Cummings Properties Explains What Growing Tech and Manufacturing Firms Should Look for in Flex Space

October 27, 2026

October 27, 2026 -
Businesses evaluating R&D flex space in greater Boston often have needs that go beyond basic square footage. Research activities, equipment, inventory, assembly, shipping, testing, and administrative work may need to be conducted within the same facility. Cummings Properties is outlining several practical factors that technology and manufacturing firms can consider when reviewing flex space.

Flex space can accommodate uses that fall between traditional office and industrial environments. Depending on the property, layouts may support warehouse, distribution, light manufacturing, showroom, robotics, battery technology, precision manufacturing, and related operations. For growing firms, the important question is whether the building can support the work taking place inside it.

Layout is one of the first considerations. Open industrial areas can provide room for equipment, storage, fabrication, assembly, or other technical functions. Office areas may still be necessary for engineering teams, administrative staff, meetings, or customer-facing operations. The appropriate balance depends on how the business functions and how those needs may change over time.

Clear height can also matter. Taller industrial areas may provide additional flexibility for shelving, equipment, storage, or certain production activities. A company planning to install machinery or manage significant inventory may have different clearance requirements than a business using the space primarily for research and light assembly. Cummings Properties identifies high clear heights as one of the characteristics available within portions of the flex portfolio.

Loading access deserves similar attention. Direct loading can simplify the movement of equipment, supplies, finished goods, and inventory. Companies receiving regular deliveries or shipping products should consider how frequently loading areas will be used and what types of vehicles will need access. A space that works well for a small technical operation may not function the same way for a business handling pallets, machinery, or frequent freight deliveries.

Power and mechanical requirements are another part of the evaluation. Technology and manufacturing businesses may operate equipment that places different demands on electrical service, ventilation, temperature control, or other building systems. Requirements should be identified before a lease decision whenever possible. Reviewing equipment specifications and operational processes can help businesses determine which properties deserve closer consideration.

The ability to modify a space may become increasingly important as a company grows. A business occupying flex space today may add employees, equipment, production lines, research functions, or storage needs later. Cummings Properties maintains in-house design and construction teams that can customize flex space to meet business requirements.

Location should be considered alongside the building's physical characteristics. Flex and warehouse properties in greater Boston can provide access to major regional routes, including I-95, Route 128, and I-93. Depending on the location, businesses may also consider travel connections to Boston, Cambridge, and Logan Airport, as well as to customers, suppliers, and employees.

For manufacturing and distribution firms, highway access can affect deliveries, shipping, employee travel, and connections with customers or suppliers. Technology companies may place greater emphasis on commuting patterns and proximity to other business centers. These priorities can differ by organization, making location part of a broader operational review rather than a stand-alone decision.

Parking is another straightforward consideration that can become more important as a company adds employees. Employee count, shift schedules, visitors, company vehicles, and delivery activity can all affect how much parking a business requires. Parking availability should therefore be reviewed alongside interior space and building access.

Businesses evaluating R&D flex space in greater Boston should also consider how specialized a proposed buildout needs to be. A highly customized space may support current operations well, but could require additional planning when those operations change. A more adaptable layout may accommodate different equipment, staffing levels, or workflow arrangements. The appropriate approach depends on the type of business and the extent to which future requirements can reasonably be anticipated.

Documenting how a space will actually be used can provide a practical starting point. Equipment requirements, employee counts, loading activity, storage needs, technical work, access, and possible growth can help businesses compare available properties. That process can also help identify questions that should be addressed before a lease is finalized.

For growing technology and manufacturing firms considering R&D flex space in greater Boston, the value of professional leasing guidance is in helping connect operational requirements with the characteristics of an available property. Cummings Properties provides information on flex and warehouse options throughout the region, along with in-house design and construction capabilities for spaces that require modification. Reviewing layout, infrastructure, loading, access, and future space needs can help businesses determine whether a property is appropriate for its intended use.

About Cummings Properties:

Cummings Properties? 11 million square feet of commercial real estate accommodates labs and clean rooms, offices, health care facilities, restaurants, retail storefronts, warehouses, satellite offices, executive suites, medical practices, and more. With a portfolio of this size and variety, the firm can meet virtually any commercial real estate need. Its in-house experts in design, construction, and property management offer ?one-stop shopping? for the business community.

###

For more information about Cummings Properties, contact the company here:Cummings PropertiesJoyce Vyriotes781-932-7072jkv@cummings.com100 Cummings CenterSuite 107-LBeverly, MA 01915

Cummings Properties

Cummings Properties? 11 million square feet of commercial real estate accommodates labs and clean rooms, offices, health care facilities, restaurants, retail storefronts, warehouses, satellite offices, executive suites, medical practices,

and more.

Website: http://www.cummings.com

Email: jkv@cummings.com

Phone: 781-932-7072

