

Industrial | For Lease

CBRE

Industrial/Flex Space Available

157 & 165 Grove Street
Franklin, Massachusetts

±6,949 - 20,822 SF Available



±6,949 - 20,822 SF Industrial/Flex Space

157 & 165 Grove Street | Franklin, Massachusetts

Property Description

On behalf of ownership, CBRE is pleased to announce the availability of three suites within Grove Street Business Center 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.

157 Grove Street

+ **Total Building Size:** ±76,232 SF

+ **Space Available:**

- **Suite A:** ±6,952 - 20,822 SF
- **Suite B:** ±6,952 SF

+ **Availability:**

- **Suite A:** Vacant
- **Suite B:** August 2026

+ **Land Area:** ±7.97 acres

+ **Year Built:** 2004

+ **Loading Docks:** Four (4) loading docks

+ **Fire Protection:** Wet system

+ **Parking:** ±2.17/1,000 SF (166 Spaces)

+ **Clear Height:** 18'

+ **Column Spacing:** 34'8" x 40'0"

+ **Roof:** Fully adhered EPDM

+ **HVAC:** Gas-fired unit heaters and combo rooftop

+ **Lighting:** 2' x 4' parabolic and metal halide

+ **Electrical:** 480/277 V, 3ph, 4w

+ **Utilities:**

- **Electricity:** Mass Electric
- **Gas Provider:** Baystate Gas Co.
- **Water & Sewer:** Town of Franklin

165 Grove Street

+ **Total Building Size:** ±90,134 SF

+ **Space Available:** ±6,949 - 20,702 SF

+ **Availability:** Vacant

+ **Land Area:** ±9.32 acres

+ **Year Built:** 1999

+ **Loading Docks:** Six (6) loading docks

+ **Fire Protection:** Wet system

+ **Parking:** ±1.78/1,000 SF (161 Spaces)

+ **Clear Height:** 18'

+ **Column Spacing:** 34'8" x 40'0"

+ **Bay Spacing:** 34'8 x 200'

+ **Roof:** Fully adhered EPDM

+ **Windows:** 4'0" x 4'0" insulated glass

+ **Concrete Slabs:** 5" reinforced on grade

+ **HVAC:** Gas-fired unit heaters and combo rooftop

+ **Lighting:** 2' x 4' parabolic and metal halide

+ **Electrical:**

- One (1) 200 Amp, 480/277 V Main Panel
- One (1) 100 Amp 208/120 V Main Panel
- Two (2) 200 Amp Breakers

+ **Utilities:**

- **Electricity:** Mass Electric
- **Gas Provider:** Baystate Gas Co.
- **Water/Sewer:** Town of Franklin

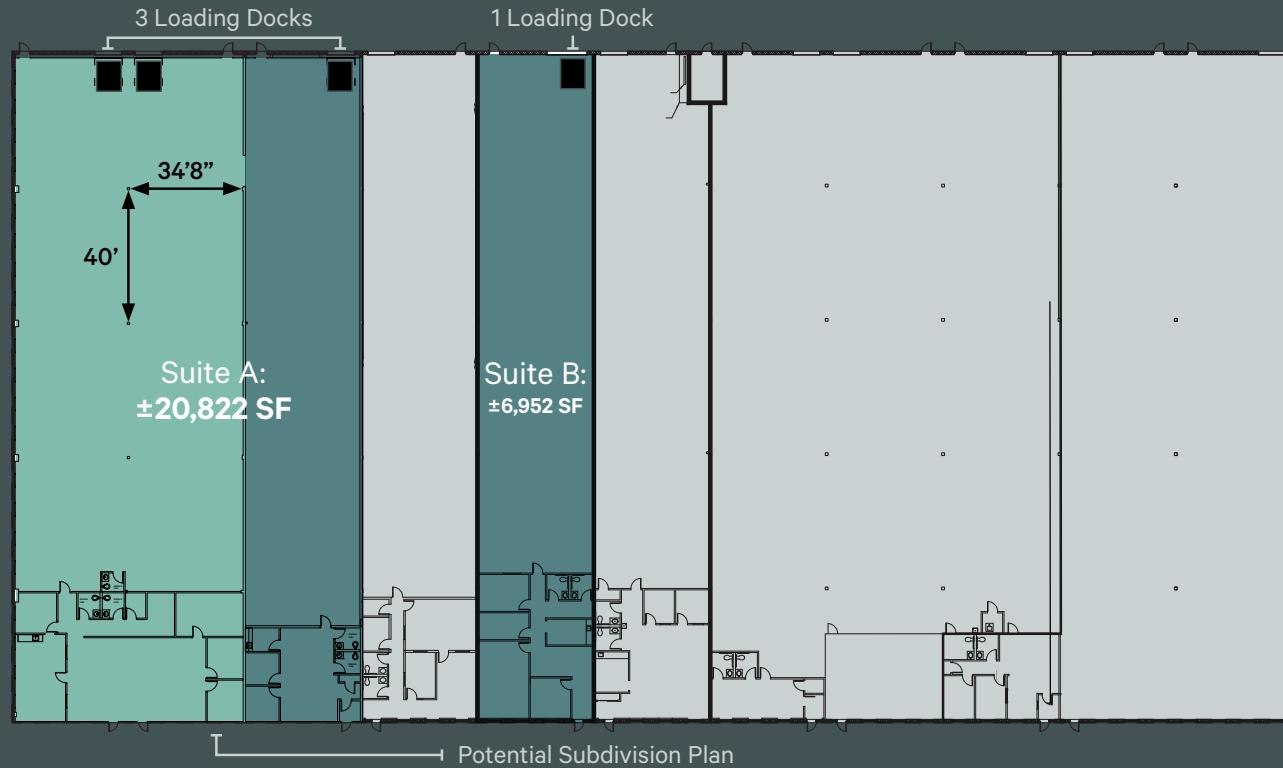
For Lease

Floor Plans

157 Grove Street

$\pm 6,952$ - 20,822 SF Available

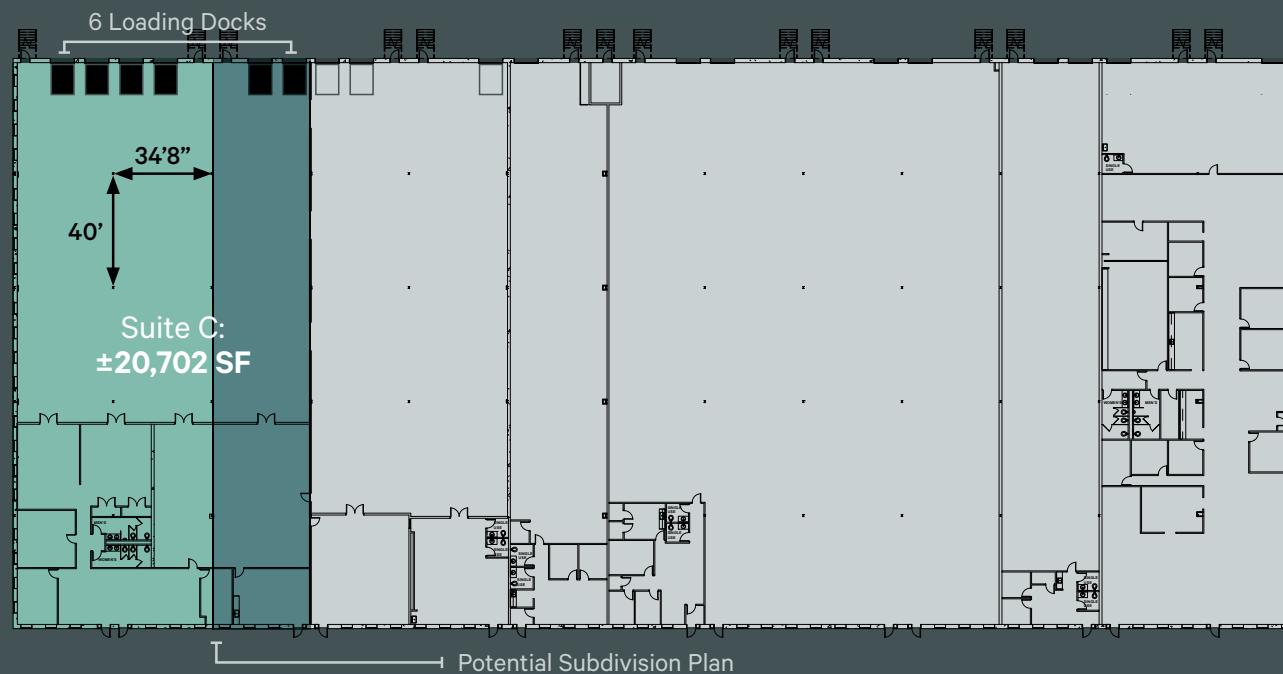
■ $\pm 13,870$ SF ■ $\pm 6,952$ SF ■ Leased



165 Grove Street

$\pm 6,949$ - 20,702 SF Available

■ $\pm 13,753$ SF ■ $\pm 6,949$ SF ■ Leased



±6,949 - 20,822 SF Industrial/Flex Space
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For Lease



Distance to:



Adjacent



12 Miles



16.40 Miles

Boston

37.90 Miles

Worcester

33.50 Miles

Contact Us

Rob Byrne
Executive Vice President
+1 617 827 7486
robert.byrne1@cbre.com

Danielle Frisch
Senior Vice President
+1 781 964 0575
danielle.frisch@cbre.com

Kendall Lynch
Vice President
+1 781 812 6435
kendall.lynch@cbre.com

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