

14

DEANGELO

BEDFORD, MA

24,000 SF
FLEX BUILDING

SINGLE TENANT NET LEASE
100% OCCUPIED UNTIL 12/31/2026



THE
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COREFAC INTERNATIONAL

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THE OFFERING

As the exclusive agent, The Stubblebine Company/CORFAC International is pleased to offer for sale 14 DeAngelo Drive, Bedford, MA, a 100% leased, Class A 24,000 SF 14.5' clear flex building.

Strategically located 1 mile from Route 128/I-95 and Hartwell Ave, the property is situated in close proximity to numerous amenities including Whole Foods, Starbucks, Dunkin', CVS, TD Bank, and Bank of America.

Ensclosed in the "Greater Hartwell Avenue" area, 14 DeAngelo Drive is located in one of the most robust lab/bio-tech areas in the Northeast. The Massachusetts Biotechnology Council rates Bedford as a "Platinum Level 'BioReady' Community." Additionally, Boston and Cambridge, located 20 minutes east of Bedford, continue to reign as one of the preeminent biotech areas in the world.



INVESTMENT HIGHLIGHTS

Stable cash-flow with significant upside potential

- 100% leased
- \$566,400 2024 NOI
- Ametek has been a tenant in the property since 2014

Zoning

- C (Commercial)
- FAR: 0.13%

Superior Location

- Located 1 mile from I-95/Rt.128 and Hartwell Avenue
- 5 minutes from Hanscom Air Force base
- Situated a quarter mile from the Lexington/Cambridge Bike Path

Excellent Demographics

- Population of 671,096 within a 10-mile radius
- \$151,785 average household income within a 3-mile radius



24,000 SF



4.2 Acres



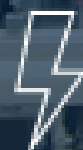
14.5' Clear Height



Wet Sprinklers



1968 (renovated 2005)



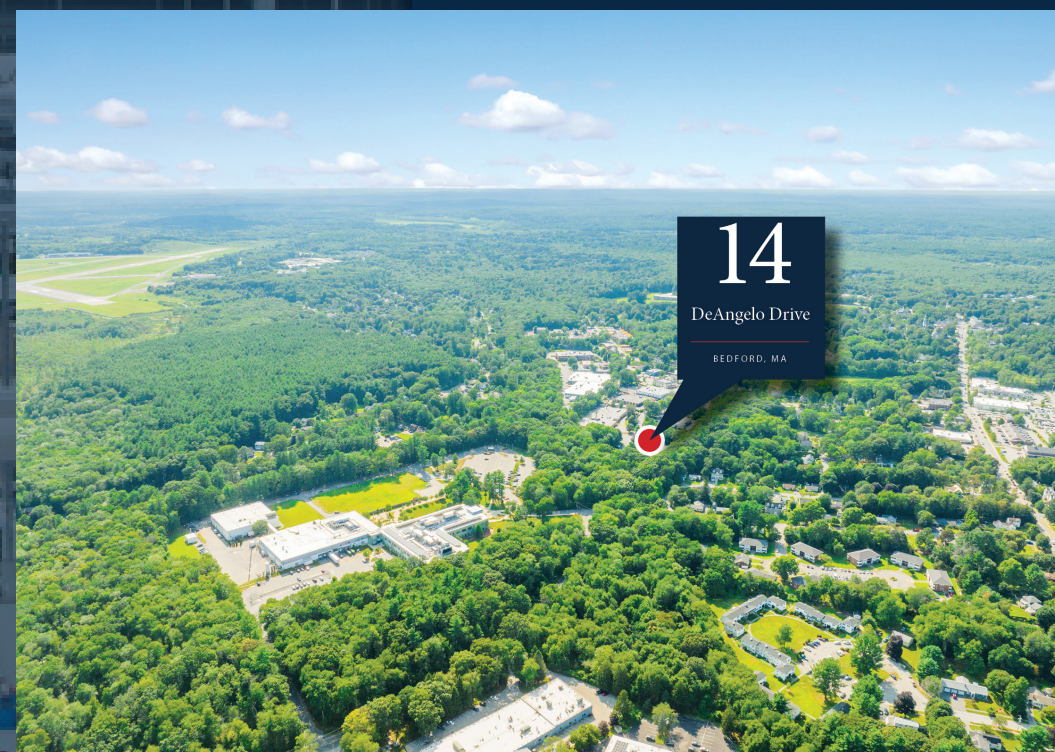
1,200 a/120-180v 3p
4w Heavy



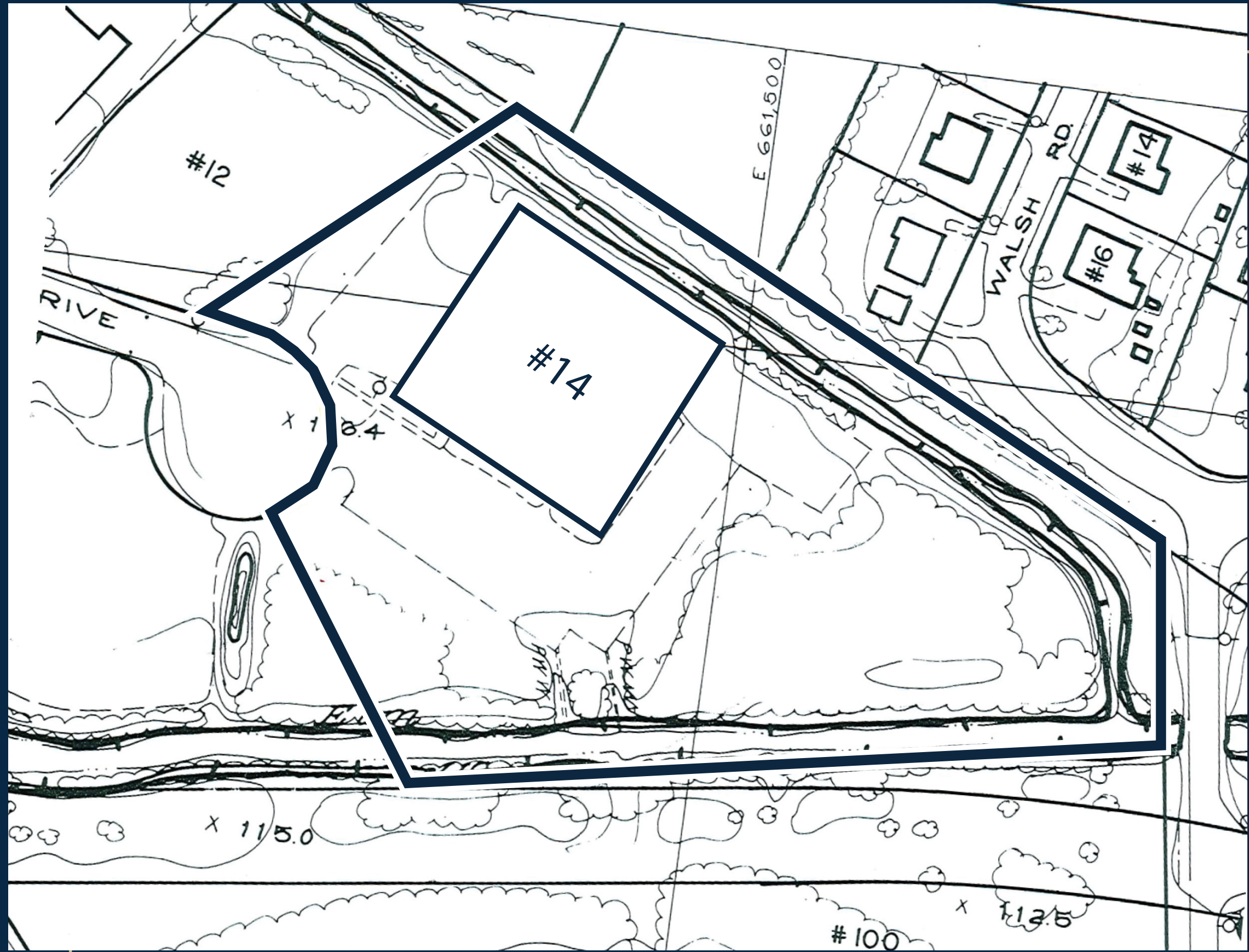
Two (2) Loading Docks



88 Parking Spaces



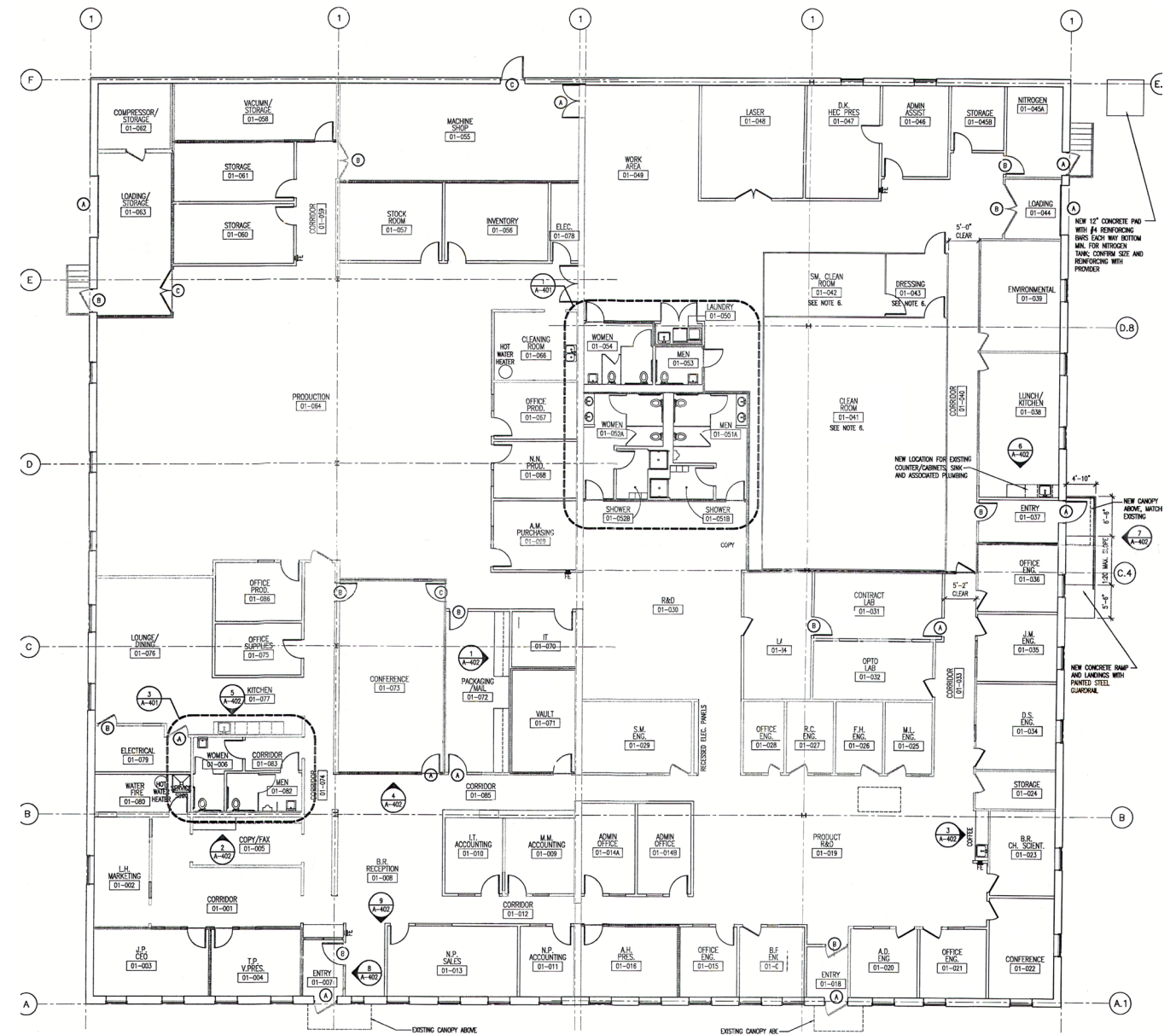
SITE PLAN



SITE PLAN

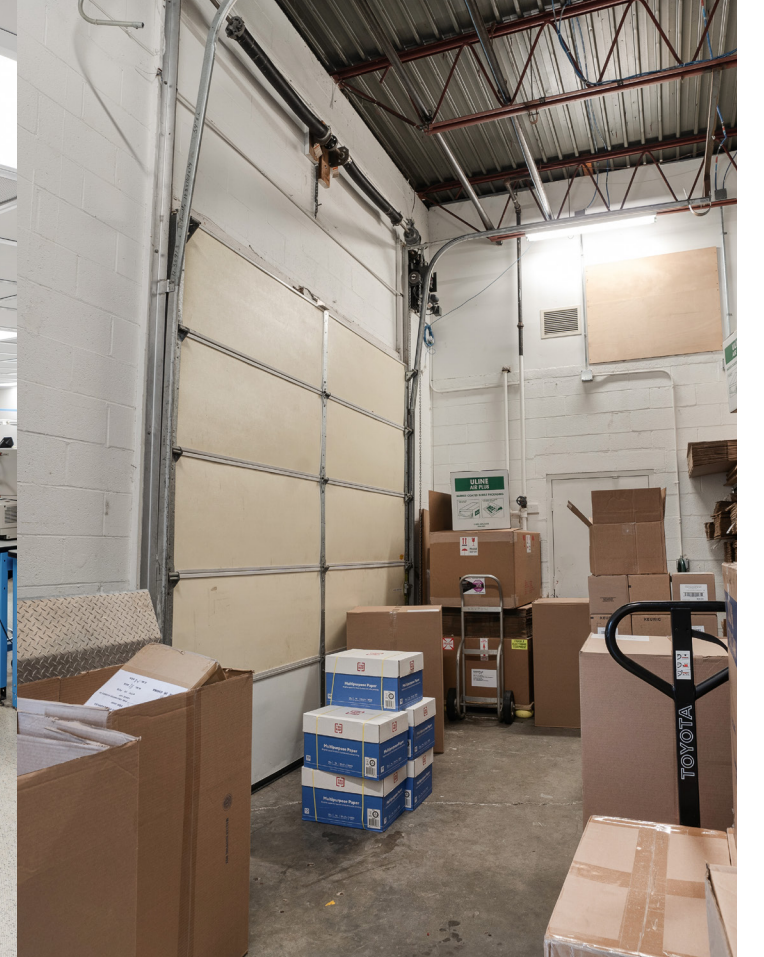
SITE PLAN

FLOOR PLAN



FLOOR PLANS

FLOOR PLAN



TENANT OVERVIEW



AMETEK, Inc. is a leading global manufacturer of electronic instruments and electromechanical devices with annual sales of approximately \$5 billion. They create tailored, complex products and solutions for mission critical programs serving aerospace and military markets.

AMETEK has 18,000 colleagues at more than 150 operating locations, and a global network of sales, service and support locations in 30 countries around the world. Their core markets include:

- Commercial Aerospace
- Space
- Military Aircraft & Vehicles
- Business Jets
- Rotocraft
- eVTOL & UAVs
- Service & Repairs

The AMETEK Growth Model combines its four growth strategies of Operational Excellence, Strategic Acquisitions, Global & Market Expansion, and New Product Development, with a disciplined focus on cash generation and capital deployment. By executing the AMETEK Growth Model, the company seeks to generate shareholder value by doubling earnings per share over the course of each business cycle.

BASE RENT

YEAR	ANNUAL RENT	PRICE/SF
Year 1	\$566,400.00	\$23.60
Year 2	\$582,960.00	\$24.29
Year 3	\$600,000.00	\$25.00
Total Square Feet		24,000 SF

LEASE ABSTRACT

Property Address:	14 Deangelo Dr., Bedford, MA
Landlord:	H&P&K, LLC
Tenant:	Ametek Aerospace Products Inc
Lease Term:	36 months
Commencement Date:	January 1, 2024
Expiration Date:	December 31, 2026
Rentable Area:	24,000 SF
Occupancy:	100%
Acreage:	4.2 Acres
Options:	Tenant has one (1) five (5) year option to extend the lease at FMV but no greater than 110% or lower than 90% of the Base Rent in the year proceeding the renewal period.

220

Sites Worldwide

\$566,400*

NOI (2024)

*The Landlord is responsible for certain repairs and maintenance items as outlined in the lease. Therefore, the NOI needs to be adjusted accordingly.

LOCATION

BEDFORD, MA

The Town of Bedford is a thriving New England neighborhood with a first-rate educational system, consistent property values, responsible financial management, and a wide range of public and private amenities. Bedford benefits from easy access to a sizable venture capital market, elite research facilities, top-tier educational institutions, and a sizable, highly educated workforce. Bedford, which is only 15 miles northwest of Boston and 12 miles northwest of Cambridge, is conveniently located for businesses to serve markets in Massachusetts as well as those throughout New England.

With more than 5.76 million square feet of combined commercial, office, and industrial floor space, Bedford offers numerous opportunities for growing companies. In addition to being close to important highways like Route 128/Interstate-95 and US Route 3, Bedford has excellent access to the state transportation system. Boston's Logan International Airport, which offers direct flights to international locations, is conveniently located near Bedford.

In Bedford, there are many businesses that support the advancement of cutting-edge science and technology. The Crosby Drive and Wiggins Avenue Business Districts house a sizable portion of the Town's high-tech, software, biotechnology, and cyber security companies. Bedford receives a "platinum" rating as a "BioReady®" community from the Massachusetts Biotechnology Council because it has the facilities, zoning options, and land available to support new biotechnology businesses.

LOCATION

LOCAL AREA AMENITIES / CORPORATE NEIGHBORS

A number of outstanding amenities are conveniently situated within one mile of the subject property including Whole Foods, Starbucks, Dominos, Stop & Shop, Bruegger's Bagels, Dunkin', TD Bank, and Bank of America.

Corporate neighbors include Spire Corporation, N2 Biomedical, Homology Medicines, Verseau Therapeutics, Millipore Sigma, Cardinal Health, ThermoFisher, and Labcorp.



14
DeAngelo Drive
BEDFORD, MA

LOCATION

REGIONAL MAP

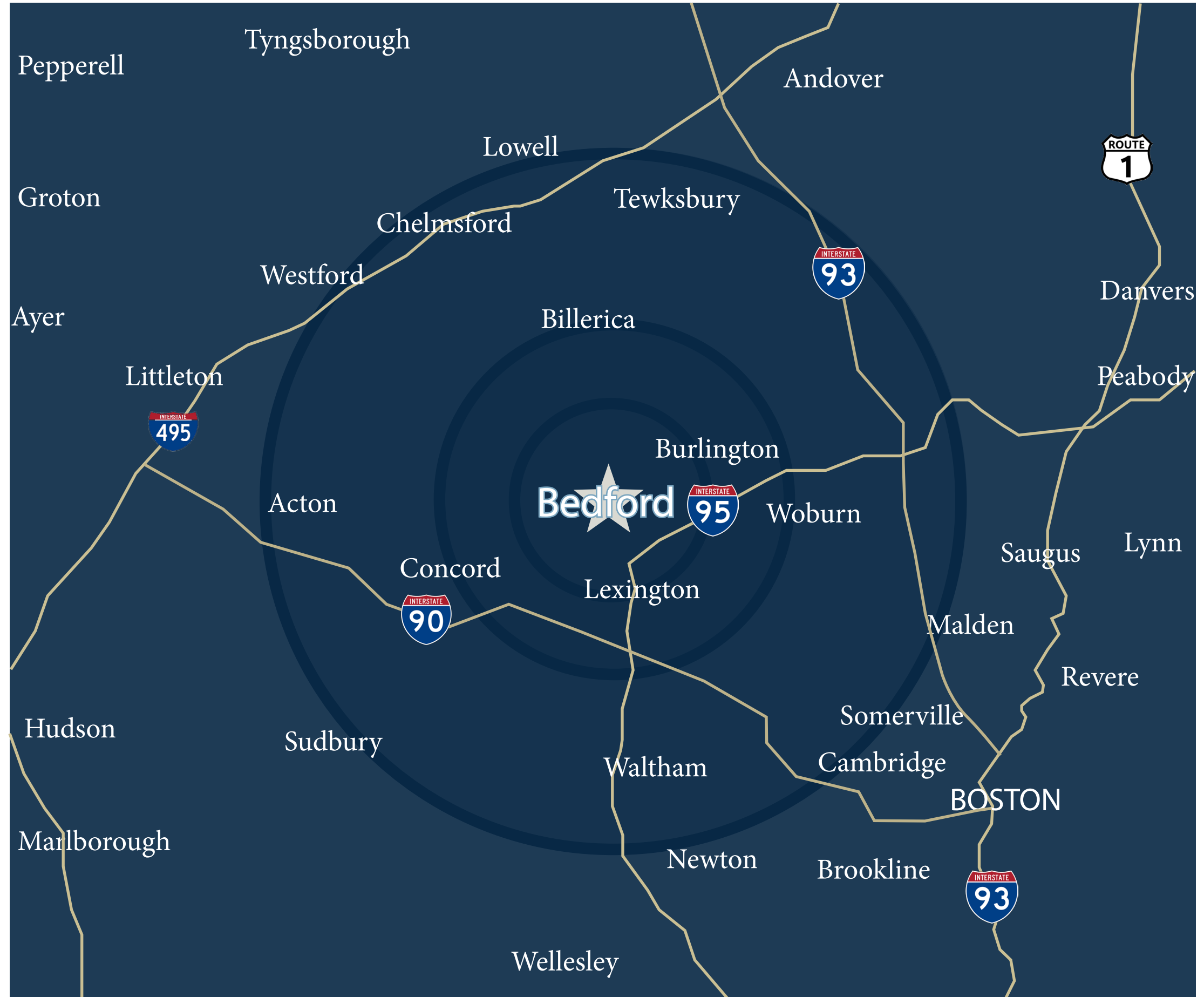
REGIONAL

RT 128/I-95	1 mile
I-495	12
Rt 2	6 miles
I-90	12 miles

DEMOGRAPHICS

	3 MILES	5 MILES	10 MILES
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Total Households	11,491	39,143	266,825
# of Peresons per HH	2.6	2.6	2.5
Average HH Income	\$177,959	\$172,754	\$146,091



LOCATION

BOSTON, MA

MEET BOSTON

#1



Best State to Live (2023)

#1



Best State in Education (2023)

#1



Best State in Healthcare (2023)

Boston has been a stronghold of thought leadership since before the nation began: pioneering, innovating, and pushing the boundaries of conventional wisdom. Boston played a singular role in the coming of the American Revolution, nearly two and a half centuries ago; in many ways becoming where America started, as a hope and then a Republic. That forward thinking tradition continues to define what Boston is as a city and a culture. Boston is a hub of higher education, with over sixty colleges and universities, and this fountain of intellectual capital directly drives the labor pool and ideas that support the city's world-class healthcare and life sciences sectors. Universally recognized institutions such as Harvard University, Northeastern, Boston University, MIT, Tufts, and many others are part of the core of this landscape. Big tech companies such as IBM, Google, Amazon, Microsoft, and others are part of propelling the Boston area into one of the foremost players in national innovation, business, and education.



MARKET

MARKET

BIOTECH / LAB MARKET

Ensconced in an area with a plethora of outstanding universities, including Harvard and MIT, Boston holds the top spot among biotech centers and markets in the country. Boston's leadership position is still undeniable even as biotech grows throughout the United States and the rest of the world. Major biotech incubators and venture capital organizations, such as Third Rock Ventures, which recently invested in a \$1.1 billion fund that will be utilized to build 10 new biotechs, are located in the greater Boston and Cambridge area.

Recent studies show that there are currently more than 9 million square feet of new lab space under development and 4.6 million that will be converted which will increase the 47.2 million square foot inventory already in place.

Even with the recent significant new lab development there is still substantial demand in the lab sector.

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THE
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