

Industrial/Flex Suites

157 & 165 Grove Street
Franklin, Massachusetts

±6,952 - 34,606 SF Available



±6,952 - 34,606 SF Industrial/Flex Space

157 & 165 Grove Street | Franklin, Massachusetts

Property Description

On behalf of ownership, CBRE is pleased to announce the availability of two 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:** ±76,268 SF
- + **Available:** ±6,952 - 20,822 SF
- + **Land Area:** ±7.97 acres
- + **Year Built:** 2004
- + **Loading Docks:** Three (3) loading docks
- + **Fire Protection:** Wet system throughout
- + **Parking:** ±2.00/1,000 SF
- + **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:** 480/277V, 3ph, 4w
- + **Utilities:**
 - **Electricity:** Mass Electric
 - **Gas Provider:** Baystate Gas Co.
 - **Water & Sewer:** Town of Franklin

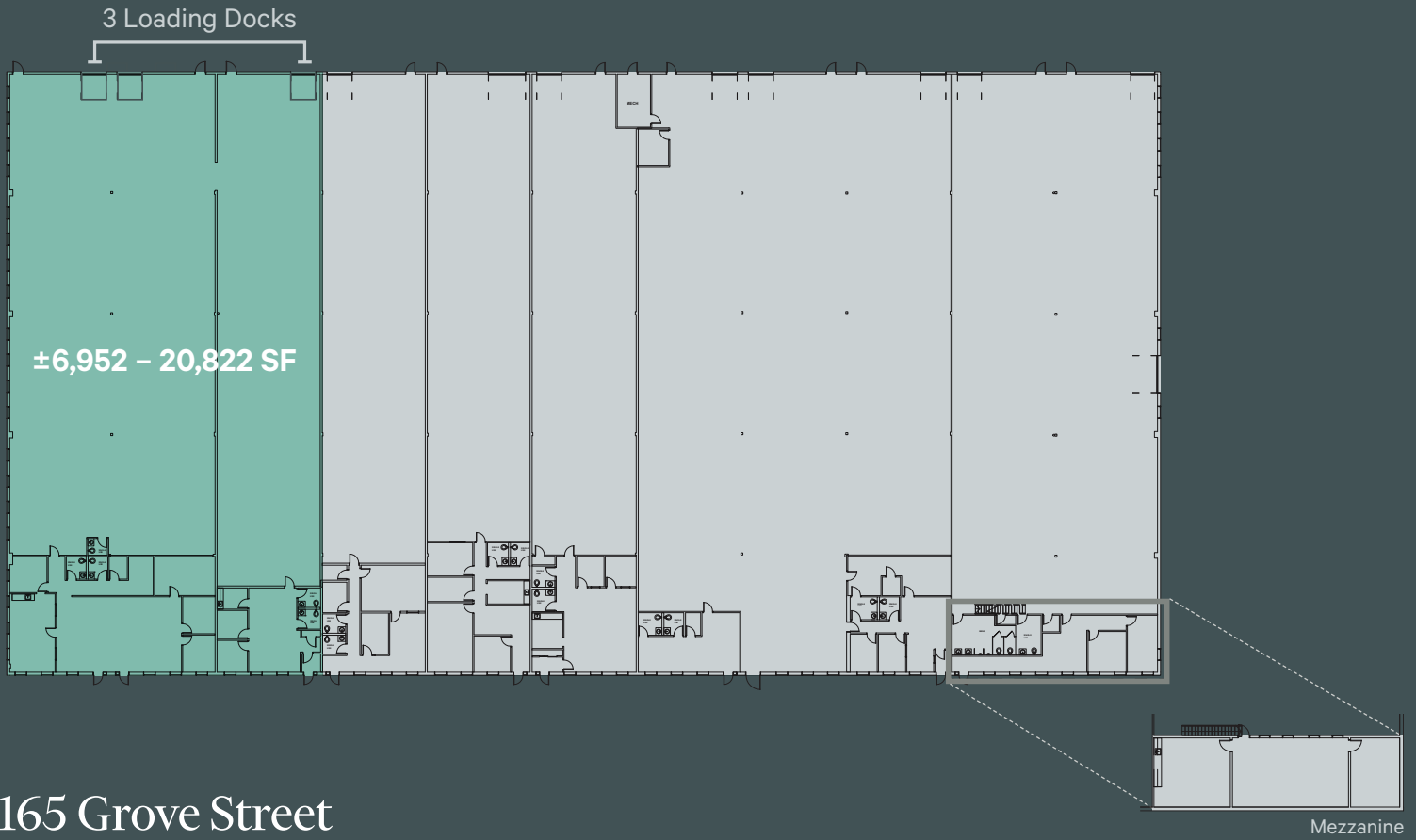
165 Grove Street

- + **Total Building Size:** ±90,134 SF
- + **Available:** ±13,904 - 34,606 SF
- + **Land Area:** ±9.32 acres
- + **Year Built:** 1999
- + **Loading Docks:** Nine (9) loading docks
- + **Fire Protection:** Wet system
- + **Parking:** ±2.00/1,000 SF
- + **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:** 480/277V, 3ph, 4w
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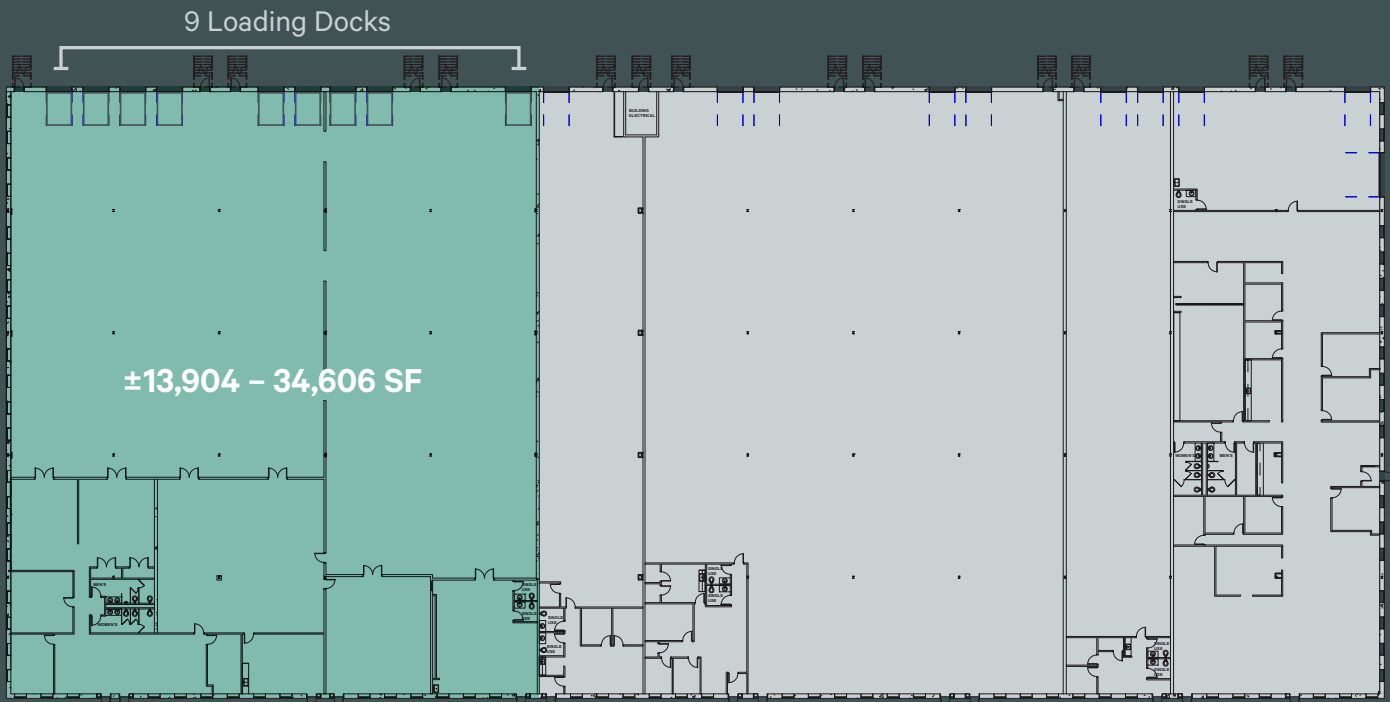
Floor Plans

Available Leased

157 Grove Street



165 Grove Street



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For Lease



Distance to:

Adjacent

10.5 Miles

14.65 Miles

Boston
26.71 Miles

Worcester
23.2 Miles

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