

17
FORGE
PARK



SECURE
TRUCK COURT



STANDALONE
OPPORTUNITY

±84,376 SF AVAILABLE

HIGH-BAY WAREHOUSE/DISTRIBUTION SPACE IN
GREATER BOSTON'S **PREMIER** INDUSTRIAL/R&D PARK

CBRE STOCKBRIDGE



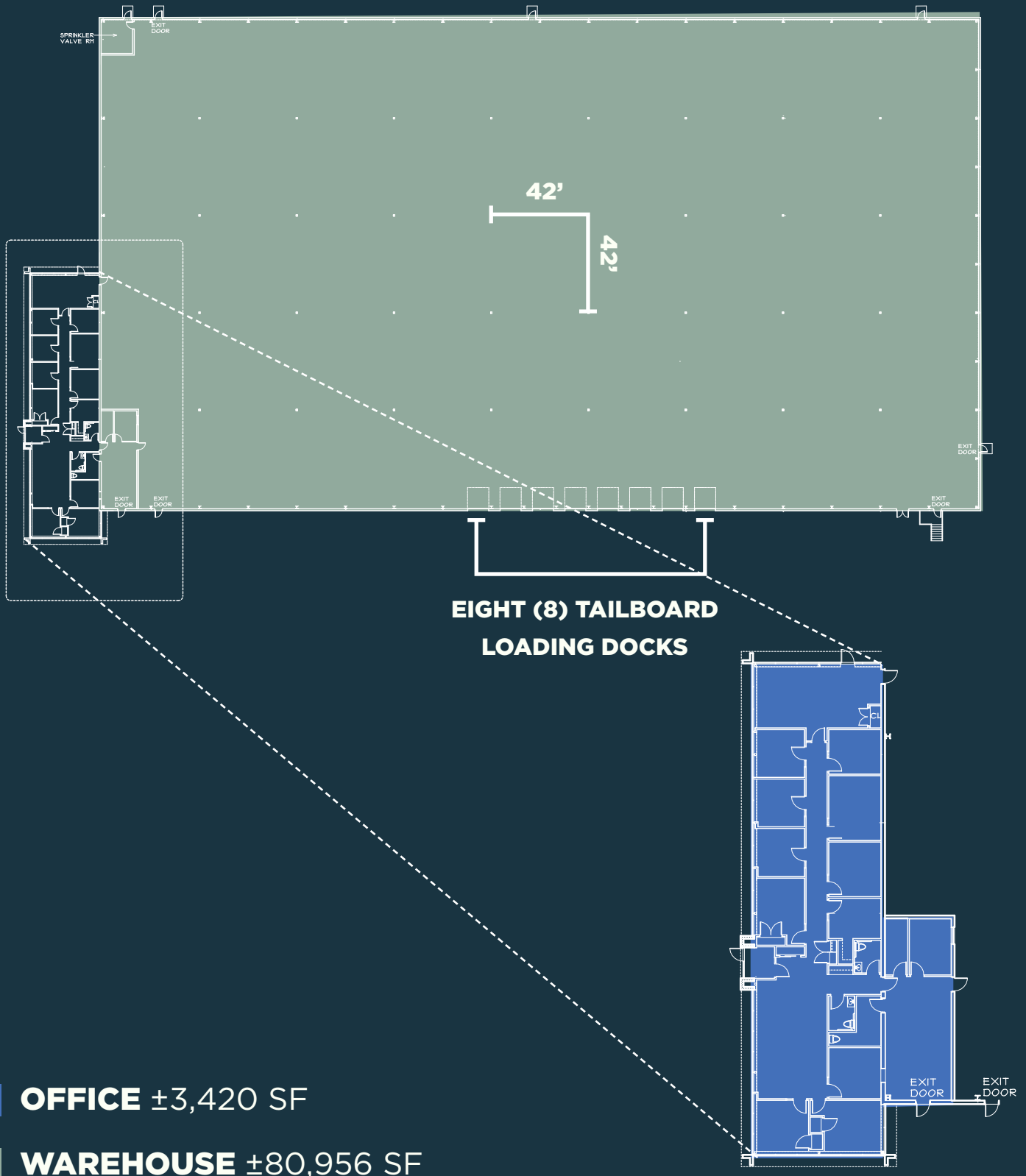
On behalf of Stockbridge, CBRE is pleased to bring your attention to 17 Forge Park, Franklin, Massachusetts. The standalone $\pm 84,376$ SF building, located within Forge Park, the master planned industrial and R&D park, offers tenants a secure truck court, eight loading docks and 1,200 amps of power. Forge Park is conveniently situated along Interstate 495 at the West Central Street and Route 140 Interchange. Corporate neighbors include Thermo Fisher, Ferguson, Tegra Medical and Mattress Firm.

BUILDING SPECIFICATIONS

Building/Availability	$\pm 84,376$ SF Warehouse: $\pm 80,956$ SF Office: $\pm 3,420$ SF
Year Built:	1991
Land Area:	± 6.65 acres
Loading:	Eight (8) tailboard loading docks
Clear Height:	26'
Bay Spacing:	42' x 42'
Building Dimensions:	213' x 380'8"
Auto Parking:	$\pm 0.65/1,000$ SF Fifty-five (55) auto spaces and secure truck court
Lighting:	To be upgraded to LED
Sprinkler:	Wet
Power:	1,200 amps, 480 volt, 3-phase, 4-wire
Utilities	Electric: National Grid (Massachusetts Electric) Gas: Eversource Energy Water & Sewer: Franklin Water Department

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FLOOR PLANS





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