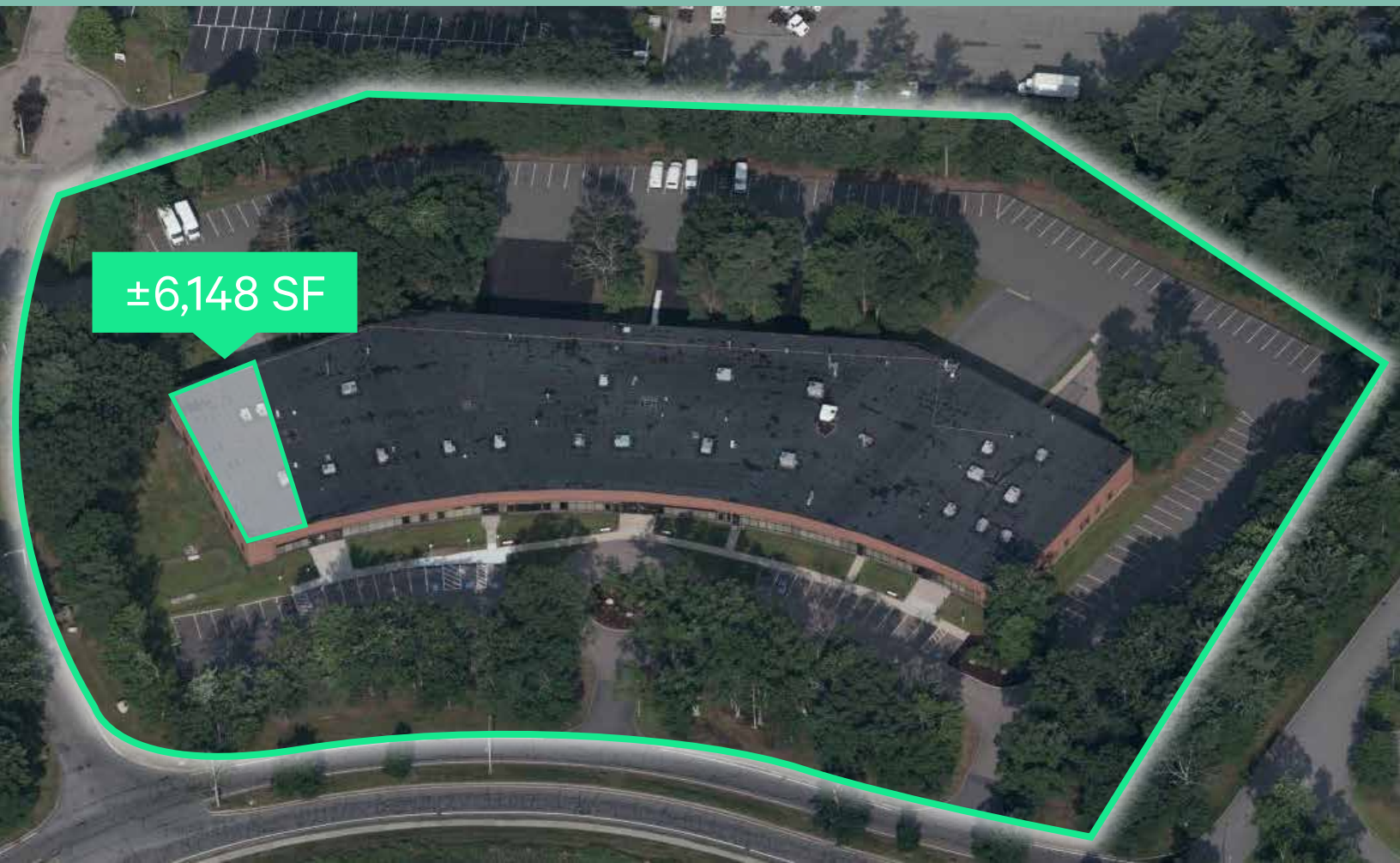


# 101 Constitution Boulevard

±6,148 SF Available

Fully Air-Conditioned, High-End Flex/R&D/Office Suite



±6,148 SF

101 Constitution Boulevard  
Franklin, MA

# Property Features

CBRE is pleased to bring to your attention the availability of a ±6,148 SF first class flex/R&D/office suite at 101 Constitution Boulevard in Franklin, MA. Located within the 3MSF master planned and highly desirable Franklin Industrial Park, this attractive ±62,938 SF building is ideal for research & development or office use. The park is situated 0.8 miles from I-495 and has corporate neighbors such as Dell/EMC, Owens & Minor, Cold Chain Technologies, Barrett Distribution, Thermo Fisher and Imperial Bag & Paper. The availability at 101 Constitution Boulevard is fully air-conditioned and is designed with flexibility to meet the operational requirements of a variety of users.



# Building Specifications

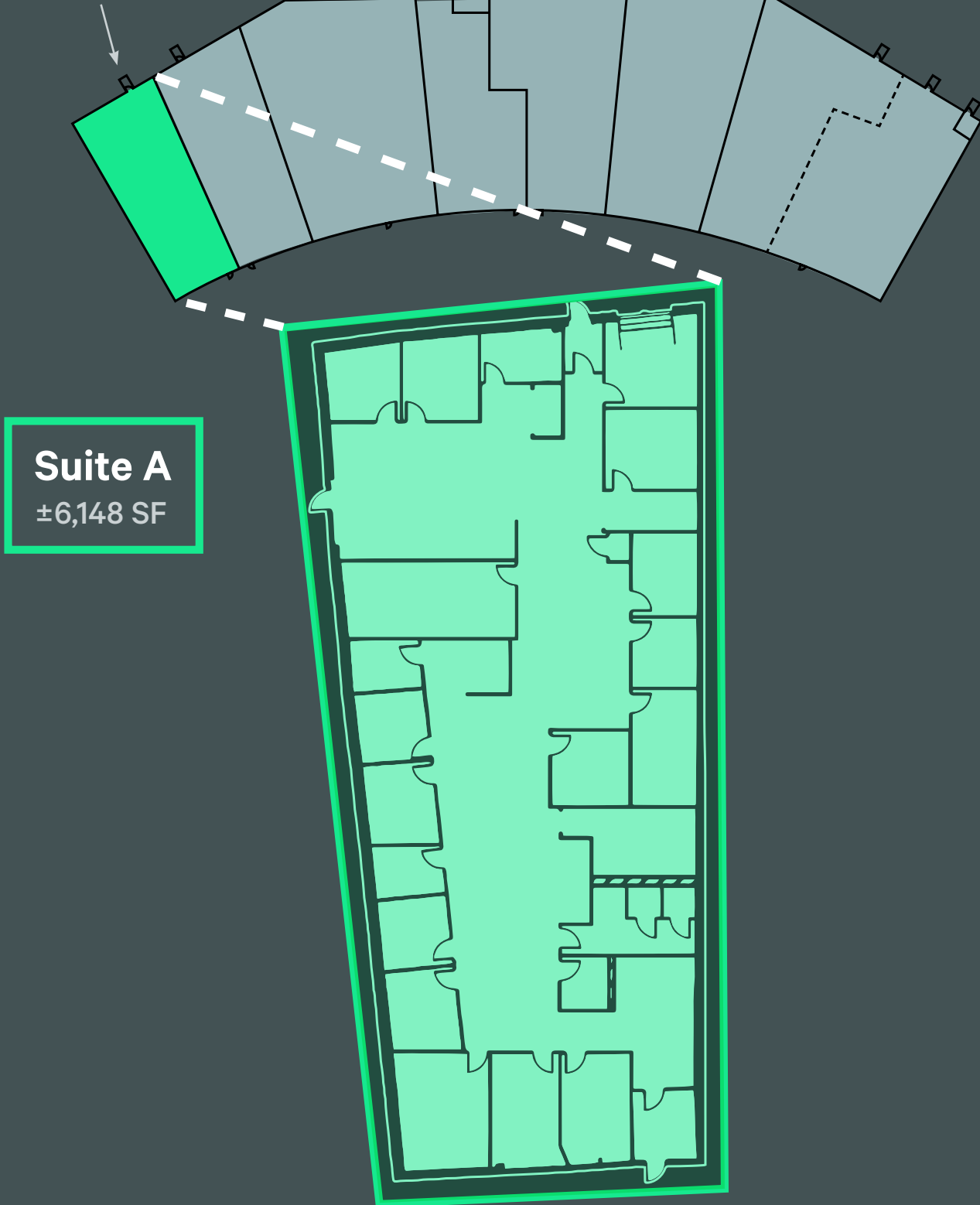
- + **Total Building Size:** ±62,938 SF
- + **Available Suite:** ±6,148 SF
- + **Land:** ±7.37 acres
- + **Year Built:** 1989
- + **Clear Height:** 16' (to bottom of joist)
- + **Loading:** 1 tailboard loading dock
- + **Parking:** ±3.10/1,000 SF (195 spaces total)
- + **Sprinkler System:** Wet
- + **HVAC:** Fully air-conditioned
- + **Lighting:** Fluorescent
- + **Power:** 1900a/480v, 3ph, 4w (to be verified into the suite)
- + **Construction:** Brick veneer and masonry block with steel frame
- + **Utilities:**
  - **Gas:** Columbia Gas
  - **Electric:** National Grid
  - **Water/Sewer:** Town of Franklin

±6,148 SF | For Lease

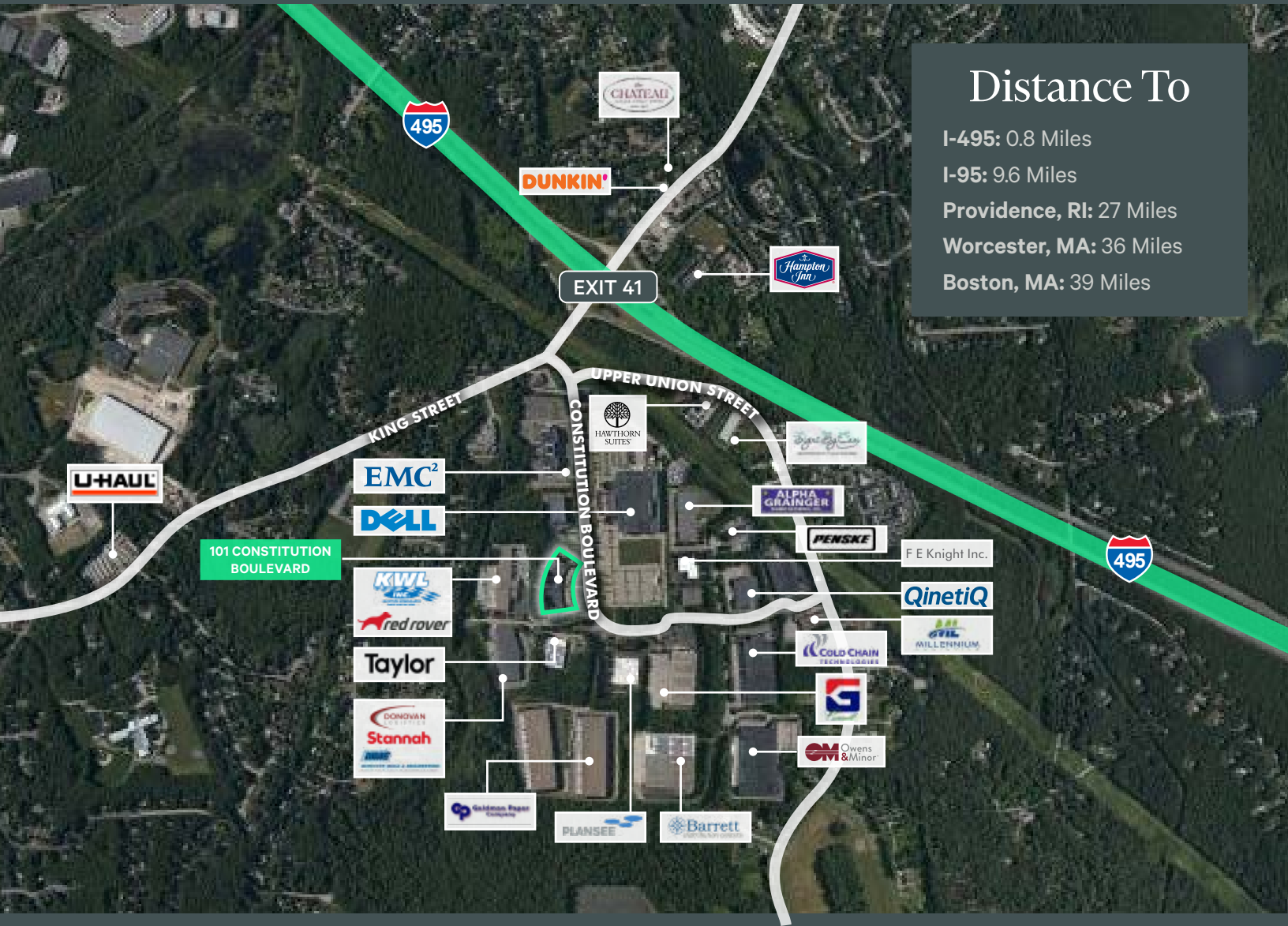
# Floor Plan

±6,148 SF Available  
±56,790 SF Leased

1 Loading Dock



**Suite A**  
±6,148 SF



## Distance To

I-495: 0.8 Miles

I-95: 9.6 Miles

Providence, RI: 27 Miles

Worcester, MA: 36 Miles

Boston, MA: 39 Miles

## Contact Us

**Steve Clancy**  
Executive Vice President  
+1 617 912 7055  
steve.clancy@cbre.com

**Kendall Rowley**  
Senior Associate  
+1 617 936 2297  
kendall.rowley@cbre.com

**Juliana Fiore**  
Associate  
+1 781 801 3423  
juliana.fiore@cbre.com

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