

MAGGIORE

FOR LEASE

1376 W Central Street, Franklin

Located within the Franklin Business Center, a 115,000 square foot single-story flex building professionally owned and managed by The Maggiore Companies, this $\pm 9,311$ square foot end unit offers a clean, functional layout in one of Franklin's most accessible commercial hubs. Positioned less than a mile from I-495 at Exit 17, the property benefits from excellent visibility along Route 140 and proximity to numerous area amenities.

The space features $\pm 8,293$ square feet of warehouse with 18-foot clear height and $\pm 1,002$ square feet of office. As an end unit, it benefits from an attractive window line that brings in abundant natural light to the office area. The unit is serviced by dock-height loading, and its efficient circulation makes it well-suited for light industrial, distribution, or hybrid office/operations.

Available June 1, 2025 Total

Size: $\pm 9,311$ SF

$\pm 8,293$ SF Warehouse

$\pm 1,002$ SF Office

Loading: One exclusive dock-height loading doors

NNN's 2025 estimate: \$2.61

Clear Height: 18'



MAGGIORE

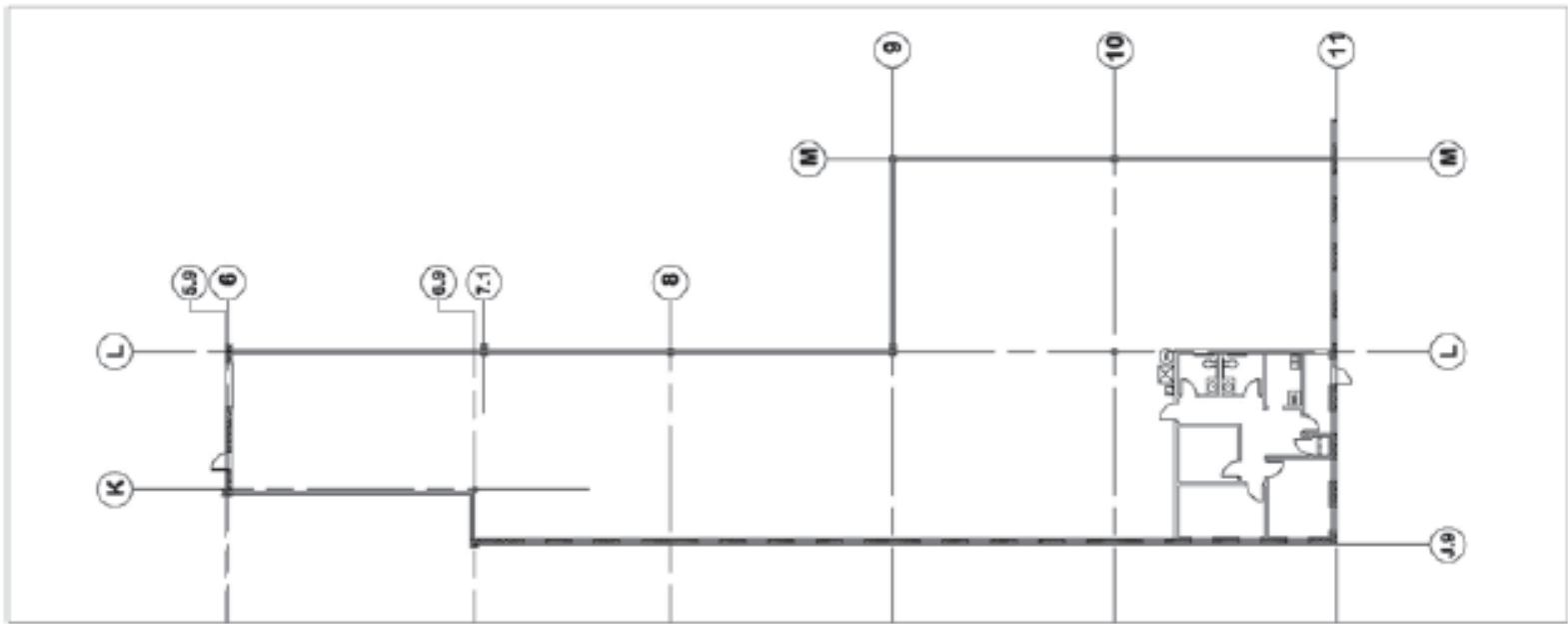
FOR LEASE



9,311 SF

1,002 SF of office

100 amps 277/480 volt electric service



FLOOR PLAN
SCALE 1/8" = 1'-0"



FOR MORE INFORMATION

Jacquie Maggiore

jacquie@maggiore.co | (781) 935-6100 | (781) 718-2006