

TURNING POINT CAMPUS

Fitchburg, MA

**Zoned and
designed
for life science
manufacturing**



BENEFITS AND VALUES

- Complete life science manufacturing center custom 9-12 months after approved buildings plans
- Green clean energy facility with on-site solar farm
- Environmental Phase II Complete and Clean
- Platinum-rated, Bio-ready, pre-approved Life Science Manufacturing Site
- Featured ReadyMass100 Life Science Manufacturing Site
- Up to 40' Ceilings, with up to 100,000SF of contiguous manufacturing space on the main floor
- Near Route 2, Commuter Rail into North Station, and Interstate 190
- Active railroad spur with access to the manufacturing and warehouse buildings, and all utilities on site – 16,000 Amps Power, Natural Gas, Public Water Sewer, Direct Access to Waste Water Treatment Plant, and Water Purification System from Nashua River
- 350+ Parking Spaces, 250,000 SF Manufacturing Space, 5,000 SF Separate Research Lab, and 20,000 SF Warehouse
- Ability to participate in State and Federal Historic Tax Credit subsidized rehabilitation



Bio Manufacturing



Green Energy



Collaborative Custom Built



Strategic Logistical Location

MANUFACTURING READY. CUSTOM BUILD TO SUIT.

With its welcoming and expansive landscaping and parking, Clean Energy infrastructure, and competitive price point, located directly off Route 2 and the Commuter Rail, Turning Point Campus offers an unparalleled life science manufacturing opportunity.



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