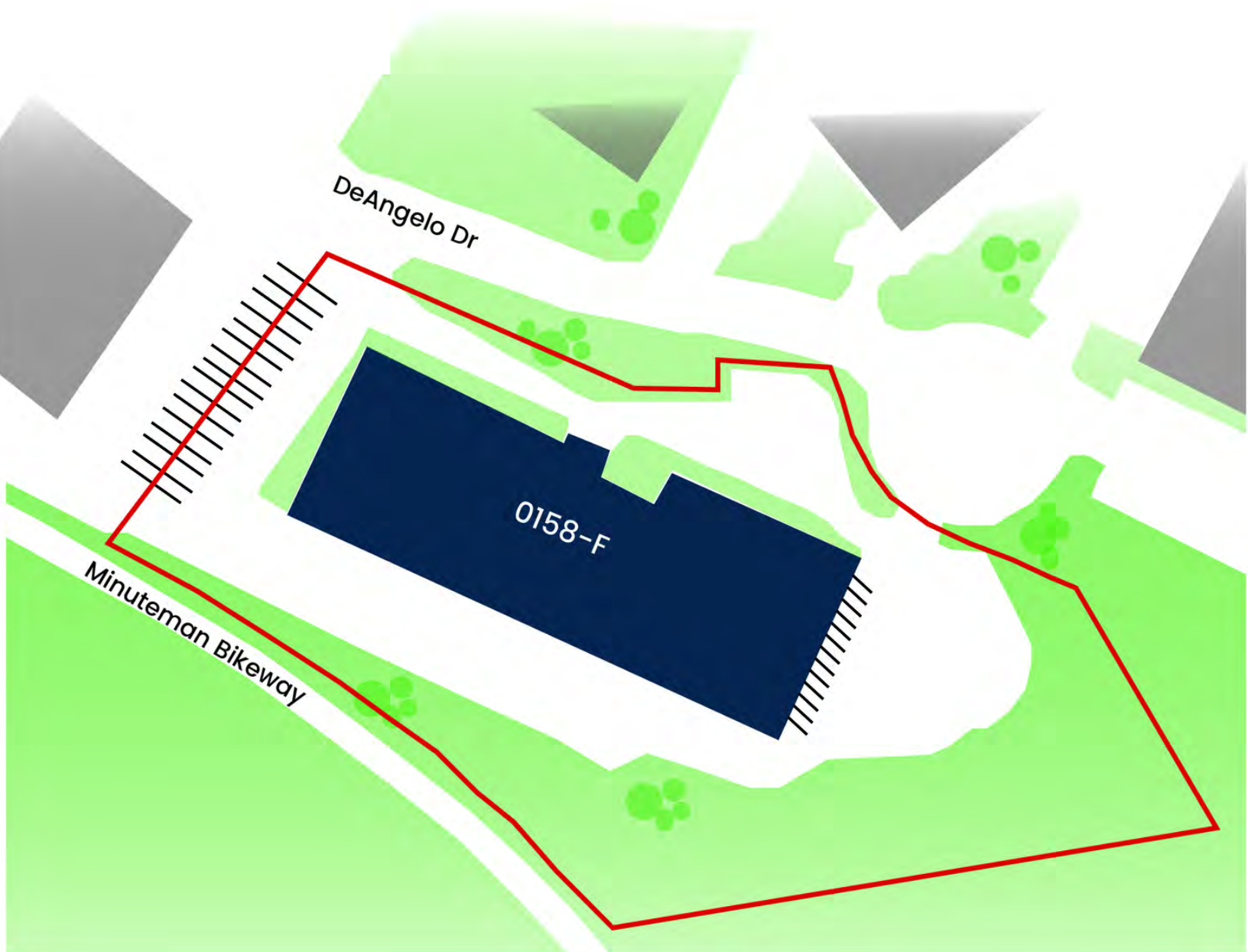
3.9MM RSF LAB SUPPLY

11.4% VACANCY

\$78 NNN RENT

DEMOGRAPHICS	3 MILES	5 MILES	10 MILES
Total population	29,968	95,569	712,379
Total households	10,627	34,402	274,472
Total persons per HH	2.8	2.8	2.6
Average HH income	\$230,692	\$221,866	\$193,974
Average house value	\$1,088,432	\$1,014,098	\$928,020

SITE PLAN







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