

15 Liberty Way

Franklin, Massachusetts



**AVAILABLE
SPRING 2026**



**FLEXIBLE
TERM**

**±92,490 SF
High-Bay Warehouse
Space Available for
Sublease**



CBRE

Property Overview

CBRE's Industrial Leasing team is excited to present a standalone sublease opportunity at 15 Liberty Way in Franklin, MA. Available as early as Spring 2026, this facility features a highly efficient loading design ideal for large-scale distribution, including nineteen (19) tailboard loading docks, eight (8) drive-in doors, and fifty-two (52) trailer parking spaces. Strategically located within Franklin Industrial Park, less than one mile from I-495, the property offers direct access to a robust transportation network, enabling superior distribution efficiency. The Franklin industrial ecosystem is home to leading companies such as Eaton Corporation, Target Specialty Products, Stannah Starlink, Dell EMC, Thermo Fisher, and Ferguson, making this an exceptional opportunity to join a thriving corporate community.

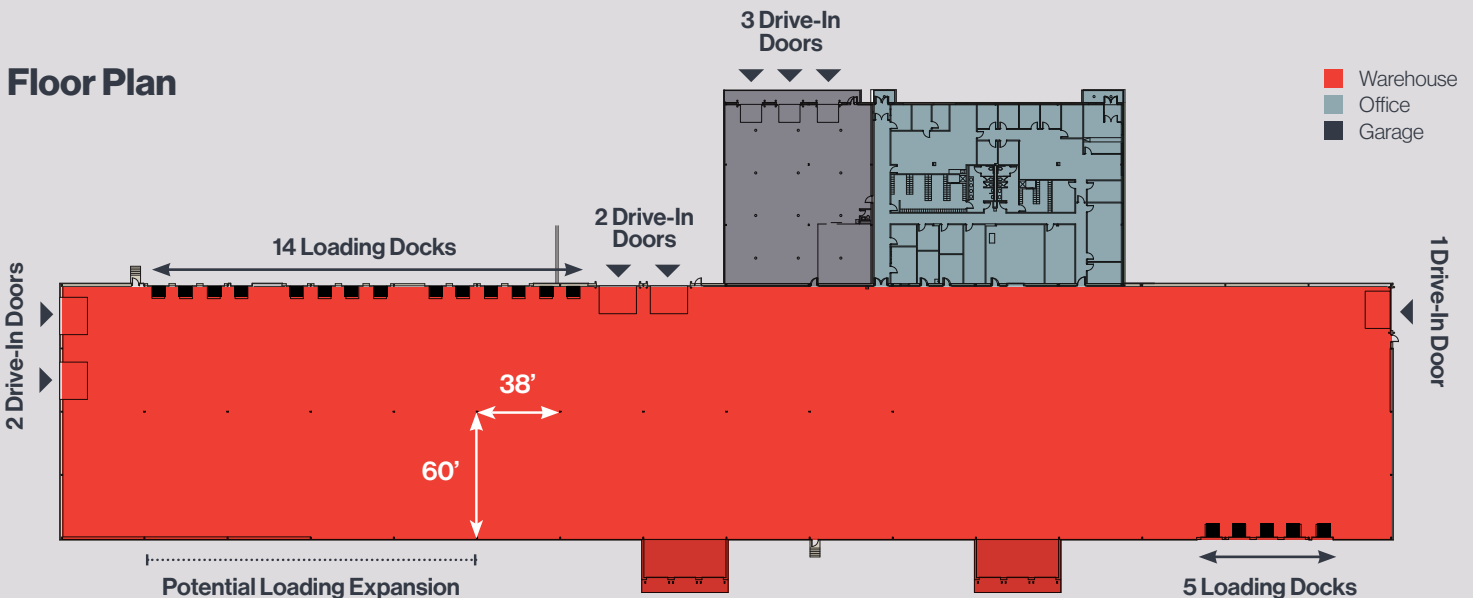


Property Specifications

15 Liberty Way | Franklin, Massachusetts

Building Size	±92,490 SF	Auto Parking	99 Car Spaces (±1.08/1,000 SF)
Availability	Total: ±92,490 SF Warehouse: ±76,540 SF Office: ±10,000 SF Garage: ±5,950 SF	Trailer Parking	52 Trailer Spaces (±0.56/1,000 SF)
Land	± 15 Acres	Sprinkler System	Wet
Year Built	1996	Lighting	T5 Lighting System
Clear Height	22'	HVAC	Office: (2) 7.5-ton gas-fired roof top units; (1) 10-ton gas-fired roof top unit; (1) 2-ton gas-fired roof top unit Warehouse: (3) ceiling-hung gas fire units
Column Spacing	38' x 60'	Power	1,200 Amps, 480/208V, 3-phase
Building Dimensions	625' x 120'	Utilities	Gas: Columbia Gas Electric: National Grid Water/Sewer: Town of Franklin
Loading	19 Tailboard Loading Docks; 8 Drive-In Doors		

Floor Plan



Amenities & Neighbors



CONTACTS

Danielle Frisch

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

Kendall Lynch

Vice President
+1 781 812 6435
kendall.lynn@cbre.com

Juliana Fiore

Senior Associate
+1 781 801 3423
juliana.fiore@cbre.com

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