

2012 GROVE

FRANKLIN, MA

FOR LEASE: ±110,750 SF FIRST CLASS WAREHOUSE/MANUFACTURING SPACE



MARCUS PARTNERS

CBRE



BUILDING SPECIFICATIONS

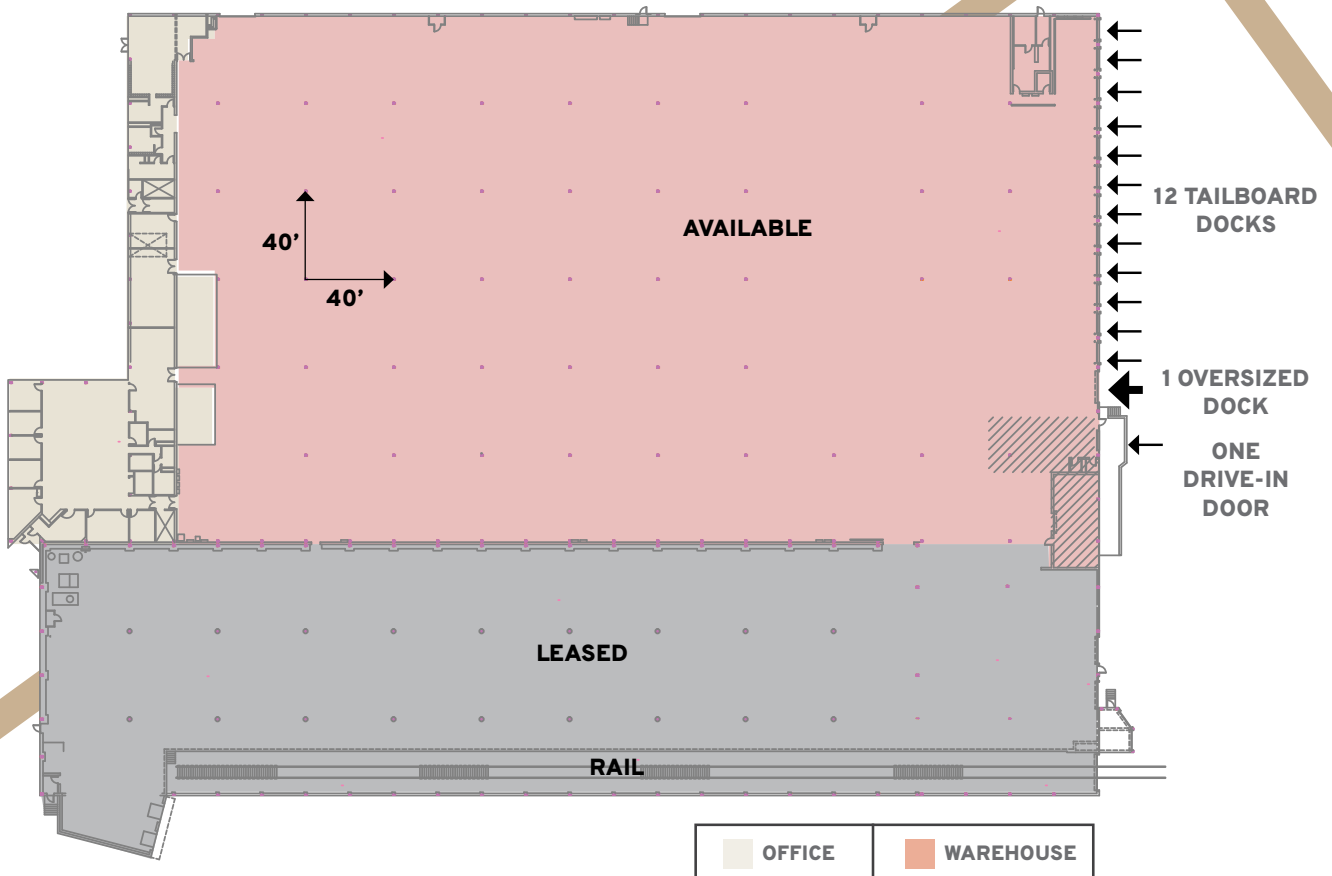
+ Total Building	±165,000 SF	+ Parking	166 spaces available (1.50/1,000 SF); main parking lot was recently repaved
+ Available Suite	±110,750 SF	+ Power	Up to 2,000 amps @480V available
Office	±9,800	+ Sprinkler	Wet system
Warehouse/Manufacturing	±100,950 SF	+ Taxes	\$0.57/SF (FY 2020 estimate)
+ Land Area	15 acres	+ Utilities	
+ Ceiling Height	±20'	Water/Sewer	Town of Franklin
+ Column Spacing	40' x 40'	Gas	Columbia Gas
+ Loading	12 tailboard docks; One oversized tailboard dock; One drive-in door	Electric	National Grid
+ Roof	Sarnafil System (2003; under warranty)		
+ Year Built/Renovated	1974/2016		



210 GROVE

FRANKLIN, MA

FLOOR PLAN





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