

# Industrial/ Flex Space

165 Grove Street  
Franklin, Massachusetts

±20,702 SF Available

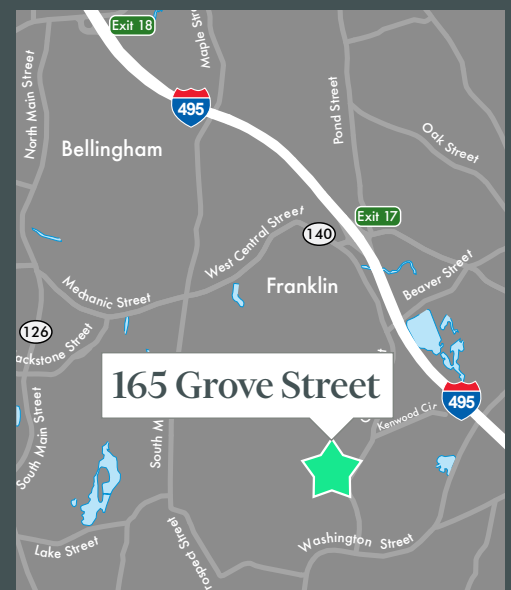


## Property Description

On behalf of ownership, CBRE is pleased to announce the availability of ±20,702 SF of industrial/flex space for lease at 165 Grove Street in Franklin, Massachusetts.

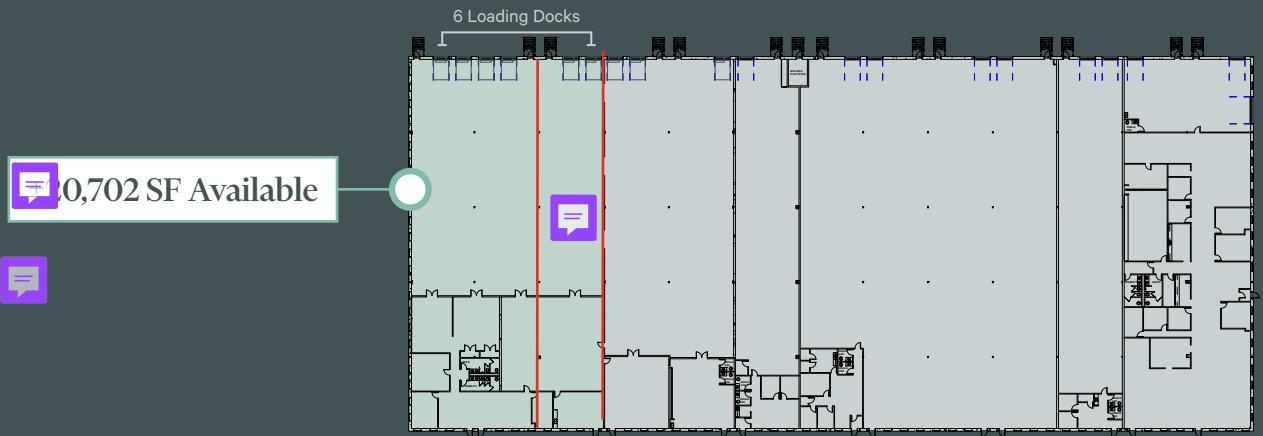
Grove Street Business Center is a two-building park totaling ±166,366 SF of single-story industrial/flex space situated on ±17 acres. Built between 1999 and 2004, Grove Street Business Center offers tenants a modern, high-end image in the heart of the Interstate 495 corridor.

Ideally located one mile south of the Interstate 495 interchange at Route 140 (Exit 17), Grove Street Business Center features tremendous access to the region's principal highways (Interstates 495, 95 and 90). Grove Street Business Center is home to many of the area's most recognizable names including Residex and Eaton Electrical. Corporate neighbors include Thermo Fisher Scientific, Iron Mountain, Dell EMC and Garelick Farms.



# Building Specifications

- + Available: ±20,702 SF
- + Total Building Size: ±90,134 SF
- + Land Area: ±9.32 acres
- + Year Built: 1999
- + Loading Docks: Six (6) loading docks
- + Fire Protection: Wet system
- + Parking: ±2.00/1,000 SF
- + Clear Height: 18'
- + Column Spacing: 34'8" x 40'0"
- + Bay Spacing: 34'8" x 200'0"
- + Roof: Fully adhered EPDM
- + Windows: 4'0" x 4'0" insulated glass
- + Entry Doors: Glass/Aluminum at each bay
- + Exterior: Decorative, insulation, concrete block
- + Entry Canopies: EIFS with Soffit lighting
- + Concrete Slabs: 5" reinforced on grade
- + HVAC: Gas-fired unit heaters and combo rooftop
- + Lighting: 2' x 4' parabolic and metal halide
- + Electrical: 480/277V, 3ph, 4w
- + Utilities:
  - Electricity: Mass Electric
  - Gas Provider: Baystate Gas Co.
  - Water/Sewer Provider: Town of Franklin



## Contact Us

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