

2R AARON ST. FRAMINGHAM

FOR SALE



Matheus Gonçalves
Real Estate Broker
matheusfgoncalves@gmail.com



THE PROPERTY

2R Aaron St. Framingham, MA



Listing Summary

SALE PRICE: \$859,900.00

OF UNITS: 1

LOT SIZE: 0.17 ACRES

BUILDING SIZE: 1884 sq. ft.

This rare and exceptional opportunity is now available for purchase, offering the perfect chance to elevate your business in the highly sought-after manufacturing zone of Framingham. Recently renovated, this property includes a warehouse and added office space to meet all your professional needs. The exterior features ample parking and space to store large equipment or materials. Inside, the property feels brand new with a series of exceptional updates: a new heat pump in both the office and warehouse for energy efficiency and temperature control, a brand-new rubber roof and shingles, upgraded electrical and plumbing systems, new floors, windows, and fully updated bathrooms and kitchen area. Two bathrooms add extra convenience for employees and clients. Situated near downtown Framingham with easy access to major routes and neighboring towns, this property offers both modern amenities and a strategic location, making it the ideal base for business success. Schedule your showing today!

PROPERTY HIGHLIGHTS

- 1884 sq. ft.
- 0.17 Acres
- Small deck
- 1 Overhead door
- 2nd floor area in warehouse
- Ample parking
- New roof 2023
- New Heat Pump and AC 2023
- New Insulation 2023
- New electrical 2023
- New plumbing 2023
- Renovated office space and bathrooms



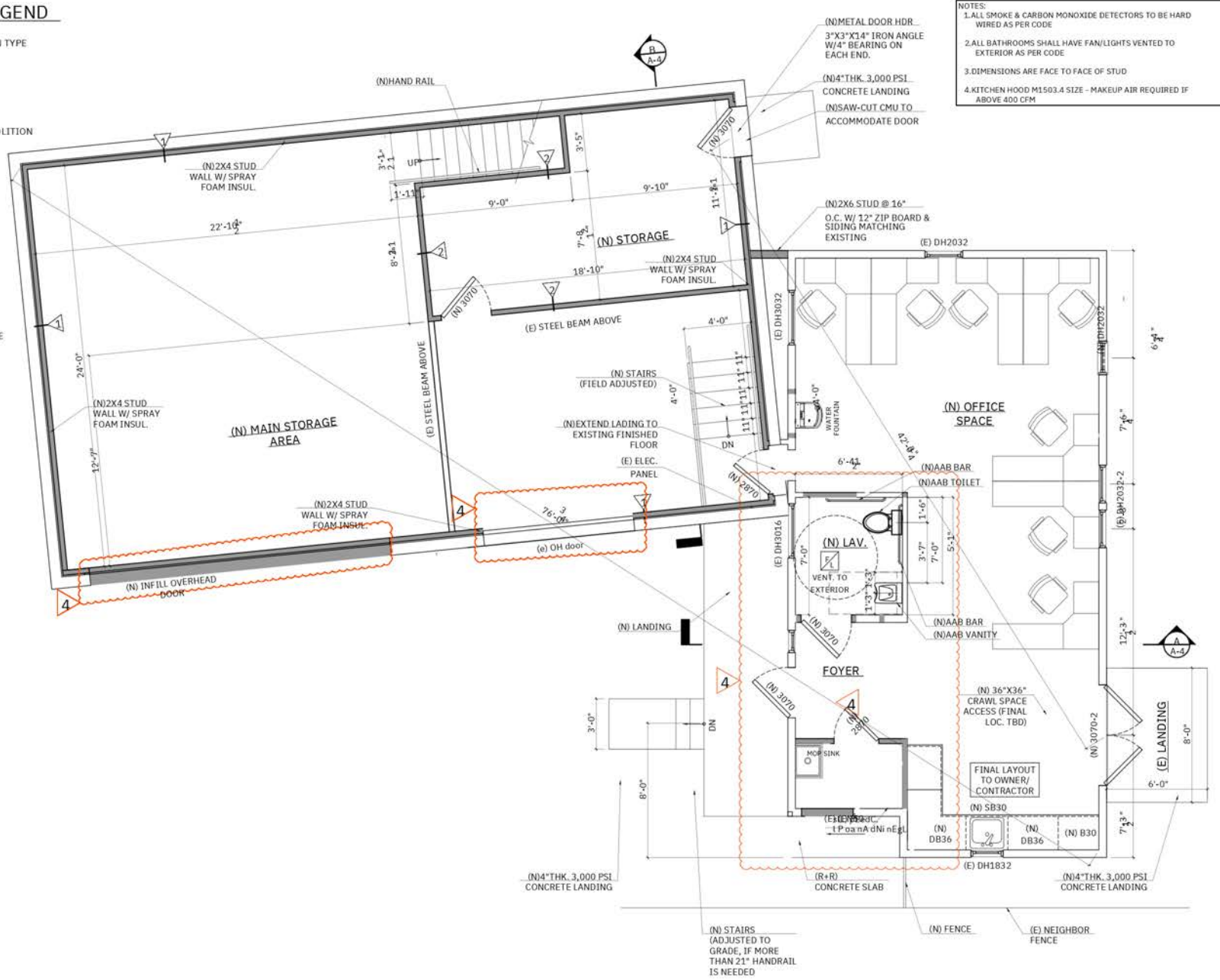
This property consists of .17 acres of land with 1,884 sq. ft. of warehouse/office space. This property abuts other commercial properties. Located near downtown Framingham right off of route 126 and bordering the town of Sherborn.

The interior includes remodeled office space with a kitchen area, multiple updated bathrooms, storage. Fully insulated warehouse with brand new central AC and heat pump. Ample parking spaces.

Currently used as an HVAC storage facility. The site is zoned general manufacturing which is mainly friendly to research & development, large scale corporations, and industrial uses, with multiple uses allowed by special permit.

CONSTRUCTION LEGEND

- INTERIOR WALL PARTITION TYPE
- DOOR TAGS (FEET)
- INTERIOR ELEVATION WINDOW TAGS
- EXISTING STUD WALL
- EXPOSED TO FRAME DEMOLITION
- NEW STUD WALL
- REMOVED STUD WALL
- WORK TAG
- SMOKE DETECTORS
- CARBON MONOXIDE DETECTOR
- NEW
- EXISTING
- RENOVATED
- (N) DEMOLISH WORKING SPACE
- (E) REMOVE AND
- (R) REPLACE
- (D)
- (R+R)



NOTES:

1. ALL SMOKE & CARBON MONOXIDE DETECTORS TO BE HARD WIRED AS PER CODE
2. ALL BATHROOMS SHALL HAVE FAN/LIGHTS VENTED TO EXTERIOR AS PER CODE
3. DIMENSIONS ARE FACE TO FACE OF STUD
4. KITCHEN HOOD M1503.4 SIZE - MAKEUP AIR REQUIRED IF ABOVE 400 CFM

PROJECT NAME:
ALTERATION 2:
CHANGE OF USE
2 AARON ST.
FRAMINGHAM, MA



5 Brussels St. Building "A" Rear, Second Floor
Worcester, MA 01610
dimensions 21-3
Architecture / Design
100 Park Street
Worcester, MA 01602
Telephone: 508.858.9888
E-mail: 222@dimensions21-3.com

NO.	DATE:	REVISION:
1	08/04/21	FEEDBACK
2	08/20/21	FEEDBACK
3	04/26/22	FLOOR FRAME
4	10/14/22	FLOOR REV.



DRAWING NAME:
SCOPE OF WORK FIRST FLOOR PLAN


PROJECT NUMBER: 20-098
DATE: 03/04/2021
SCALE: 1/4" = 1'-0"
DRAWING NUMBER:

A-1

1 SCOPE OF WORK - FIRST FLOOR PLAN
A-1 1/4"=1'-0"



Property Information	
Property ID	141-02-3730-000
Location	2 AARON ST
Owner	ZRR AARON REALTY TRUST


MAP FOR REFERENCE ONLY
NOT A LEGAL DOCUMENT
City of Framingham, MA makes no claims and no warranties, expressed or implied, concerning the validity or accuracy of the GIS data presented on this map.
 Geometry updated 06/06/2024
 Data updated Periodically

Print map scale is approximate. Critical layout or measurement activities should not be done using this resource.









Final Construction Control Document

To be submitted at completion of construction by a

Registered Design Professional

for work per the ninth edition of the

Massachusetts State Building Code, 780 CMR, Section 107

Project Title: Alteration 2: Change of Use Date: 10/29/2024 Permit No. BLD201765

Property Address: 2 Aaron Street, Framingham, MA

Project: Check (x) one or both as applicable: (-) New construction (X) Existing Construction

Project description: Interior renovations. Replace roofing. Repair exterior siding. Type 5B construction. Not Sprinkled.

I, Robert M Shaw Jr, MA Registration Number: 5956-AR-AR Expiration date: 8/31/2025 , am a *registered design professional*, and I have prepared or directly supervised the preparation of all design plans, computations and specifications concerning:

- (X) Architectural (-) Structural (-) Mechanical
- (-) Fire Protection (-) Electrical (-) Other: _____

for the above named project. I, or my designee, have performed the necessary professional services and was present at the construction site on a regular and periodic basis. To the best of my knowledge, information, and belief the work proceeded in accordance with the requirements of 780 CMR and the design documents approved as part of the building permit and that I or my designee:

1. **Have reviewed**, for conformance to this code and the design concept, shop drawings, samples and other submittals by the contractor in accordance with the requirements of the construction documents.
2. **Have performed** the duties for registered design professionals in 780 CMR Chapter 17, as applicable.
3. **Have been present** at intervals appropriate to the stage of construction to become generally familiar with the progress and quality of the work and to determine if the work was performed in a manner consistent with the construction documents and this code.

Nothing in this document relieves the contractor of its responsibility regarding the provisions of 780 CMR 107.

Enter in the space to the right a "wet" or electronic signature and seal:



Phone number: 508-868-6188

Email: d23architect@aol.com

<i>Building Official Use Only</i>		
Building Official Name:	Permit No.:	Date:



C. Cemeteries	SPP	SPP	N	N	N	N	N	N	N	SPP	N	N	SPP	N	N	none
USE CATEGORY	R	G	B-11	B-22	B-33	B-4	CB4	B ³	P ³	PRD5	M-13	M ³	OSR6	TP7	CMU	Parking code
D. Lodge, club or private non-profit social or fraternal organization	N	N	Y	Y	Y	Y	Y	Y	N	N	N	N	N	N	N	9
E. Cultural Center.	N	N	SP	SP	SP	Y	SP	N	N	N	SP	SP	N	N	SPP	13
F. Trade, professional, or other school unless exempt	N	N	SP	Y	Y	Y	Y	Y	N	N	Y	Y	N	N	Y	7
G. Day care for elderly	N	N	SP	Y	Y	Y	Y	Y	SP	N	SP	SP	N	N	Y	7
H. Licensed nursing, rest, or convalescent home, hospice Facilities, and/or Nursing Care Facilities	SPZ	SPZ	SPZ	SPZ	SPZ	SPZ	SPP	SPZ	SPZ	SPZ	N	N	N	N	N	11
I. Outdoor Recreational Facilities	SPZ	SPZ	SPZ	SPZ	SPZ	SPP	SPZ	SPZ	SPZ	SPZ	N	N	Y	N	Y	5 or 6
J. Indoor Recreational Facilities	N	N	Y	Y	Y	Y	Y	Y	Y	N	N	N	SPZ	N	Y	6
K. Indoor Entertainment Facility	N	N	N	Y	Y	Y	Y	Y	N	N	SP	SP	N	SPP	Y	6
L. Outdoor Entertainment Facility	N	N	N	N	SPP	SPP	N	N	N	N	SPP	SPP	Y	-	Y	6
M. Cultural and Educational Centers	N	N	SPZ	Y	Y	Y	Y	Y	SPZ	N	N	N	SPZ	N	Y	13
N. Center for Performing Arts	N	N	SPP	Y	Y	Y	Y	Y	SPP	N	N	N	N	SPP	Y	13
O. Educational training facilities and conference centers accessory to permitted use	N	N	N	N	SPP	SPP	SPP	SPP	N	N	Y	Y	N	Y	Y	23
<u>4. AGRICULTURAL</u>																

USE CATEGORY	R	G	B-11	B-22	B-33	B-4	CB4	B ³	P ³	PRD5	M-13	M ³	OSR6	TP7	CMU	Parking code
E. Mixed-use	N	N	SPP	SPP	SPP	Y	Y9	SPP	N	N	N	N	N	N	Y16	*
F. Mixed-use Complex	N	N	N	SPP	SPP	Y	Y9	SPP	N	N	N	N	N	N	Y16	*
G. Assisted Living Housing	SPZ	SPZ	SPZ	SPZ	SPZ	SPZ	SPZ	SPZ	SPZ	SPZ	N	N	N	N	SPP17	3
H. Congregate Living Housing	SPZ	SPZ	SPZ	SPZ	SPZ	SPZ	SPZ	SPZ	SPZ	SPZ	N	N	N	N	N16	
<u>2. RESIDENTIAL ACCESSORY</u>																
A. Home Occupation	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	N	N	N	N	N	30
B. Family Child Care Home	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	N	N	N	N	N	7
C. Large Family Child Care Home	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	N	N	N	N	N	7
D. Accessory Garage	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	N	N	N	N	Y	none
E. Private stables, barn, similar accessory structures	Y	Y	Y	Y	Y	N	N	Y	Y	Y	N	N	N	N	N	none
F. Accessory swimming pool	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	N	N	N	N	Y	none
G. Amateur radio tower	Y	Y	Y	Y	Y	SPP	Y	Y	Y	Y	N	N	N	N	N	none
H. Limited Accessory Structures	Y	Y	Y	Y	Y	SPP	Y	Y	Y	Y	N	N	N	N	N	none
I. Accessory Dwelling Unit	SPZ	N	N	N	N	N	N	N	N	N	N	N	N	N	N	28
<u>3. INSTITUTIONAL AND RECREATIONAL</u>																
A. Municipal Services	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	N	Y	Y	23
B. Municipal water towers and reservoirs	Y	Y	Y	Y	Y	N	Y	Y	Y	Y	Y	Y	Y	Y	Y	none

C. Cemeteries	SPP	SPP	N	N	N	N	N	N	N	SPP	N	N	SPP	N	N	none
USE CATEGORY	R	G	B-11	B-22	B-33	B-4	CB4	B ³	P ³	PRD5	M-13	M ³	OSR6	TP7	CMU	Parking code
D. Lodge, club or private non-profit social or fraternal organization	N	N	Y	Y	Y	Y	Y	Y	N	N	N	N	N	N	N	9
E. Cultural Center.	N	N	SP	SP	SP	Y	SP	N	N	N	SP	SP	N	N	SPP	13
F. Trade, professional, or other school unless exempt	N	N	SP	Y	Y	Y	Y	Y	N	N	Y	Y	N	N	Y	7
G. Day care for elderly	N	N	SP	Y	Y	Y	Y	Y	SP	N	SP	SP	N	N	Y	7
H. Licensed nursing, rest, or convalescent home, hospice Facilities, and/or Nursing Care Facilities	SPZ	SPZ	SPZ	SPZ	SPZ	SPZ	SPP	SPZ	SPZ	SPZ	N	N	N	N	N	11
I. Outdoor Recreational Facilities	SPZ	SPZ	SPZ	SPZ	SPZ	SPP	SPZ	SPZ	SPZ	SPZ	N	N	Y	N	Y	5 or 6
J. Indoor Recreational Facilities	N	N	Y	Y	Y	Y	Y	Y	Y	N	N	N	SPZ	N	Y	6
K. Indoor Entertainment Facility	N	N	N	Y	Y	Y	Y	Y	N	N	SP	SP	N	SPP	Y	6
L. Outdoor Entertainment Facility	N	N	N	N	SPP	SPP	N	N	N	N	SPP	SPP	Y	-	Y	6
M. Cultural and Educational Centers	N	N	SPZ	Y	Y	Y	Y	Y	SPZ	N	N	N	SPZ	N	Y	13
N. Center for Performing Arts	N	N	SPP	Y	Y	Y	Y	Y	SPP	N	N	N	N	SPP	Y	13
O. Educational training facilities and conference centers accessory to permitted use	N	N	N	N	SPP	SPP	SPP	SPP	N	N	Y	Y	N	Y	Y	23
<u>4. AGRICULTURAL</u>																

A. Greenhouses, nurseries, horticulture, forestry, floriculture	Y	Y	SPZ	Y	Y	SPP	SPZ	Y	Y	Y	Y	Y	Y	Y	Y	Y	17
USE CATEGORY	R	G	B-11	B-22	B-33	B-4	CB4	B ³	P ³	PRD5	M-13	M ³	OSR6	TP7	CMU	Parking code	
B. Farms and/or Agriculture	N	N	N	N	N	N	N	N	N	N	N	N	Y	N	N	none	
C. Boarding of domestic animals	N	N	SPZ	SPZ	SPZ	N	SPZ	SPZ	SPZ	SPZ	SPZ	SPZ	N	SPZ	SPZ	19	
<u>5. COMMERCIAL</u>						Y											
A. Business or Professional Office	N	N	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	N	Y	Y	15	
B. Medical Office	N	N	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	N	-	Y	14	
C. Financial institution such as bank or credit union	N	N	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	N	-	Y	16	
D. Retail Services ¹²	N	N	Y	Y	Y	Y	Y	Y	N	Y	Y	Y	N	-	Y	19	
E. Retail Stores/Custom Work shops	N	N	Y	Y	Y	Y	SPP	Y	N	Y	Y	Y	N	-	Y	19	
F. Service Establishment	N	N	Y	Y	Y	Y	Y	Y	N	N	Y	Y	N	-	Y	18	
G. Veterinary Services	N	N	SP	SP	SP	Y	SP	Y	N	N	SP	SP	N	-	Y	14	
H. Undertaker or funeral establishment.	N	N	SP	SP	SP	Y	SP	Y	N	N	SP	SP	N	N	N	26	
I. Workshop	N	N	SP	Y	Y	Y	Y	Y	N	N	Y	Y	N	-	N	21	
J. Restaurant	N	N	SP	Y	Y	Y	Y ¹¹	Y	SP	N	SP	SP	N	-	Y	9	
K. Fast Food Establishment	N	N	SPP	SPP	SPP	SPP	Y	SPP	N	N	N	N	N	-	SPP	10	
L. Brew Pubs	N	N	SP	SP	Y	Y	Y ¹¹	Y	N	N	N	N	N	N	Y	10	

M. Accessory drive-thru for financial institution	N	N	SPP	SPP	SPP	SPP	N	SPP	SPP	N	SPP	SPP	N	-	N	None
USE CATEGORY	R	G	B-11	B-22	B-33	B-4	CB4	B ³	P ³	PRD5	M-13	M ³	OSR6	TP7	CMU	Parking code
N. Accessory Drive-thru for Fast Food Establishment or Pharmacy	N	N	N	N	SPP	SPP	N	SPP	N	N	N	N	N	-	N	None
O. Personal Health and Exercise Facility, or Health Club.	N	N	N	Y	Y	Y	Y	Y	N	N	Y	Y	N	-	Y	6
P. Gasoline service station	N	N	N	N	SP	SPP	N	SP	N	N	N	N	N	N	N	21
Q. Parking facility	N	N	N	N	SPP	N	SPP	SPP	N	N	SPP	SPP	N	-	SPP	None
R. Radio or Television Studio	N	N	N	SP	SP	SPP	SP	Y	N	N	Y	Y	N	Y	Y	24
T. Car wash	N	N	N	N	SPP	SPP	N	SPP	N	N	SPP	SPP	N	N	N	27
U. Automobile Repair	N	N	N	N	N	N	N	SP	N	N	N	N	N	N	N	21
V. Automobile Dealer	N	N	N	N	N	N	N	SP	N	N	N	N	N	N	N	22
W. Motel	N	N	N	N	SPP	N	N	SPP	N	N	SPP	SPP	N	N	N	4
X. Hotel	N	N	N	N	SPP	N	SPP	SPP	N	N	SPP	SPP	N	N	SPP	4
<u>6. MANUFACTURING AND INDUSTRIAL</u>																
A. Research, Development & Laboratories ¹³	N	N	N	SP	SP	SPP	SP	SP	N	N	Y	Y	N	Y	Y	25
B. Wholesale Business	N	N	N	N	N	N	N	N	N	N	SPP	Y	N	N	SPP	24
C. Processing, assembly and manufacturing ¹⁴	N15	N	N	N	N	N	N	N	N	N	SPP	Y	N	Y	Y	25

D. Commercial Dealers	N	N	N	N	N	N	N	SP	N	N	SP	Y	N	SP	SPP	24
USE CATEGORY	R	G	B-11	B-22	B-33	B-4	CB4	B ³	P ₃	PRD5	M-13	M ³	OSR6	TP7	CMU	Parking code
E. Retail and wholesale ice dealers	N	N	N	N	N	N	N	SP	N	N	Y	Y	N	N	N	24
G. Bottling works	N	N	N	N	N	N	N	N	N	N	Y	Y	N	SP	SPP	25
H Stone or Monument Works	N	N	N	N	N	N	N	N	N	N	Y	Y	N	N	N	25
I. Large scale printing and printing presses	N	N	N	N	N	N	N	N	N	N	N	Y	N	Y	Y	25
J. Delivery services	N	N	N	N	N	N	N	N	N	N	SP	Y	N	Y	SPP	24
K. Indoor recycling facility	N	N	N	N	N	N	N	N	N	N	N	SPP	N	N	N	25
L. Commercial or private landfill, refuse incinerator, solid waste disposal or processing facility	N	N	N	N	N	N	N	N	N	N	N	SPP	N	N	N	25
M. Storage and distribution facility	N	N	N	N	N	N	N	N	N	N	N	SPP	N	Y	N	24
N. Artisan Production/Creative Enterprise	N	N	N	Y	Y	Y	Y	Y	SPP	N	N	N	N	N	SPP	
O. Brewery, Distillery, or Winery with Tasting Room	N	N	N	SPP	SPP	SPP	SPP	SPP	N	N	SPP	SPP	N	N	SPP	25

¹No individual establishment shall exceed 3,000 square feet in gross floor area per establishment and no building or structure shall exceed 6,000 square feet in gross floor area in the B-1 District, except as regulated herein. The gross floor area of individual establishments for purposes of this District shall exclude all or part of the area used for ancillary storage space which is secondary and incidental to the allowed principal use, such that the excluded area may not exceed 50 percent of the area of the principal use. The Planning Board may, by special permit, grant approval for individual establishments which exceed 3,000 square feet in gross floor area per establishment, subject to the following requirements: 1) The individual establishment shall be located within a building or structure in existence prior to the establishment of the property within a B-1 zone, where such building exceeded 6,000 square feet in gross floor area at such time; 2) No