

GALAXY
LIFE SCIENCES, LLC

GALAXY DEVELOPMENT, LLC

For over 25 years, Galaxy Development, a company based in Auburn, Massachusetts, has been developing the highest quality retail, office, and healthcare properties in Massachusetts, Connecticut, New Hampshire, and New York.

The Galaxy portfolio consists of over 1,200,000 square feet. The majority of our portfolio is ground-up construction, including a full range of permitting and turn-key buildings. These projects have included comprehensive infrastructure improvements on- and off-site along major state routes and road redesign, signalization, and substantial environmental clean-up when necessary.

Our clients include regional and national credit tenants such as Fallon Health, Tenet Health Care, Fresenius Medical Care, Price Chopper, Kohl's, Walgreens, Starbucks, and Panera Bread among others.

AVAILABLE SITES:

Sutton, MA

Route 146
10+ acres
Up to 130,000 SF
Water, sewer, gas

Wrentham, MA

Main Street / Rt. 1A
20 acres
From 10,000 to 150,000 SF
Water, gas, septic or for large project sewer treatment plant

Worcester, MA

Park Avenue & Grove St.
Two Story 40,000 SF
Under Construction
Water, sewer, gas



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GALAXY LIFE SCIENCES, LLC

To meet the demands of the growing life sciences market, Galaxy Development established Galaxy Life Sciences, an innovative real estate build-to-suit provider.

Founded by Michael O'Brien, principal owner of Galaxy Development, and Matthew Zicaro owner of Zicaro Associates Inc., Galaxy Life Sciences assists in the site selection, design, and building of resilient, flexible, and sustainable facilities for companies looking to build or expand their offices, manufacturing, or research and development capabilities.

Galaxy has properties ready for immediate development in areas directly adjacent to Interstates 90, 290, 495 and Routes 146 in MA. Opportunities in CT are available along I-395, I-84, and Route 2. There are also new opportunities in the pipeline along

Route 128 and 95 that are ripe for life science development. The combination of federal agencies, leading academic institutions, and the large cluster of life science companies make for innovative and strategic opportunities that are ideal for Galaxy Life Sciences to design and build your company's future home. For companies that have already selected their site but don't want to own or build the property, Galaxy can help.

Benefiting from the financial strength, reputation, and success of Galaxy, along with the extensive knowledge of life science real estate development, design, construction, startup, and commissioning experience of Zicaro Associates, the Galaxy Life Sciences team is ready to serve its clients in a professional and timely manner.



BUILD TO SUIT

Sites available to accommodate 10,000 square feet to several hundred thousands of square feet for office, research, development, flex labs, gene therapy, cell therapy, single use biologics, bulk biologics, sterile fill finish, oral solid dosage, and clinical or commercial manufacturing.

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MATTHEW ZICARO

GALAXY LIFE SCIENCES | VP OF REAL ESTATE DEVELOPMENT, ENGINEERING & PROJECT MANAGEMENT

Working with the fastest growing biotechnology companies in the world, Matthew Zicaro has extensive experience in the development and the build-out of millions of square feet of life science spaces. The projects below highlight some of his direct involvement in conceptual design, site selection, site master planning, detail design, construction, facility start up, commissioning, qualification, validation, and ensuring regulatory audit readiness.

VERTEX PHARMACEUTICALS, INC. | BOSTON, MA



New 1.1 million SF corporate world headquarters office, vivarium, research and development building in Boston's Seaport District.

VERTEX PHARMACEUTICALS, INC. | BOSTON, MA



New 100,000 SF oral solid dosage continuous processing development, manufacturing, and product launch facility.

VERTEX PHARMACEUTICALS, INC. | SAN DIEGO, CA



New 170,000 SF office, vivarium, research and development building.

VERTEX PHARMACEUTICALS, INC. | LONDON



New international headquarters.

VERTEX PHARMACEUTICALS, INC.



Prepared basis of design, conceptual design, evaluated new locations of future gene therapy clinical development and commercial manufacturing facilities.

BRISTOL-MYERS SQUIBB | DEVENS, MA



New 1.5 million SF biopharmaceutical site including office complex, quality control laboratory, manufacturing, chemical & cold storage, GMP warehouse buildings.

SHIRE | LEXINGTON, MA



New 380,000 SF single-use specialty biopharmaceutical manufacturing facility for genetic human therapies.

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