

FOR LEASE

FRANKLIN INDUSTRIAL PARK

96,126 SF OF FIRST CLASS HIGH-BAY WAREHOUSE

111 CONSTITUTION BOULEVARD

Franklin, MA

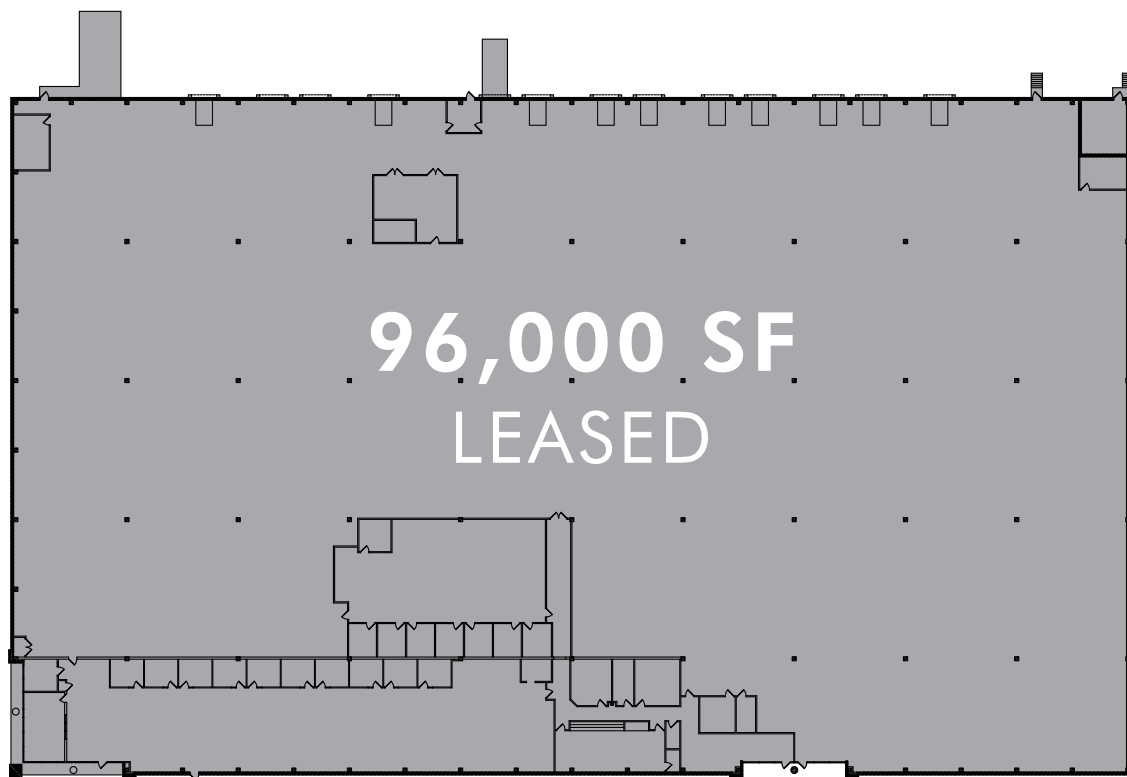


PROPERTY OVERVIEW

On behalf of Nuveen, CBRE is pleased to present an exciting leasing opportunity in the Franklin Industrial Park, located at 111 Constitution Boulevard. Built in 2000, the property offers state-of-the-art design and construction over 192,000 SF, including 30' clear height, ESFR sprinkler system, excellent loading, 40' W x 50' D column spacing and 120' truck court with concrete pad. The building was named 2011 ENERGY STAR® Sustained Excellence Award Winner by the EPA. Franklin Industrial Park is conveniently located just minutes from Interstate 495 at Exit 16, offering exceptional on-off trucking access. The park neighbors many of the area's most recognizable names including EMC Corporation, Owens & Minor, FedEx, Thermo Fisher Scientific, Cold Chain Technologies, Barrett Distribution and Lindenmeyr Munroe. Area amenities include numerous restaurants, day care, convenience retail and several hotels.



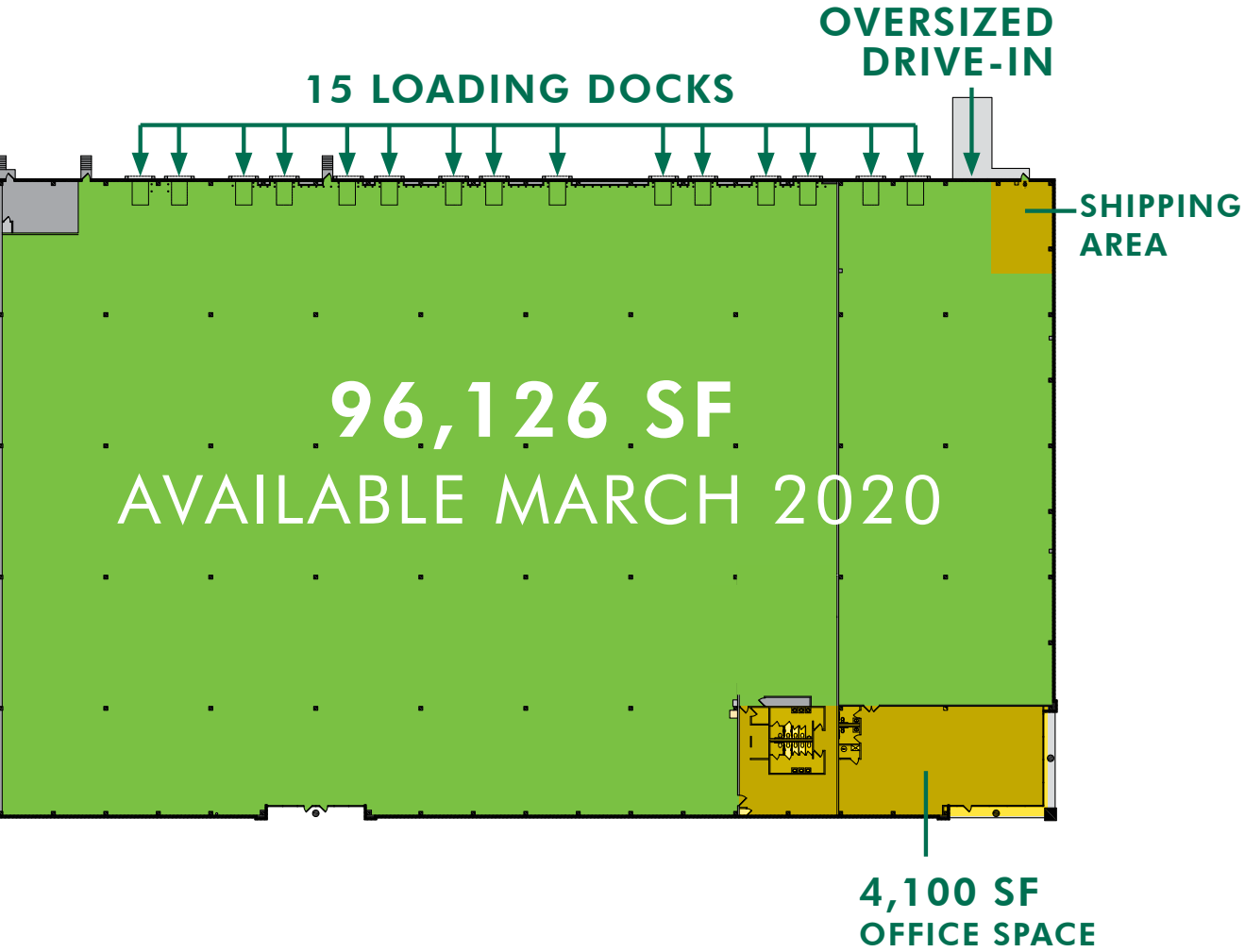
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BUILDING SPECIFICATIONS

- + **Total Building Area:** 192,126 SF
- + **Availability:**
 - **Warehouse:** 92,026 SF
 - **Office:** 4,100 SF
- + **Land Area:** 39.40 acres
- + **Year Built:** 2000
- + **Loading:**
 - Fifteen 8' x 10' loading docks
 - One oversized drive-in door
- + **Loading Capacity:** 30,000 lbs.
- + **Clear Height:** 30'
- + **Fire Protection:** ESFR sprinkler
- + **Column Spacing:** 40' W x 50' D
- + **Parking:** 1/1,000 SF car parking
- + **Truck Court:** 120' truck court with concrete pad 50' from building
- + **Power:** 2400 Amps, 277-480 Volts, 3-phase, 4-wire
- + **Lighting:** 400-Watt metal halide in warehouse
- + **HVAC:** Rooftop package units for office; ceiling-hung, gas-fired heaters for warehouse
- + **Exterior:** Masonry and insulated metal panel
- + **Floor:** 6" reinforced concrete floors (4,000 PSI) with 6" x 6" welded wire mesh
- + **Roof:** Single-ply membrane (EPDM) ballasted roof over 2" of rigid insulation board
- + **Building Dimensions:** 240' x 800'
- + **Utilities:**
 - **Sewer & Water:** Municipal, Town of Franklin
 - **Gas:** Bay State Gas
 - **Electric:** National Grid

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