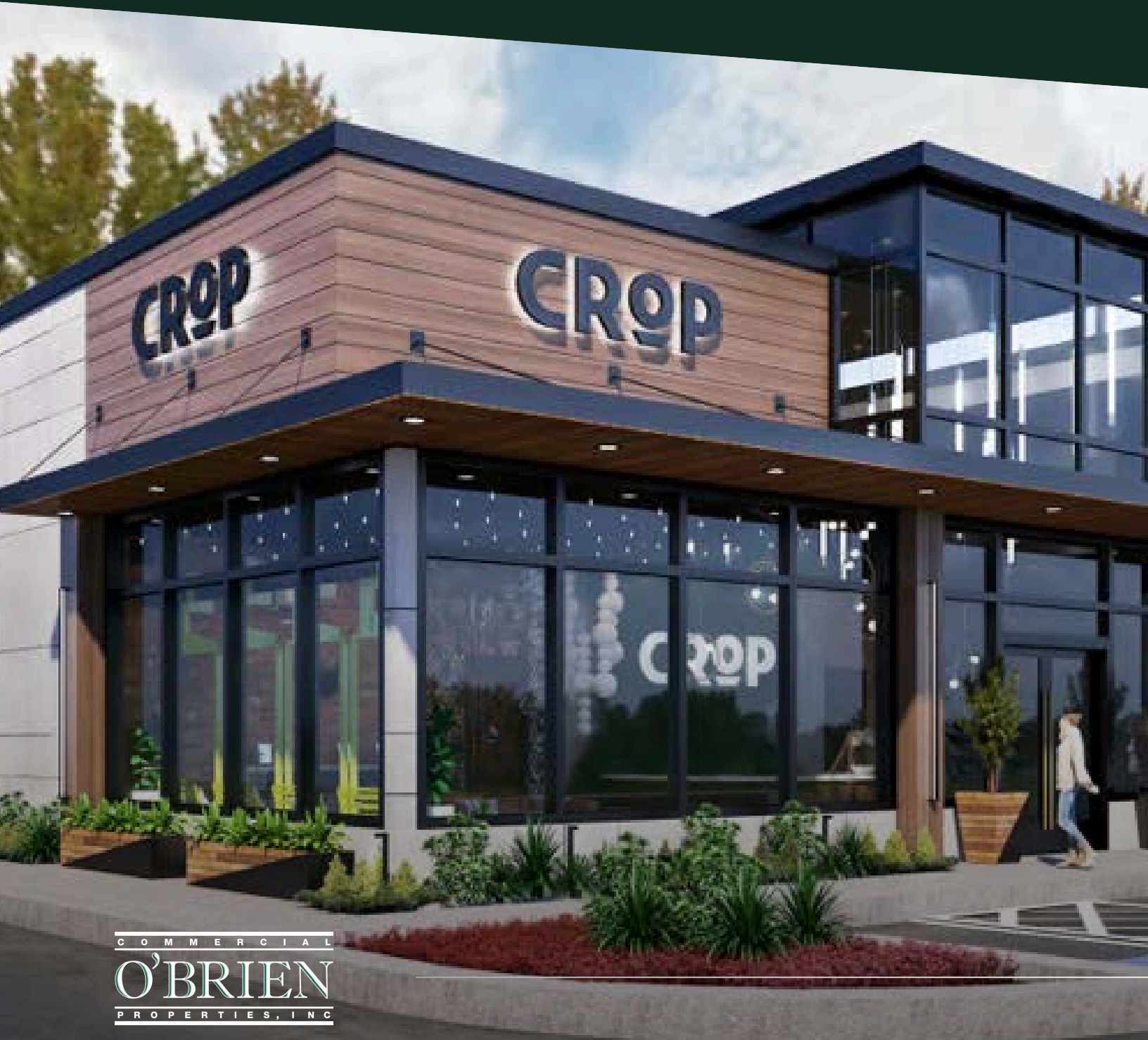


# 655

COCHITUATE RD  
FRAMINGHAM, MA

RETAIL OR  
**BUSINESS**  
**USE**

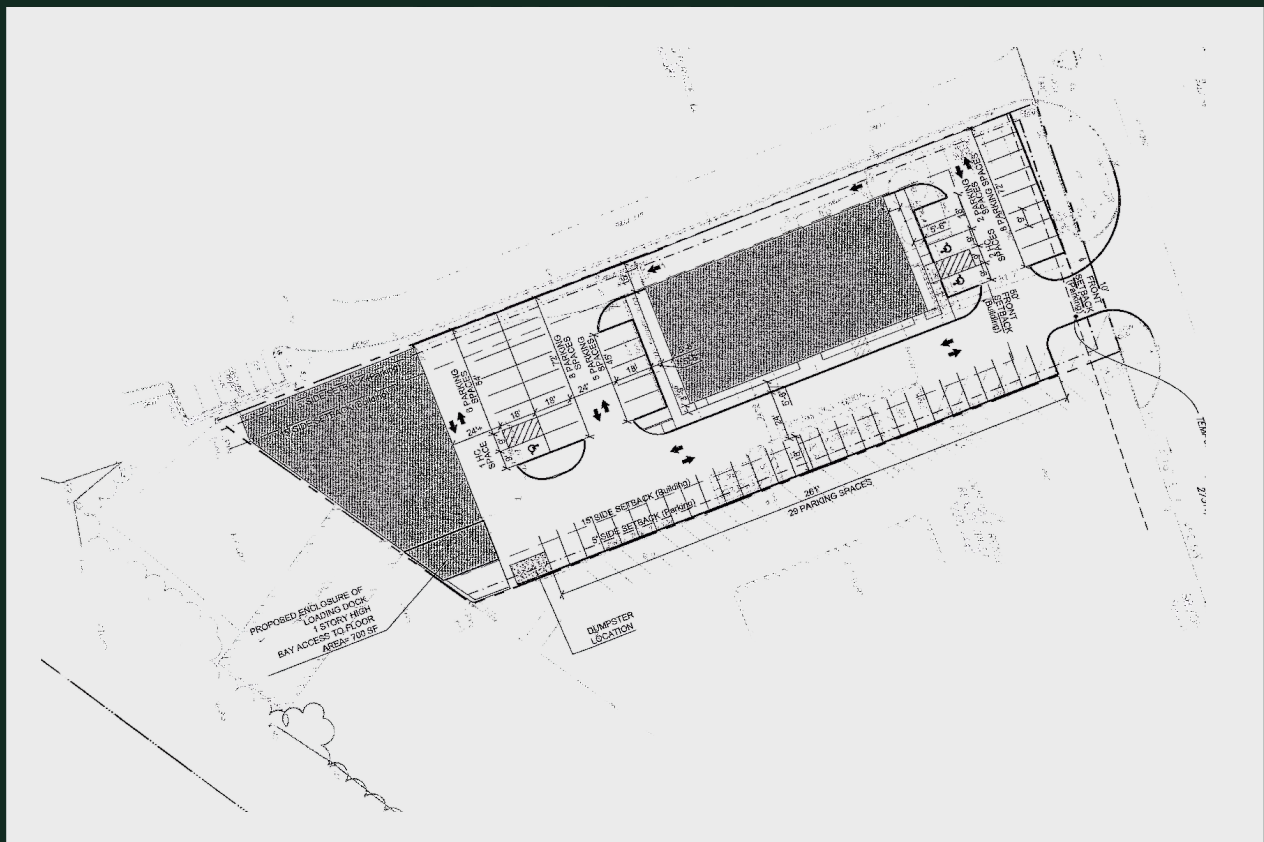


COMMERCIAL  
**O'BRIEN**  
PROPERTIES, INC.

# PROPERTY SUMMARY/SPECIFICATIONS

## SUMMARY

655 Cochituate Road in Framingham, Massachusetts is a 7,410 square foot retail warehouse style building located immediately off the Mass Pike at the junction of Speen Street and Route 30. This building may be leased "as is" or the site redeveloped and ground leased. Uses include but are not limited to banking, restaurant, health club, gas station, convenience store, liquor store, or coffee shop.



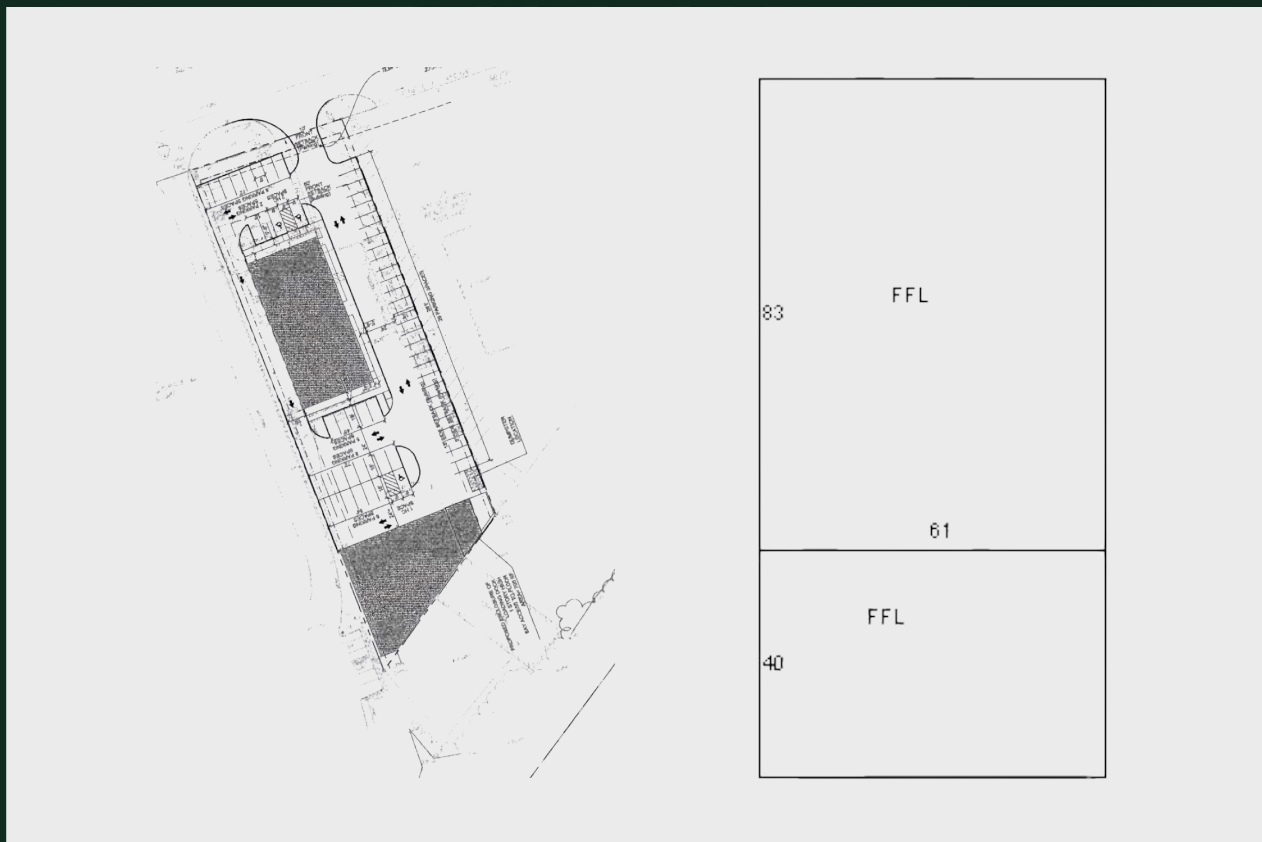
## SPECIFICATIONS

- Size: 7,410 SQFT.
- Age: Approximately 1965
- Construction: Steel construction
- Clear Height: 14' / Eaves 10'
- Loading: One (1) 8'x12' Grade level, also one drive in door 8'x8'
- Column Spacing: Clear span
- Dimensions: 62' wide x 126' deep
- Heating: Gas hung units and ceiling fans
- Office: 20% office space
- Fire Safety: Wet sprinkler system
- Parking: 45 spaces
- Fluorescent
- Roof: Metal
- Utilities: City water and sewer
- Zoning: Light industrial
- Power: 600 AMP/208V available

# PROPERTY SUMMARY/SPECIFICATIONS

## SUMMARY

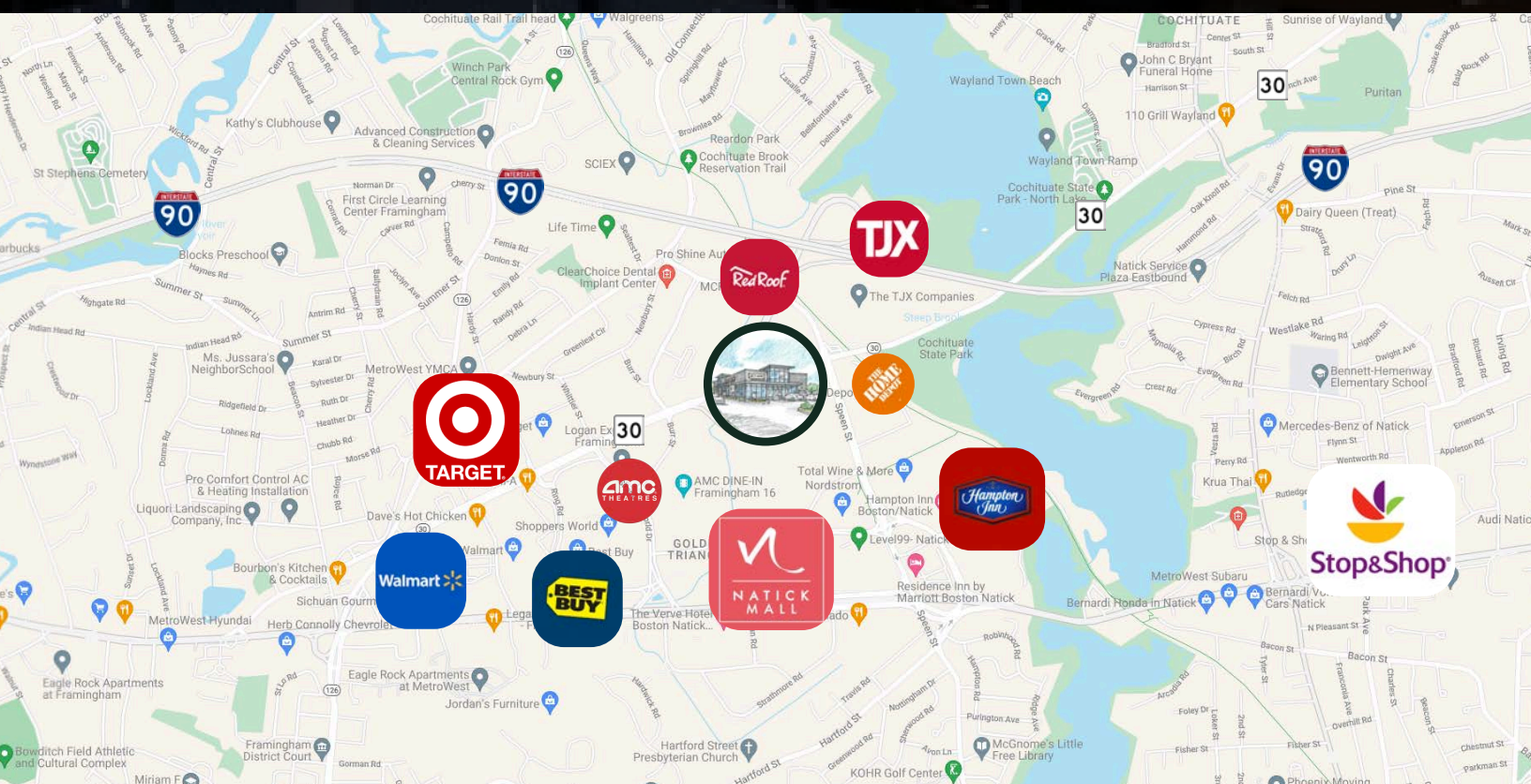
1655 Cochituate Road in Framingham, Massachusetts is a 7,410 square foot retail warehouse style building located immediately off the Mass Pike at the junction of Speen Street and Route 30. This building may be leased "as is" or the site redeveloped and ground leased. Uses include but are not limited to banking, restaurant, health club, gas station, convenience store, liquor store, or coffee shop.



## SPECIFICATIONS

- Size: 7,410 SQFT.
- Age: Approximately 1965
- Construction: Steel construction
- Clear Height: 14' / Eaves 10'
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- Fluorescent
- Roof: Metal
- Utilities: City water and sewer
- Zoning: Light industrial
- Power: 600 AMP/208V available

# THE PROPERTY/LOCATION



**BUILDING 7,410 SF - 1.11 ACRES/BUILT TO SUIT/GROUND LEASE**

# 655

COCHITUATE RD  
FRAMINGHAM, MA

## RETAIL OR BUSINESS USE

### POTENTIAL USES

M-1 ZONE

2024 POPULATION/5 MILE RADIUS: 152,032  
MEDIAN HOME VALUE: \$709,469  
TRAFFIC VOLUME: 33,060  
PROPERTY TAX: \$4.37/SF

- OFFICE
- MEDICAL
- LIGHT INDUSTRIAL
- RESEARCH & DEVELOPMENT
- MANUFACTURING
- SERVICE
- WAREHOUSE
- MANUFACTURING
- OTHER BUSINESS AND COMMERCIAL USES

COMMERCIAL  
**O'BRIEN**  
PROPERTIES, INC

**ERIC O'BRIEN**  
PRESIDENT

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