

THE REACTORY



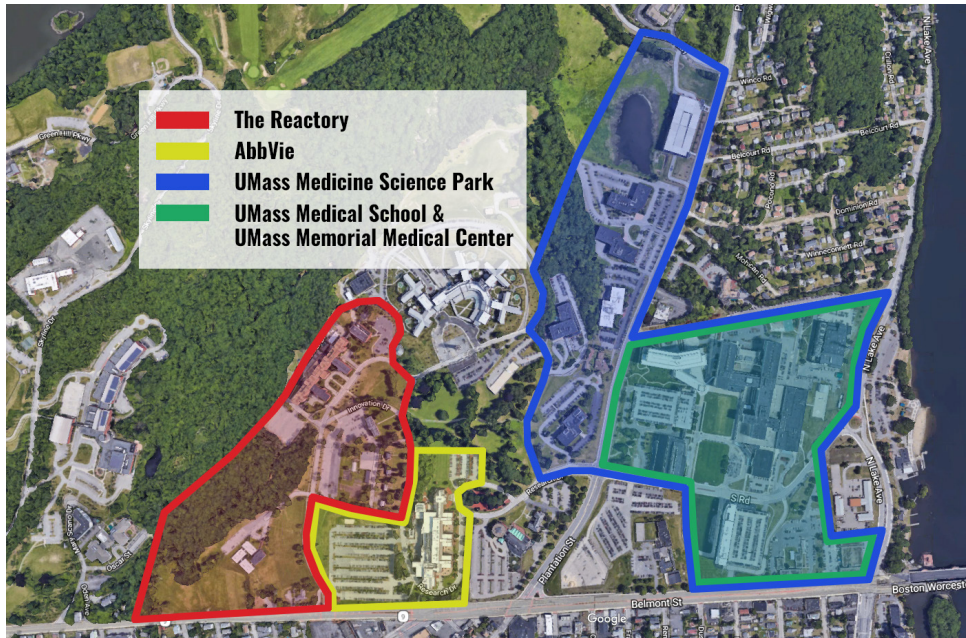
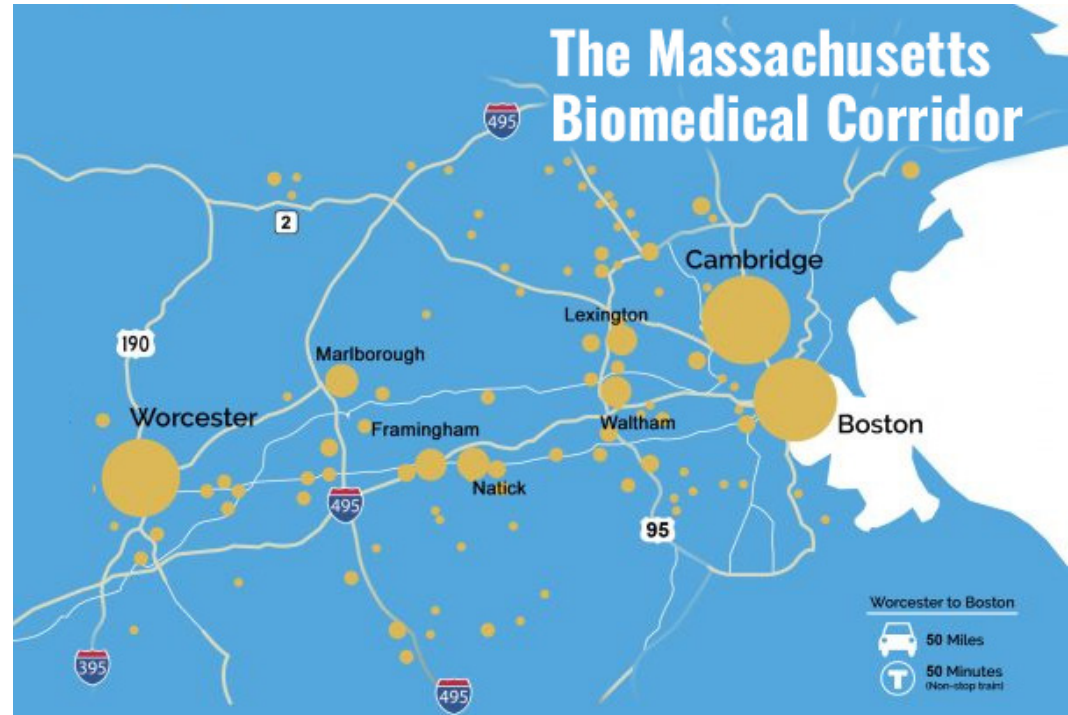
Dynamic, Scalable Biomanufacturing Less Than One Hour From Kendall Square



For New England Biotechs, Custom-Run And Flexible Biotech Production Is Here.

Located in Worcester, alongside UMass Medicine Science Park and the continuously growing UMass Medical School, The Reactory is a 46-acre campus that is specifically dedicated to biomanufacturing. The Reactory's master plan allows for up to eight shovel-ready parcels that provide the potential of up to 530,000 square feet of high-quality biomanufacturing facilities.

The rise of genetically personalized medicine and the development of rare-disease treatments have sparked demand for a new type of biomanufacturing: facilities that can handle complex production requirements and deliver quality along with the flexibility to manufacture in smaller volumes.



As new clinical programs continue to emerge along the Cambridge-Worcester corridor, the ability to manufacture locally is essential. The Reactory offers the type of dynamic, flexible environment where R&D scientists can collaborate on-site with production experts to perfect manufacturing techniques.

Whether for specialized product lines or as a key interim step toward large-scale manufacturing, The Reactory is poised to become a unique resource within the Northeast. Close to Boston yet significantly less expensive, located in a city with a hip vibe and a thriving biotech community, this ecosystem ideally positions The Reactory to help biotech companies realize their entrepreneurial vision.



Our New Scalable Biomanufacturing Park Is Getting A Positive Reaction

Thriving Ecosystem of Biotechnology and Innovation

Massachusetts recently surpassed California as the #1 Biotech cluster in the world, due to the best universities, hospitals and R&D companies, and the brightest minds in the industry. All of these attributes can be found in Worcester, with 9 colleges and universities within City limits, 3 world class hospitals, and over 60 biotech companies.

Accessibility & Infrastructure of New England's Second Largest City

Worcester is located at the crossroads of the Commonwealth, providing convenient access to Boston, Providence, Hartford and New York via major transportation routes such as Interstate 290, Interstate 90/Massachusetts Turnpike, and Interstate 495. The commuter rail to Boston, providing 20 round-trip trains each day, is located 1.5 miles from The Reactory. Worcester Regional Airport is home to daily commercial service to New York City, Philadelphia, Detroit and Florida through JetBlue, Delta and American Airlines.

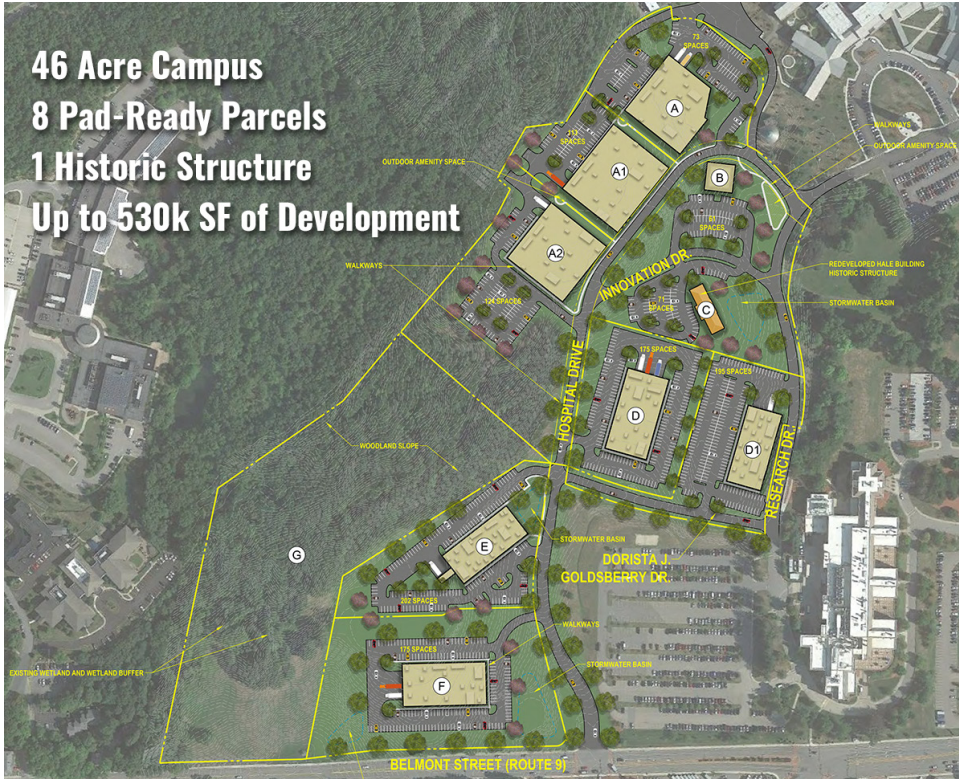
Diversified, Educated Workforce

Worcester was recently ranked the #2 best city in New England to start a business. This accolade is thanks to its low business start up costs and low costs of doing business, among many other things. The evolution of Worcester from an industrial, manufacturing economy to an advanced “Eds & Meds” economy is due, in no small part, to its educated, diversified workforce. Each year more than 6,000 students graduate from Worcester's 9 colleges, including more than 400 life science-related degrees.

A Hip Urban Vibe At An Affordable Price

Worcester has all the amenities of a big city, without the big price tag. In 2016 alone, over 55 new restaurants opened in Worcester, along with numerous craft breweries. Worcester offers off-Broadway shows, world-renowned art galleries, a vibrant music scene, concert halls and public art. Worcester is home to the Worcester Bravehearts, a Futures League baseball team and the Worcester Railers ECHL team affiliated with the NY Islanders, and will soon welcome the AAA affiliate of the Boston Red Sox to the City in 2021. In addition to these cultural amenities, numerous shops and boutiques have emerged in the City, like Crompton Collective, that offer a variety of handcrafted or locally sourced goods.

46 Acre Campus
8 Pad-Ready Parcels
1 Historic Structure
Up to 530k SF of Development



Address	Gross SF	Parking
Pad A	Up to 42,000	73 Spaces (1.7 spaces / 1,000 sq.ft.)
Pad A1	Up to 46,500	113 Spaces (2.4 spaces / 1,000 sq. ft.)
Pad A2	Up to 40,000	124 Spaces (3.1 spaces / 1,000 sq. ft.)
Pad B	Up to 19,000	61 Spaces (3.2 spaces / 1,000 sq. ft.)
Hale Building	24,000	71 Spaces (3 spaces / 1,000 sq. ft.)
Pad D	Up to 100,000	175 Spaces (1.75 spaces / 1,000 sq. ft.)
Pad D1	Up to 78,000	195 Spaces (2.5 spaces / 1,000 sq. ft.)
Pad E	Up to 80,500	202 Spaces (2.5 spaces / 1,000 sq. ft.)
Pad F	Up to 100,000	175 Spaces (1.75 spaces / 1,000 sq. ft.)

Permitting Information

- BG-3.0 (Business, General) zoning district – compatible with other uses within the area
- Permitting Completed / Definitive Subdivision Plan Approved By The City
 - ▶ ANR for site
 - ▶ MEPA Certificate (Environmental Notification & Notice of Project Change)
 - ▶ Mass Historic Project Notification Form
 - ▶ Definitive Subdivision Plan (to be filed May 2019)
- Business Friendly Worcester – Interdepartmental Review Team (IRT)
 - ▶ Allows for pre-development consultations to assist developers and land owners in the predevelopment stages of projects
 - ▶ The IRT provides an opportunity to ask questions regarding the permitting processes, zoning compliance, engineering standards and land use policy considerations

Utility Specifications

Water	Existing waterline connections to a 12" high-pressure service on Belmont Street. According to the City, the existing system has adequate capacity to service 2.0 million gallons of water per day.
Sewer	Sewer discharges to 10" outfall off of Belmont Street. The full flow capacity is 640 GPM. Based upon anticipated usage, some upgrades may need to be made off-site to accommodate additional sewer flows.
Gas	Gas service currently exists on the site; however, a new connection is expected to be made at Belmont street to service the new facilities.
Electrical	The existing service connection occurs along Belmont Street at Hospital Drive; however, new services would need to be provided as part of the proposed roadway construction.
Cable / Telephone	Existing cable service connections occur along Belmont Street and come up Hospital Drive.

Utility rate sheets available upon request.



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Belmont Street, Worcester, MA 01602
TheReactory.com

FOR MORE INFORMATION:

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