

welcome to **CRG**

With an extensive real estate investment background, **CRG** leverages the power of **Clayco** to develop, finance, design, construct and deliver guaranteeing you achieve your financial and institutional goals.

We provide **comprehensive development services** beginning with site selection and market assessment. CRG provides in-depth financial analysis and partners with its extensive network of capital sources and banking partners to deliver results for our clients and maximize return on investment for our partners. Our team also provides the necessary due diligence, site planning, and incentive negotiation while collaborating with local zoning authorities to ensure the smoothest construction process.

Our vertically integrated platform and delivery expertise allows us to seamlessly develop successful projects exceeding our clients expectations. As an independent privately owned company, there are no constraints limiting our creativity or ability to meet the real estate needs of our clients.



develop | design | build

The integrated nature of our integrated team allows us to communicate and challenge each other to drive better results for our clients.



CRG

develop

**SITE SELECTION
DEVELOPMENT
FINANCING
ASSET MANAGEMENT**

LJC¹

design

**ADVANCE STRATEGIES
PLANNING
ARCHITECTURE
INTERIORS**

CLAYCO

build

**DESIGN-BUILD
CM@RISK
SELF-PERFORM
CULTURE OF SAFETY**

The Clayco delivery model is based upon a collaborative team. Finance planning, designers, engineers, programmers, builders and clients working transparently, sharing information and knowledge with the common commitment of exceeding the owner's expectations.



27 YEARS
1993 2020



56
EMPLOYEES



\$750+
MILLION
DEVELOPMENT
IN 2019

8,000+ ACRES

187 MILLION+ SF

\$11.0 BILLION+ VALUE

INTEGRATED DEVELOPMENT SERVICES

Site Selection | Due Diligence | Entitlements
Incentives | Planning | Design | Construction
Financing | Asset Management



CRG OFFICES

MARKETS

INDUSTRIAL

Manufacturing
Distribution
Food & Beverage
Aerospace & Aviation

COMMERCIAL

Corporate
Mission Critical
Mixed-Use
Sports Complexes

INSTITUTIONAL

Education
Healthcare
Life Science
Government

MULTIFAMILY

High Rise Apartments & Condos
Lofts
Historic Renovations

20%+ IRR
EARNED ON
\$250M+

OF INDUSTRIAL EQUITY
INVESTMENTS
OVER THE LAST 3 YEARS*

REPRESENTING OVER
6M SF

*INCLUDES UNREALIZED INVESTMENTS

PROPOSED USE

- Consistent with definition in Zoning Ordinance:
 - Warehouse – “A building used primarily for the storage of goods and materials, for distribution, but not for sale on the premises. (Added May 2016 – ATM, Art. 22)”
- Storage & Distribution of Consumer Goods
- Car trips and truck trips not exceeding traffic report (1,310 ADT)
- Employee count 500 in three shifts (SAS design)
- 24/7 operation
- Development is speculative in nature – no tenant yet identified

TYPICAL TENANTS

Industrial Experience

Clayco and CRG have longstanding relationships with many Fortune 500 companies and have completed hundreds of projects nationally

- Home Goods
- Apparel
- Home Improvement Supplies
- Department Stores
- Electronic Supplies
- Paper Goods
- Home Appliances
- Sporting Goods
- Candy
- Cereal / Dry Goods



RECENT PROJECTS





The Cubes at East Greenwich

East Greenwich Township, NJ

300,000 SF
Jaguar Land Rover



611K + 450K SF
Tenant TBD

The Cubes at Bridgeport
Atlanta, GA



The Cubes at Lehigh Valley

East Allen Township, PA

450,000 SF
Thrive Foods



The Cubes at Inland 85

Duncan, SC

1.3M SF
Lowe's



The Cubes at Emig Road

York, PA

350,000 SF
Tenant TBD



The Cubes at Troutdale

Portland, OR

350,000 SF
C&S Wholesale



The Cubes at DuPont

DuPont, WA

750,000 SF
Kimberly Clark



The Cubes at Etna 70

Columbus, OH

1.2M SF
Kohl's



The Cubes at Locust Grove

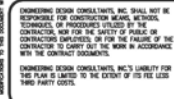
Atlanta, GA

800,000 SF
Shaw Carpet

SITE MITIGATION DESIGN DETAILS

- Reduction of trailer storage spaces from 429 to 278
- Provision of car parking – 200 spaces on each side
- Reduction of loading dock doors from 170 to 160
- Addition of a 30' berm - south, east, and north limits of project
- Addition of an 8' fence on top of berm
- Addition of evergreen screen - approximately 200 trees
- Increase building setback buffer from 240-feet to 400-feet
- Reduction in size of the south entry drive
- Relocation of guard shack from south to west side
- Agreement to restrict ADTs consistent with traffic study
- Agreement to restrict traffic on South Street by means dictated by the Board
- Reaffirmation to fund Hopping Brook Road signalization
- Reaffirmation to pay for bike path rapid flash beacons
- Other conditions noted in March 11, 2020 Certificate of Action

ALL RIGHTS RESERVED



		REVISION	
DATE BY	WAL	3	1/28/21
DATE BY	PSB	2	2/2/21
DATE BY	PSB	1	2/2/21
DATE BY	PSB	0	11/16/19

NEW SITE LAYOUT
PEIR REVIEW COMMENTS
PEIR REVIEW COMMENTS
ISSUED FOR REVIEW



ENGINEERING DESIGN CONSULTANTS, INC.
32 Turnpike Road
Southborough, Massachusetts
ph (508) 480-0225 fax (508) 482-5781

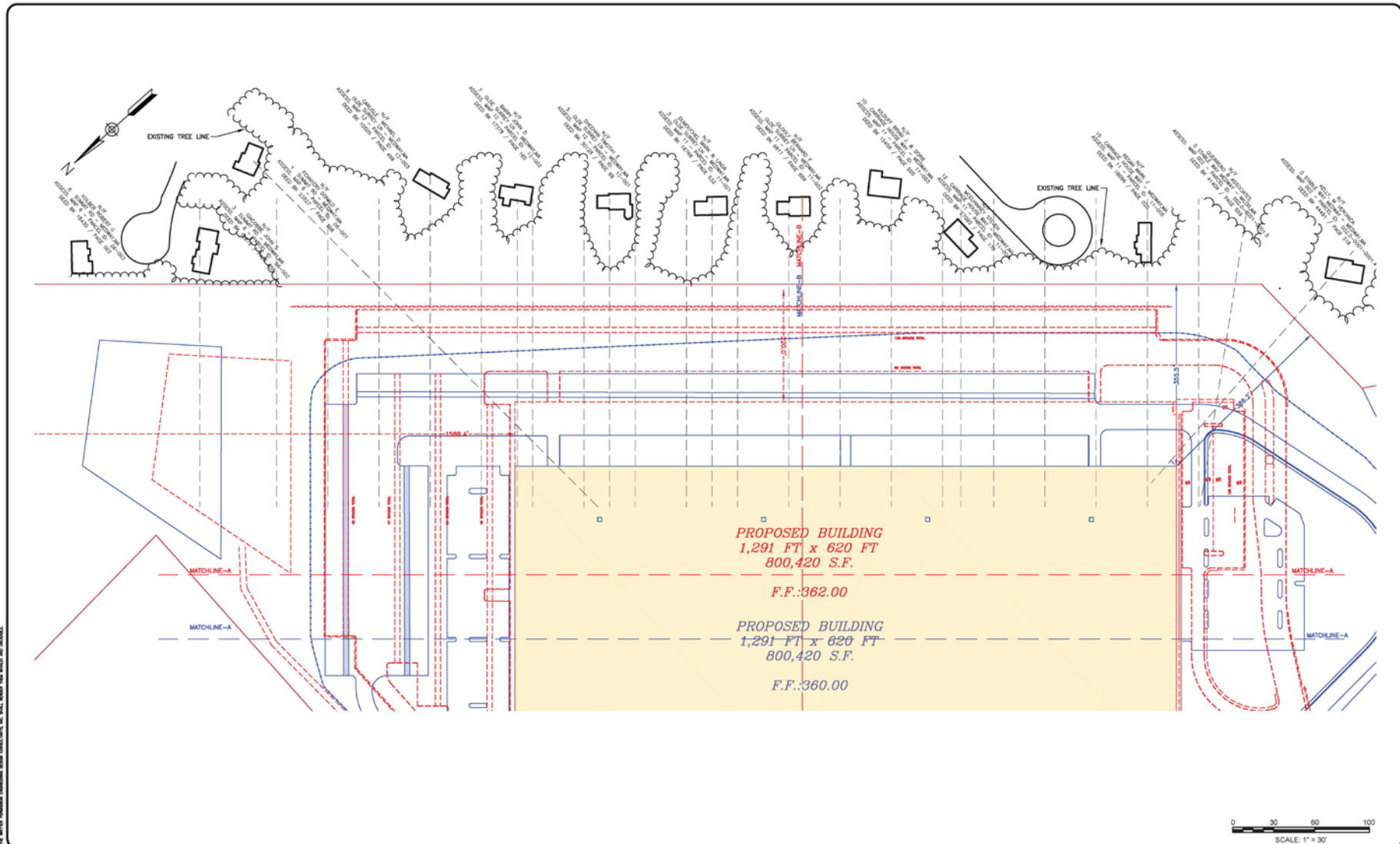
555 HOPPING BROOK ROAD
HOLLISTON, MASSACHUSETTS
(MIDDLESEX COUNTY)

GRADING & UTILITIES
555 HOPPING BROOK ROAD
HOLLISTON, MASSACHUSETTS

CRG INTEGRATED REAL ESTATE SOLUTIONS
200 Barr Harbor Drive
Conshohocken, PA 19248

FILE NO: 3724 GRADING DRAINAGE(S)
 55-43
 2807(8)
 DATE: NOVEMBER 16, 2019
 DRAWING PLAN NO:
 8 # 38
 8

ABUTTER CROSS SECTION COMPARISONS



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NO.	DATE	DESCRIPTION
1	2/3/21	ISSUED FOR DISCUSSION
2		
3		
4		
5		

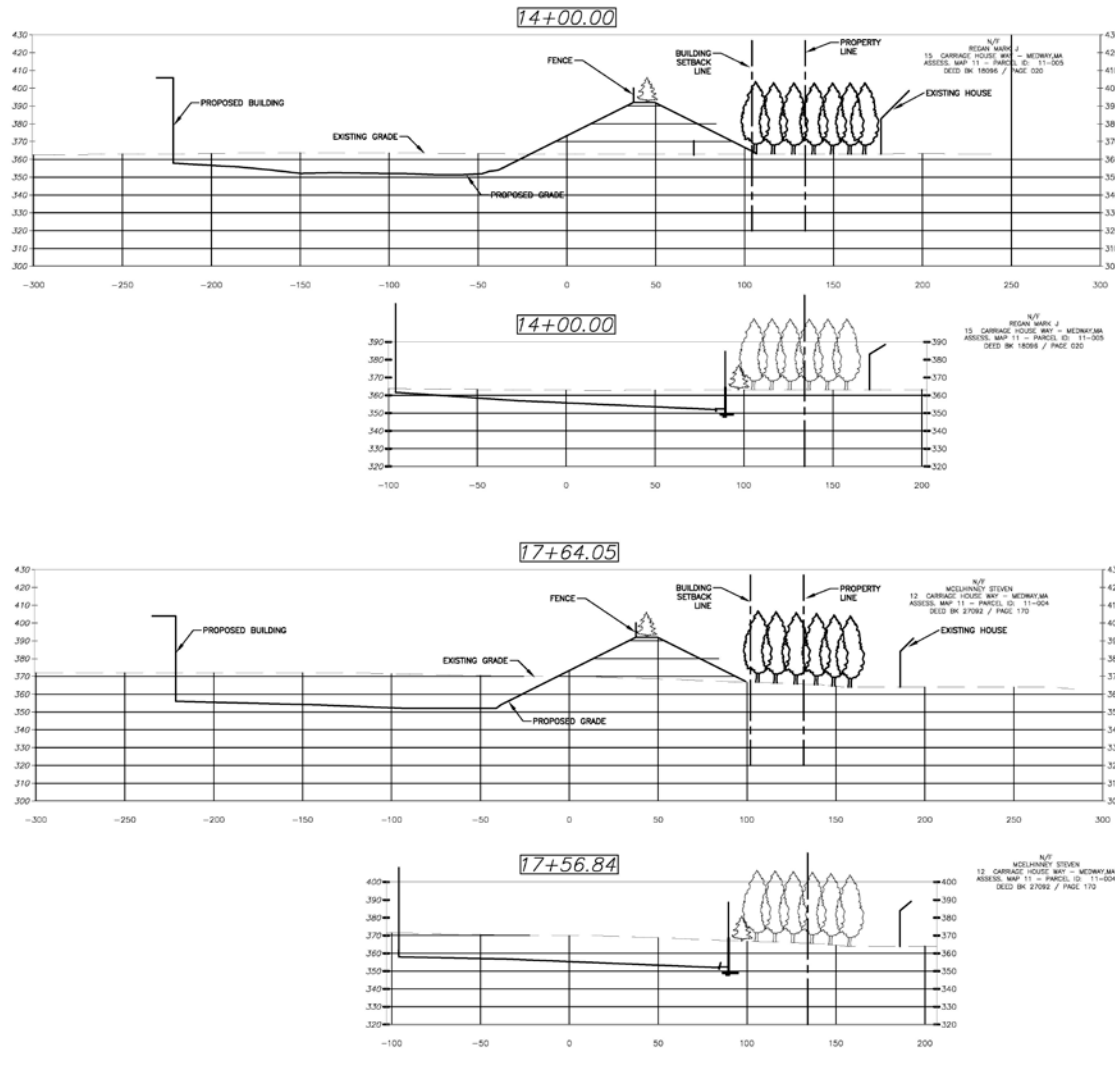
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HOLLISTON, MASSACHUSETTS
(MIDDLESEX COUNTY)

SECTIONS
555 HOPPING BROOK ROAD
HOLLISTON, MASSACHUSETTS
CRG INTEGRATED REAL ESTATE SOLUTIONS
35 E. WACKER DRIVE
CHICAGO, ILLINOIS 60601

SECTION
FEBRUARY 3, 2021
1 3

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DATE	BY	CHKD.	APP.	REV.	DATE	DESCRIPTION
0	2/2/21					ISSUED FOR DISCUSSION

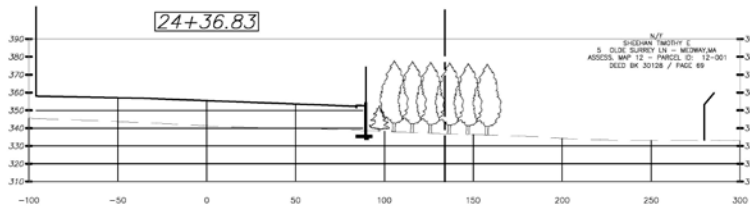
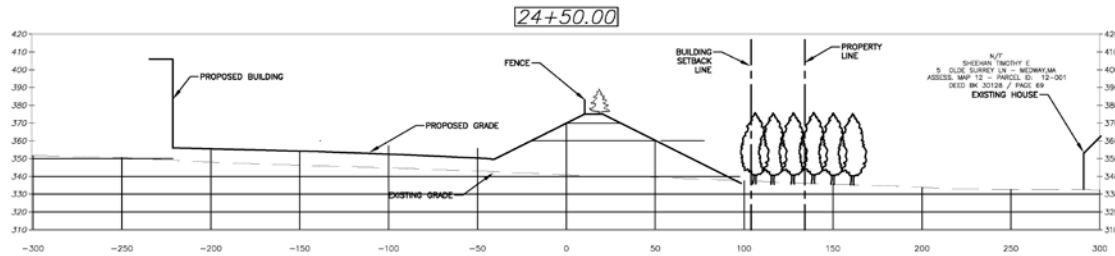
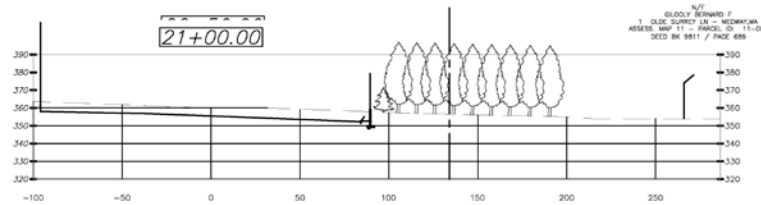
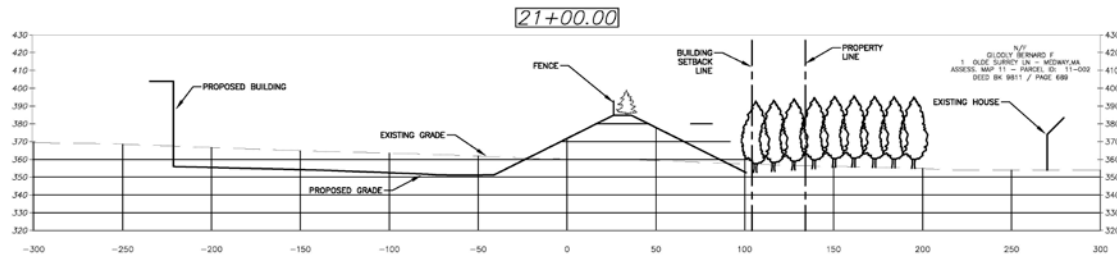
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315 E. WACKER DRIVE
CHICAGO, ILLINOIS 60601

NO. 224 PRELIMINARY
FEBRUARY 3, 2021
2 3

ABUTTER CROSS SECTION COMPARISONS



0 30 60 100
SCALE: 1" = 30'

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DESIGN BY	DATE	REVISION
DESIGNED BY	DATE	REVISION
CHECKED BY	DATE	REVISION
APPROVED BY	DATE	REVISION

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CHICAGO, ILLINOIS 60601

NO. 10-2024 PRELIMINARY
SECTIONS
FEBRUARY 3, 2021
3 3

TRAFFIC STUDY RESULTS

- 11/18/20 Vanasse Study – ITE 150 “Warehouse” – 1,310 ADT
- MDM 12/23/20 peer review confirmed findings
- Will agree to restrict number of trips to that consistent with traffic study
- Agreement to restrict traffic from South Street
- Improvements to Intersection of Hopping Brook Road and Washington Street
- Contribution to Town for installation of Beacon Flashers
- Construct physical barriers or signage on South Street to better restrict truck traffic

NOISE STUDY & SITE PLAN MODIFICATIONS

- Cavanaugh Tocci Sound Study submitted for review
- Compliance with Holliston and MassDEP standards
- HMMH: Harris Miller Miller & Hanson retained for Peer Review
- Site Plan Modifications include moving building & parking lots away from Medway with berm, fence and trees as buffer
- Modified Site Plan will be submitted for further review
- CMG Environmental retained for Peer Review