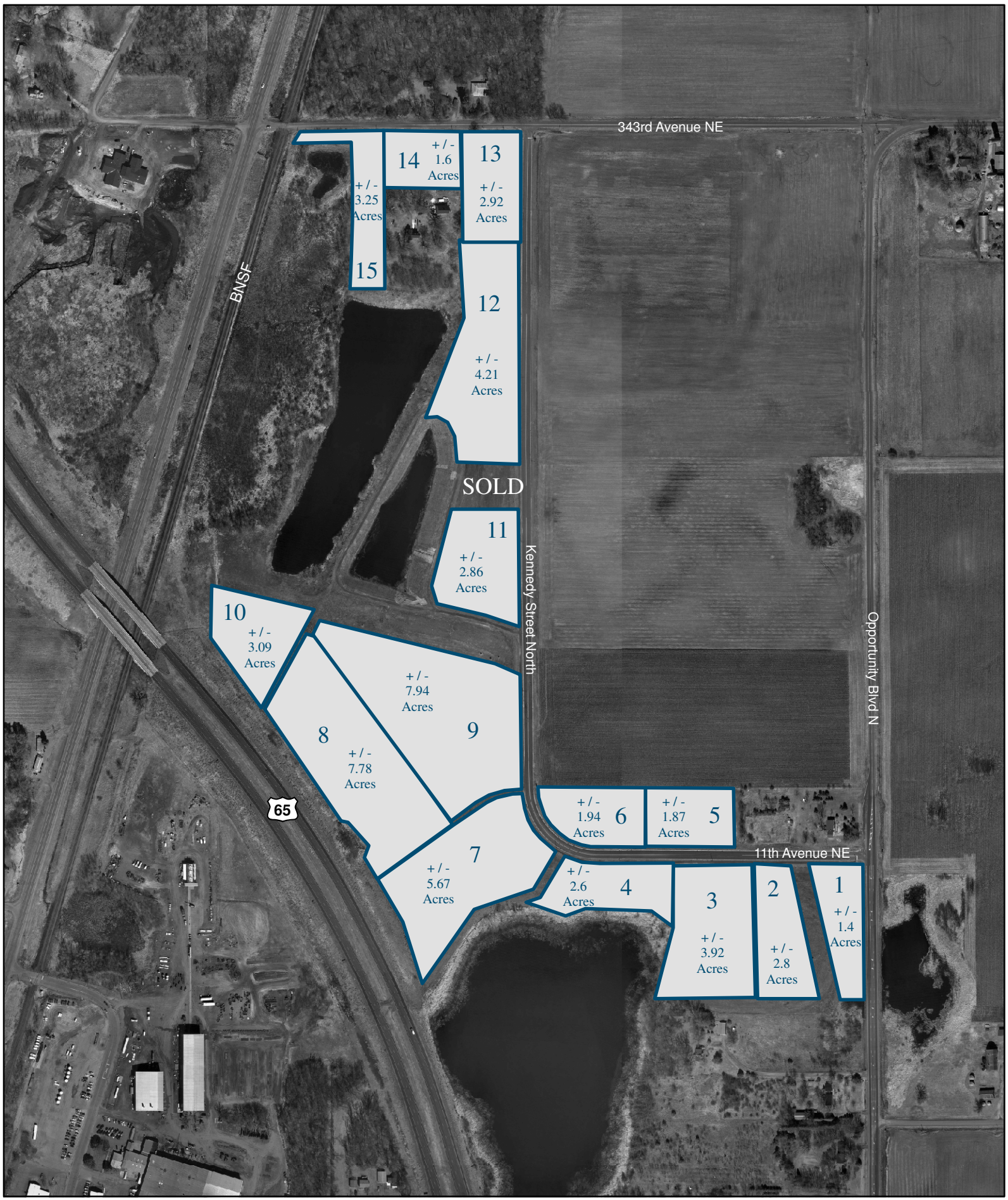Cambridge Opportunity Industrial Park