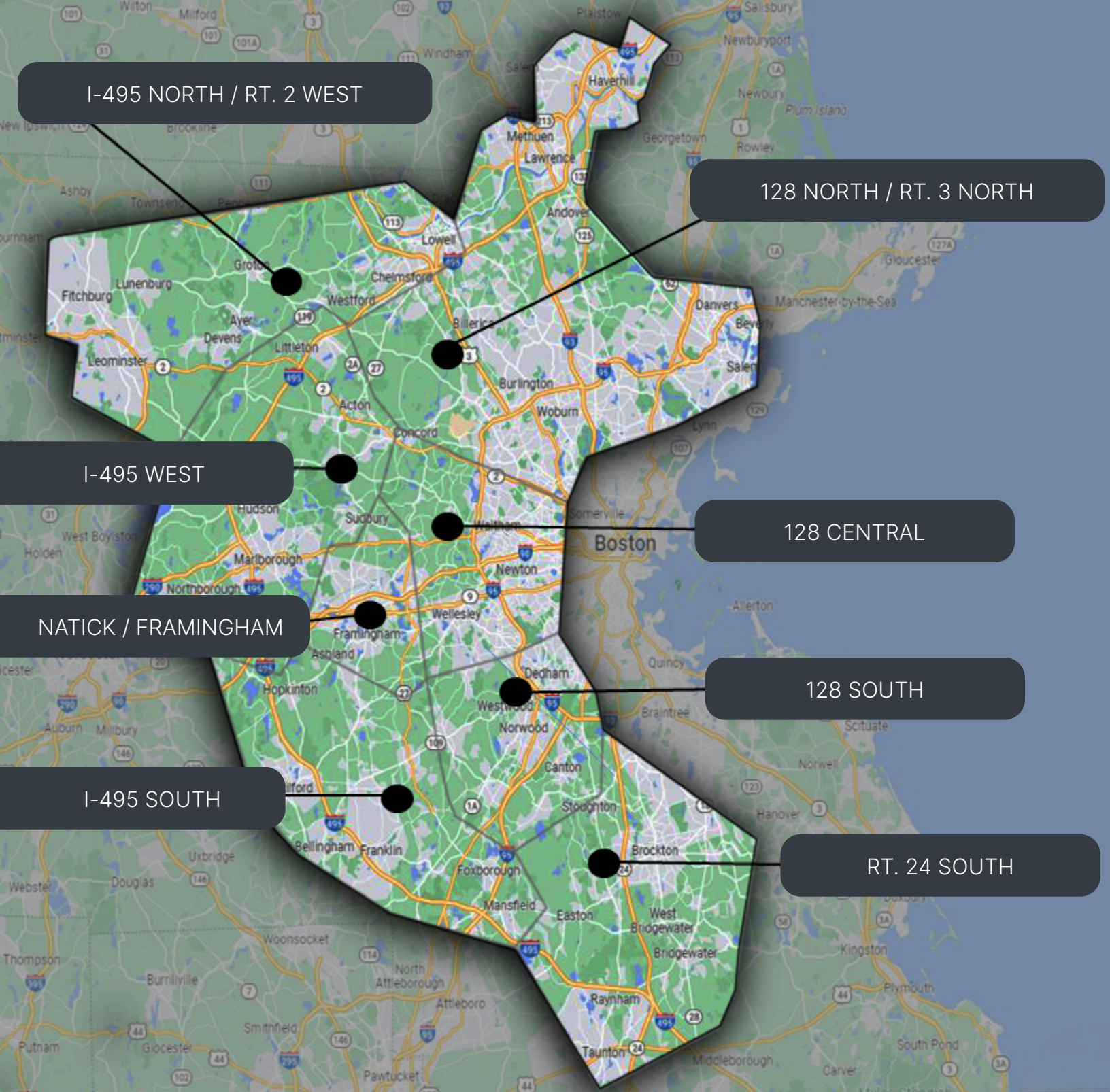




# Q3 2025 REPORT

**Greater Boston Market Report**

R.W. HOLMES COMMERCIAL REAL ESTATE



I-495 NORTH / RT. 2 WEST

128 NORTH / RT. 3 NORTH

I-495 WEST

128 CENTRAL

NATICK / FRAMINGHAM

128 SOUTH

I-495 SOUTH

RT. 24 SOUTH

Q3 2025

# SUBMARKET DATA

GREATER BOSTON SUBMARKETS

# 128 CENTRAL | OFFICE

## SUBMARKET RECAP

- **Life Science Market: Leasing Gains Offset by Large Givebacks.** Just when there's a deal to celebrate in the life science sector, such as Cogent Biosciences committing to a 30,000 SF lease at 180 CityPoint in Waltham, more availability follows. AstraZeneca and Takeda are each giving back nearly 400,000 SF in Waltham and Lexington, respectively.
- **Existing Tenant Expansions Drive Office Leasing Activity.** Office landlords continue to find success by retaining and expanding within their existing tenant base. Invicro expanded into 11,000 SF at 115 Fourth Avenue, owned by Bulfinch. Meanwhile, Burns & McDonnell expanded from 7–57 Wells Avenue into 16,800 SF at 75–95 Wells Avenue, owned by Taurus.

## NOTEWORTHY NEWS

- **140 Kendrick Street on the Market Following Major Leasing Successes.** After securing notable new leases, Focus Partners Health (90,000 SF) and CyberArk (90,000 SF), Boston Properties has placed 140 Kendrick Street on the market. The listing appears to be part of a broader effort to sell “non-core” assets to strengthen cash flow.
- **Wellesley's Commercial Landscape Continues Its Transformation.** Wellesley saw several key properties change hands or come to market this quarter. The Taylor Block, consisting of five properties at Washington and Central Street, sold to Jumbo Capital for \$15.25 million. Jumbo also announced its desired redevelopment plans for 888 Worcester Street into senior housing. The Rotunda Building, owned by the Grossman family, is on the market for the first time in a generation, while Haynes' Washington Street portfolio has gone to call-for-offers with a buyer selected imminently.

## WHAT WE WILL BE WATCHING

- **Class A++ and Class A Values Continue to Diverge.** The gap between the highest-end office product and traditional Class A properties is widening. Top-tier assets continue to secure leases at strong rents, while well-positioned, but not premier Class A buildings, are discounting rates or offering incentives to compete. Boston Properties and Davis (at 1075 Main) are now quoting rents \$5–10/SF below 2019 peak levels.
- **Medical Conversions Gain Momentum in Suburban Markets.** The pivot to medical use continues for larger office blocks. At 112 Worcester Street, Beth Israel, Boston Children's, and concierge medical users have taken significant space. Likewise, Newton Executive Park is exploring medical tenancy to fill unprecedented vacancies and capitalize on proximity to Newton-Wellesley Hospital.

## RECAP OF SUBMARKET HEALTH



**31,351,000**  
TOTAL SQUARE FEET



**21.75%**  
VACANCY RATE



**\$39.00/SF**  
AVERAGE RATE (GROSS)  
CLASS A & B SPACES

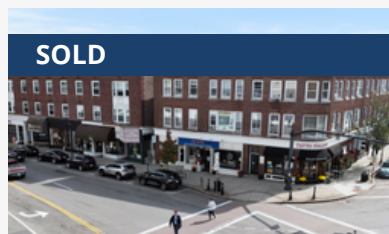


**321,000 SQUARE FEET**  
UNDER CONSTRUCTION

## NOTEWORTHY TRANSACTIONS



**WATERTOWN, MA**  
610 Pleasant Street  
\$9.58MM (\$216/SF)  
Keycrest Cavalier



**WELLESLEY, MA**  
Taylor Block (5 Properties)  
\$15.25MM (\$230/SF)  
Jumbo Capital



**NEWTON, MA**  
75–95 Wells Avenue  
16,800 SF  
Burns & McDonnell

# 128 NORTH/RT. 3 NORTH | OFFICE

## SUBMARKET RECAP

- **Absorption Showing Improvement, Leasing Activity Gains Momentum.** Q3 2025 was a net positive of about 317,000 SF. This was the first quarter of net positive absorption since Q4 of 2023 and one of only 7 quarters of positive absorption in the past 5 years. Q3 tallied over 440,000 SF in new leasing activity, which is right around the average for the last 6 quarters. For the entire 12-month period, the submarket has tallied a net positive of about 72,000 SF absorbed. Vacancy fell slightly in Q3 from 18.5% down to about 18.25%.
- **Selective Investor Sentiment Improving, Heavy Appetite for MOB's.** Several trades to investors closed for office property north of Boston in Q3. Of the four, three were Medical Office Buildings (MOBs) with little to no vacancy. 200 Unicorn in Woburn is 100% leased with Winchester Hospital and Excel Orthopedics as major tenants that use the building for outpatient operations. 62 Brown Street in Haverhill (\$160/SF) and 141 Haverhill Street in Andover (\$108/SF) were two multi-tenant MOB's that traded to new owners in Q3. 1 Executive in Chelmsford was picked up by Rhino Capital in a strategic move to acquire the adjacent multi-story office building.

## NOTEWORTHY NEWS

- **Leasing Activity - Smaller Deals Net Big Gains.** Of the approximately 77 total new office leases signed in Q3, less than 10% were over 15,000 SF (Pramand at 45 Bluesky), and only four were over 10,000 SF. Almost 46% of new leases signed recently were in the 1,000-3,000 SF cohort in Q3 (31 total). Deals such as PharmaEssentia taking 22,000 SF at 36 Crosby in Bedford (office, relocation from 35 Corporate Drive in Burlington) and Spectacle Live taking 7,600 SF at 250 Apollo Drive in Chelmsford (office, consolidation of Lowell and Lexington sites) are examples of tenants filling space in the market.
- **Non-Traditional Office Uses Helping Fill Vacancy:** Landlords who have large blocks of vacancy are getting creative with ways to fill lingering vacancy. Ferris Development inked one of the largest deals of the quarter with a full building user of 110,000 SF at 300 Billerica Road in Chelmsford. The group, Nexus Recovery, is an addiction treatment center.

## WHAT WE WILL BE WATCHING

- **Leasing Activity Better than Expected in Q3, Expected to Continue.** For those keeping track, our last prediction was proven correct: that we will see a shift in vacancy for the first time in Q4 2025 in the right direction. While we hope that trend continues immediately into Q4, a slight dip into negative numbers is not out of the question, nor would it mark the end of the positive trend, given that vacant office space in underperforming assets is a target for repositioning. For performing buildings with vacancy, users are searching for quality space, and landlords are answering the call via concessions such as free rent and moving allowances to make deals.
- **Continued Interest in MOB's.** Given that traditional suburban office has declined in value, demand from investors towards quality medical office assets continues to be vibrant, based on strong credit, foreseeable mission-critical need, and difficult to replicate facilities for end users. Based on those factors, discount rates in cash flow valuation of MOB's will resemble the mid-single-digit rates typically applied to core assets for core plus locations in the suburbs. As these assets trade at a faster clip based on demand to deploy equity with little to no pipeline to increase supply, we expect to see PSF trades for future sales that are 2-3X replacement value for top-tier assets.

## RECAP OF SUBMARKET HEALTH



48,800,000  
TOTAL SQUARE FEET



18.25%  
VACANCY RATE

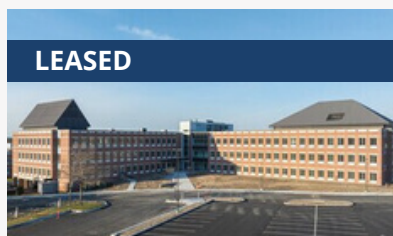


\$28.25/SF  
AVERAGE RATE (GROSS)  
CLASS A & B SPACE



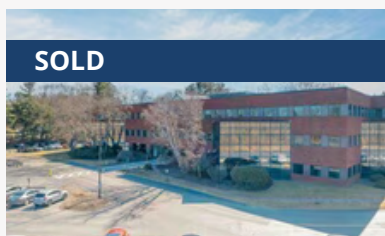
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SQUARE FEET  
UNDER CONSTRUCTION

## NOTEWORTHY TRANSACTIONS



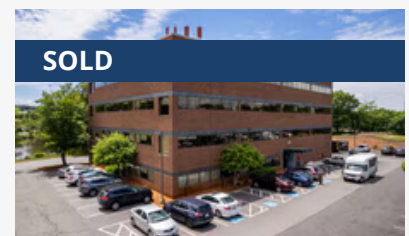
LEASED

BURLINGTON, MA  
45 Bluesky Drive  
41,000 SF  
Pramand



SOLD

CHELMSFORD, MA  
1 Executive Drive  
\$11,500,000 (\$103/SF)  
Rhino Capital



SOLD

WOBURN, MA  
200 Unicorn Park  
\$31,550,000 (\$411/SF)  
Sendero Capital

# NATICK/FRAMINGHAM | OFFICE

## SUBMARKET RECAP

- **Flat Quarter for Natick/Framingham as Absorption Balances Out.** In the third quarter, the Natick/Framingham submarket remained largely flat with near-zero absorption. Gains from several large leases, such as 111 Speen Street, were effectively offset by comparable vacancies elsewhere, resulting in minimal net movement for the quarter.

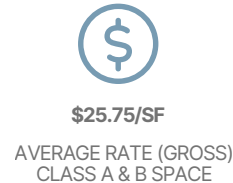
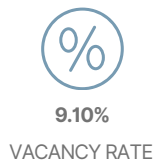
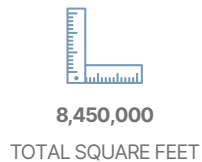
## NOTEWORTHY NEWS

- **Electric Hydrogen Seeks to Shed Natick Footprint Following Devens Expansion.** Fresh off the ribbon cutting for its new 187,000 square-foot electrolyzer facility in Devens, Electric Hydrogen is looking to sublease roughly 40,000 square feet of office and lab space spread across three buildings in the Natick Business Park—5 Strathmore Road (10,000 SF), 3 Strathmore Road (20,000 SF), and 1 Strathmore Road (10,000 SF). While the space is currently listed for sublease, the company's strong preference is to secure direct deals.
- **Fully Renovated Framingham Building Returns to Market for Lease or Sale.** At 11 Pleasant Street in Framingham, a 25,000-square-foot office building has returned to the market following a year-long renovation by A&E Fire Protection, which purchased it last year as an investment. With a new roof, updated mechanicals, and refreshed common areas, the three-story property is now available for lease or sale, targeting owner-users.
- **J.F. White Contracting Signs One of the Year's Largest Framingham Leases.** J.F. White Contracting Company has signed a 24,702-square-foot lease for the entire top floor of 111 Speen Street in Framingham. After 26 years at their owner-occupied building at 10 Burr Street, the company is consolidating operations under one roof in a modernized setting.

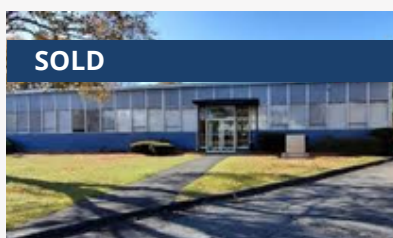
## WHAT WE WILL BE WATCHING

- **North Colony/Paradigm Redevelopment of 111 Speen Illustrates a Flight to Quality.** As an update on a property we've been following, the recent J.F. White lease brings the 135,000-square-foot Class A building at 111 Speen Street to more than 93% occupancy. Once considered a poster child for the market's aging office inventory, the building underwent a two-year, \$5 million capital improvement campaign (including a full exterior reskin). The property's rebranding and subsequent leasing success underscore the Natick/Framingham market's ongoing flight to quality as tenants gravitate toward modernized, amenity-rich buildings.

## RECAP OF SUBMARKET HEALTH

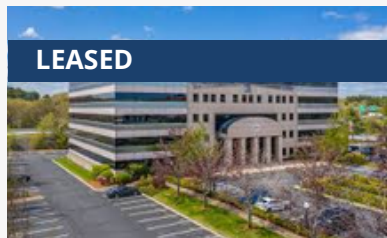


## NOTEWORTHY TRANSACTIONS



**SOLD**

**NATICK, MA**  
14 Huron Drive  
\$2,450,000 (\$314/SF)  
Huron Crew, LLC



**LEASED**

**FRAMINGHAM, MA**  
111 Speen Street  
24,702 SF  
J.F. White Contractors



**LEASED**

**NATICK, MA**  
1075 Worcester Street  
13,500 SF  
U-Will

# I-495 WEST | OFFICE

## SUBMARKET RECAP

- **Landlords Increase Concessions as Lease Rollovers Intensify Competition.** As long-term leases signed before the pandemic continue to expire, competition among landlords to retain or attract tenants has become increasingly aggressive. Many are offering significant concessions to hold onto existing tenants - often downsizing to nearly half their prior footprint - while others compete fiercely to fill vacancies, driving further downward pressure on rents. Tetratex, one of the few large tenants currently active in the market, is one of the current beneficiaries. While the ink is not yet dry, their current landlord, KS Partners, has been very aggressive in keeping them at 100 Nickerson Road. Expect this trend to continue for the foreseeable future.
- **Investor Demand Persists for Well-Leased Assets.** Despite leasing headwinds, properties with stable tenancy continue to attract investor interest. Camber Development recently sold 669 Forest Street in Marlborough for \$172 per square foot. The single-tenant property, occupied by Adcole, a contractor serving the aerospace and automotive industries, demonstrates the continued appeal of well-leased, high-credit office/flex assets.

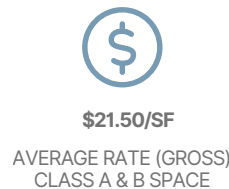
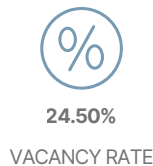
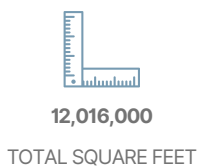
## NOTEWORTHY NEWS

- **Sublease Availability Climbs as Office Demand Remains Soft.** Sublease listings are once again on the rise, signaling continued challenges for the office sector. Allegro Micro has brought 64,000 square feet to market at 100 Crowley Drive in Marlborough, while Veristat has listed 25,441 square feet at 134 Turnpike Road in Southborough. With more than 276,000 square feet of sublease space now available, the market will require a meaningful increase in tenant demand to regain balance.
- **New Office Demand Continues to be Slow.** Q3 certainly lived up to its reputation as a “slow summer period” with 10 new office leases inked, and the majority of those in the 2,500 – 5,000 square foot range. While we don’t anticipate this number increasing dramatically, we are confident the slowest part is here, and there will be additional activity, albeit muted, over the next several quarters.

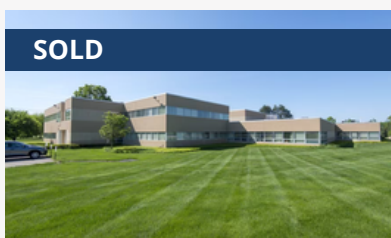
## WHAT WE WILL BE WATCHING

- **Sublease Runway Shrinking as 2028 Expirations Approach.** Although two-thirds of the 276,000 square feet of sublease space on the market are not set to expire until 2028, that runway is quickly narrowing. As those expiration dates draw closer, competition among landlords and sublessors is expected to intensify, placing additional pressure on lease rates and absorption in the coming quarters.

## RECAP OF SUBMARKET HEALTH



## NOTEWORTHY TRANSACTIONS



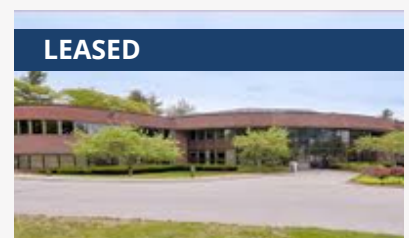
**SOLD**

**MARLBOROUGH, MA**  
669 Forest Street  
\$7,450,000 (\$172/SF)  
Selko R.E. Ventures



**LEASED**

**HUDSON, MA**  
2 Cabot Road  
17,000 SF  
Lifeward



**LEASED**

**HUDSON, MA**  
1 Cabot Road  
6,000 SF  
Clearview Dermatology

# 128 NORTH/RT. 3 NORTH | INDUSTRIAL

## SUBMARKET RECAP

- **Vacancy Creeping Up, Absorption Trending Down.** Q3 was a below-average quarter for leasing activity at a total of about 462,000 SF in new deals. Going back to Q3 2023, the average in new leasing activity has been about 652,000 SF quarter over quarter. Looking at absorption, the leasing market gave back another 712,000 SF in space coming available, continuing the negative trend we've seen for the last 3 quarters. Since Q3 2023, the market has given back 1,900,000 SF in negative absorption.
- **Investment Sales Quiet Following a Busy Q2.** Q3 saw about 1/4 of the sales volume for industrial real estate compared to Q2, with only Northbridge Partners' acquisition of a pair of infill flex buildings on Normac Road in Woburn. Demand for infill industrial assets appears to be of greater appeal to investors looking to deploy capital for both add-value and core assets. The Normac buildings have performed well since Brookfield acquired them in 2020, undergoing several capital improvements leading to an exit to Northbridge at a sale price that was twice what they paid for the buildings.

## NOTEWORTHY NEWS

- **Infill Leasing Dominates the Market.** The limited leasing activity we saw play out in Q3 was almost entirely of an infill variety, with no new leases executed over 70,000 SF and only 11 leases signed over 10,000 SF. Some select examples were Locus Robotics taking 40,000 SF at 65 Sunnyslope in Tewksbury, Resideo/ADI taking 25,000 SF at 38-72 Cummings Park in Woburn, and AVI taking 18,000 SF at 199 Riverneck in Chelmsford. The largest renewal was Joseph's Gourmet Pasta for 130,000 SF at 262 Primrose Street in Haverhill.

## WHAT WE WILL BE WATCHING

- **Fill in with Infill.** For both users and investors alike, the term infill is going to be used for the foreseeable future. With larger users sitting on the sidelines for expansion and relocation, we expect to see spaces ranging from 5,000 SF to 30,000 SF having the most success in time to lease. Presently, the average time to lease a vacancy for space over 50,000 SF is about 18 months. Under 50,000 SF cuts down to about 6-12 months from smaller to larger blocks.
- **Large Blocks Trading to Users.** Several large block vacancies (50,000 SF+) are under agreement with users and are expected to close in Q4. We expect some speculative industrial developments to trade in the coming months, as time to lease will create an opportunity cost factor that could prove opportunistic for users.

## RECAP OF SUBMARKET HEALTH



107,000,000  
TOTAL SQUARE FEET



9.00%  
VACANCY RATE



\$17.50/SF NNN  
AVERAGE RATE



271,000  
SQUARE FEET  
UNDER CONSTRUCTION

## NOTEWORTHY TRANSACTIONS



LEASED

WOBURN, MA  
485 Wildwood Avenue  
70,000 SF  
Altor Solutions



SOLD

WOBURN, MA  
3-15 & 16-24 Normac Road  
\$20,300,000 (\$307/SF)  
Northbridge Partners



SOLD

HAVERHILL, MA  
133 Hale Street  
\$18,900,000 (\$177/SF)  
New Mountain Capital

# 128 SOUTH | INDUSTRIAL

## SUBMARKET RECAP

- **Larger Industrial Assets Move from Whisper Pricing to Open Market.** After a period of quiet marketing, several larger industrial properties are now being publicly listed for sale or lease. Among them is 146 Will Drive in Canton, a 60,000 SF building soon to be vacant and positioned as an ideal opportunity for an owner-occupant.

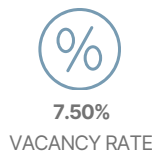
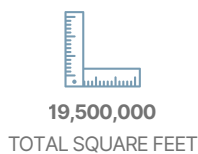
## NOTEWORTHY NEWS

- **Renewals Remain Strong as Tenants Prioritize Value Over Relocation.** Costco Logistics renewed its lease for 71,000 SF at 349–369 University Avenue in Westwood. Renewals have remained popular with landlords who have a lower basis, giving tenants better value to rent than to go to market for more expensive options, plus added moving costs.
- **Smaller Industrial Spaces Command Strong Rents Amid Limited Availability.** Rates remain firm for smaller industrial spaces, with options under 10,000 SF still scarce. FBN Construction leased 5,000 SF at 780 Dedham Street in Canton at rates in the high teens per square foot NNN in as-is condition, while Ainsworth leased 7,300 SF at 65 Shawmut Road in Canton, also in the high teens, with amortized above-standard tenant improvements.

## WHAT WE WILL BE WATCHING

- **Widening Gap Between Legacy and New Ownership Highlights Pricing Disparities.** Inventory returning to the market is showing the disparity between the basis of new and older landlords in the submarket. For example, 80 Hudson Road in Canton is a 42,000 SF flex building with 30,000 SF of industrial warehouse space that is being marketed for \$13.25/SF NNN. Ownership has held it for over 22 years. The same exact asset type with a similar office-to-warehouse ratio at 90 Hudson Road is being marketed at \$17/SF NNN. The owner of 90 Hudson has owned it for 2 years. We will have to see how growing competition between these two types of landlords affects rates in the submarket.
- **Redevelopment Opportunities Emerge as Tenants Prioritize Highway Access and Truck Parking.** Quick highway access with parking for trucks and equipment is prioritized by tenants, and new inventory is needed to help address that. 73 Mazzeo Drive in Randolph, a former Showcase Cinemas on 13 acres of land, is for sale and likely to be redeveloped. The property is one quarter of a mile from Route 24 and neighbors a former retail complex that was purchased by Atlantic Management and converted into warehousing for Amazon. It would be an ideal setting for a new park, and we will see if developers think similarly.

## RECAP OF SUBMARKET HEALTH



## NOTEWORTHY TRANSACTIONS



**NORWOOD, MA**  
290 Vanderbilt Road  
\$9,949,500 (\$165/SF)  
The Seyon Group



**NORWOOD, MA**  
85 Astor Avenue  
\$10,184,000 (\$152/SF)  
DRA Advisors



**CANTON, MA**  
530 Turnpike Street  
121,000 SF  
NEFCO

# I-495 NORTH/ RT. 2 WEST | INDUSTRIAL

## SUBMARKET RECAP

- **Vacancy Continues to Rise as Market Faces Downward Rent Pressure.** From Q1 2024 to Q3 2025, vacancy climbed nearly 2 percentage points—from 7.25% to 9.25%—while asking rents remained largely unchanged. As additional space enters the market, downward pressure on rents is expected to intensify.
- **Leasing Activity Falls to Lowest Level Since 2020.** The first three quarters of 2025 have posted the lowest leasing volume since early 2020, with just under one million square feet leased—reflecting a notable slowdown in tenant demand across the market.
- **Devens Continues to Attract Major Industrial Users.** The Devens market remains active, highlighted by Sappi Fine Paper’s lease of 183,900 square feet at 235 Barnum Road.

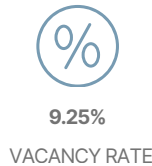
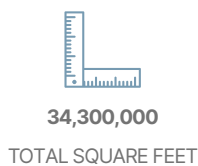
## NOTEWORTHY NEWS

- **Adaptive Reuse and Redevelopment Activity Gain Momentum Across the 495 North Corridor.** The former Bose site in Stow, long marketed for a new user, has finally found a suitor. USA Fencing, in partnership with Masters Academy International, has purchased the property and plans to invest \$56 million to redevelop the site into New England’s first academy combining elite sports and top-tier academics.
- **Major Transactions and Relocations Highlight Strength of Advanced Manufacturing Sector.** Commonwealth Fusion in Devens continues to make headlines, with nearly \$3 billion in fundraising and the recent \$74 million sale of its 165,000 square-foot facility by King Street Properties. Meanwhile, Precision Optics has announced its relocation from Gardner to the Lupoli Companies’ project at 550 King Street in Littleton—citing the region’s deep engineering talent pool as a key factor in its decision.

## WHAT WE WILL BE WATCHING

- **Growing Sublease Availability Expected to Shift Market Toward Tenants.** As sublease space continues to rise in this submarket, downward pressure on occupancy rates is anticipated. While the local market is expected to fare better than many across the U.S., conditions are clearly trending toward a more tenant-friendly environment. Landlords are beginning to reintroduce concessions, once unnecessary during the past five years, to remain competitive and secure commitments.

## RECAP OF SUBMARKET HEALTH



## NOTEWORTHY TRANSACTIONS



SOLD

**DEVENS, MA**  
117 Hospital Road  
\$74,000,000 (\$448/SF)  
Pivotal Manufacturing Partners



LEASED

**LITTLETON, MA**  
550 King Street  
19,590 SF  
Precision Optics



SOLD

**STOW, MA**  
688 Great Road  
\$9,800,000 (\$31/SF)  
Masters Academy International

# I-495 SOUTH | INDUSTRIAL

## SUBMARKET RECAP

- **Lease Rates Edge Up Slightly as New Construction Impacts Market Metrics.** Although the overall transaction volume remains relatively light, a few larger leasing transactions were completed this quarter, with a few more expected to be completed before the end of the year. That said, statistically, the lease rates and vacancy numbers remain largely the same, with a slight uptick in vacancy from 8.50% to 8.90% and a marginal increase in lease rates from \$14.25/SF NNN to \$14.40/SF NNN.
- The primary reason for the increase in lease rates is recent deliveries of newly constructed warehouses of 200,000–600,000 SF. Ultimately, the vast majority of smaller transactions were a result of lease renewals, while companies continue to absorb the additional cost of overhead.

## NOTEWORTHY NEWS

- **Columbia Tech renews in Westborough.** Brookfield Property Group successfully renewed the lease with Columbia Tech for 103,300 SF warehouse space at 1-5 Sassacus Drive to keep the 164,000 SF building 100% occupied. Columbia Tech now occupies over 300,000 SF in Westborough. The buildings are now on the market for sale as owners look to cash in on the new deal.
- **New England Appliance Group (NEAG) expands in Bellingham.** Marcus Partners completed a new lease with NEAG for 124,200 SF newly constructed warehouse at 206 Mechanic Street to accommodate their growing needs in addition to their 300,000 SF existing distribution center in Franklin. The Bellingham location was ideal, given a state-of-the-art 36' clear warehouse less than 3 miles from their Franklin location.
- **Portfolio Sales Dominate Transaction Volume.** Large portfolio acquisitions by BlackRock, Inc. and Apollo Global Management drove Q3 transaction volume, with 87 million SF trading hands in single transactions. Among the Massachusetts assets included were a 185,000 SF manufacturing building at 93 Gilmore Drive in Sutton and a 61,000 SF warehouse at 130 Constitution Boulevard in Franklin, both of which closed in September.

## WHAT WE WILL BE WATCHING

- **Mid-Sized Warehouse Deals Signal Early Signs of Market Stabilization.** As we continue to watch the slow swelling of vacancy rates, which are expected to continue through the end of 2025 and 2026, it has been encouraging to see a few 100,000–200,000 SF warehouse transactions starting to chip away at the larger new construction vacancies. Given the historic resilience of New England's economy, we expect this trend to continue over the next few quarters and well into 2026.

## RECAP OF SUBMARKET HEALTH



53,000,000  
TOTAL SQUARE FEET



8.90%  
VACANCY RATE



\$14.40/SF NNN  
AVERAGE RATE



237,000  
SQUARE FEET  
UNDER CONSTRUCTION

## NOTEWORTHY TRANSACTIONS



**WESTBOROUGH, MA**  
1-5 Sassacus  
164,000 SF  
Columbia Tech



**BELLINGHAM, MA**  
206 Mechanic Street  
124,200 SF  
New England Appliance Group (NEAG)



**WESTBOROUGH, MA**  
35 Otis Street  
122,700 SF  
WESCO Distribution

# RT. 24 | INDUSTRIAL

## SUBMARKET RECAP

- **Oversupply of Large Industrial Continues to Challenge Route 24 Corridor.** There are currently 23 industrial spaces of 50,000 SF or greater, either existing or under construction, within a 10-mile radius of West Bridgewater, totaling 6,747,000 SF. At the current rate of absorption, it could take years to fill this inventory, underscoring the significant oversupply of large-format industrial product. Some newly constructed speculative facilities lacking immediate highway access may ultimately need to be repositioned. Meanwhile, within this same area, there are only about 15 spaces available in the 5,000–10,000 SF range.
- **Vacancy Levels Reach Decade High as Demand Lags Behind Supply Growth.** The gap between industrial space absorption and the expanding inventory continues to widen as tenant demand slows. Vacancies have climbed to their highest level in over a decade, reflecting persistent oversupply and muted leasing activity across the market.

## NOTEWORTHY NEWS

- **Myles Standish Expansion Nears Completion as New 180,000 SF Facility Delivers.** Rhino Capital Advisors LLC has completed a 180,000 square-foot state-of-the-art manufacturing facility at the Business Park at Myles Standish with 32' clear heights. This latest facility marks one of the final developments within the Myles Standish expansion, a 220-acre redevelopment effort that began in 2012 as a public-private partnership to repurpose the former Paul A. Dever State School.
- **Closures Add Pressure to Route 24 Industrial Market.** Texas-based AirBorn will close its 82,290 SF manufacturing facility at 355 Constitution Drive in Taunton, with operations winding down between late 2025 and the end of 2026. AirBorn’s exit adds to the growing list of manufacturing users relocating production out of Massachusetts, highlighting continued headwinds for industrial occupancy along the Route 24 corridor. 275 Bodwell Avenue in Avon is also fully available for lease, adding another 210,000 SF to the market.

## WHAT WE WILL BE WATCHING

- **Rising Vacancies and Leasing Incentives Signal Turning Point for Route 24 Industrial Market.** We will be watching how sustained vacancy levels and increased leasing incentives influence rent stabilization and absorption timeline across the Route 24 industrial corridor. As economic uncertainty persists and competition intensifies, it will be critical to see whether pricing adjustments and tenant concessions are enough to spur renewed activity in the market.

## RECAP OF SUBMARKET HEALTH



**47,700,000**  
TOTAL SQUARE FEET



**12.50%**  
VACANCY RATE



**\$12.00/SF NNN**  
AVERAGE RATE



**954,000**  
SQUARE FEET  
UNDER CONSTRUCTION

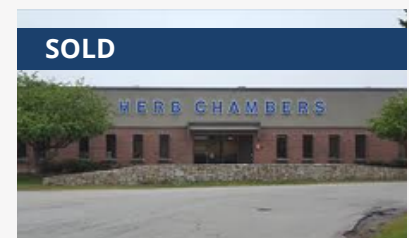
## NOTEWORTHY TRANSACTIONS



**NEW BEDFORD, MA**  
200 Theo Rice Boulevard  
\$13,000,000 (\$116/SF)  
Albany Road Real Estate Partners



**BRAINTREE, MA**  
Brooks Drive Portfolio  
\$12,150,000 (\$225/SF)  
Lee Kennedy, Inc



**BRAINTREE, MA**  
75 Lundquist Drive  
\$13,900,000 (\$177.32/SF)  
Atlanta Real Estate Holdings

# THANK YOU

We thank our clients for your partnerships over the past 49 years.

As we proudly enter our 50th year of business, R.W. Holmes continues its unrelenting efforts to provide the most data-driven, creative, and hands-on service in the Greater Boston market.

We look forward to celebrating this milestone and achieving even greater success together!

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