

655 COCHITUATE ROAD

FRAMINGHAM - MA 01701



BUILD TO SUIT OR GROUND LEASE

LOCATED IMMEDIATELY OFF THE MASS PIKE AT THE JUNCTION OF SPEEN STREET AND ROUTE 30

7,410 SF ON 1.11 ACRES



O'BRIEN COMMERCIAL PROPERTIES
336 BAKER AVENUE . CONCORD, MA 01742
978.369.5500
OBRIENCOMMERCIAL.COM

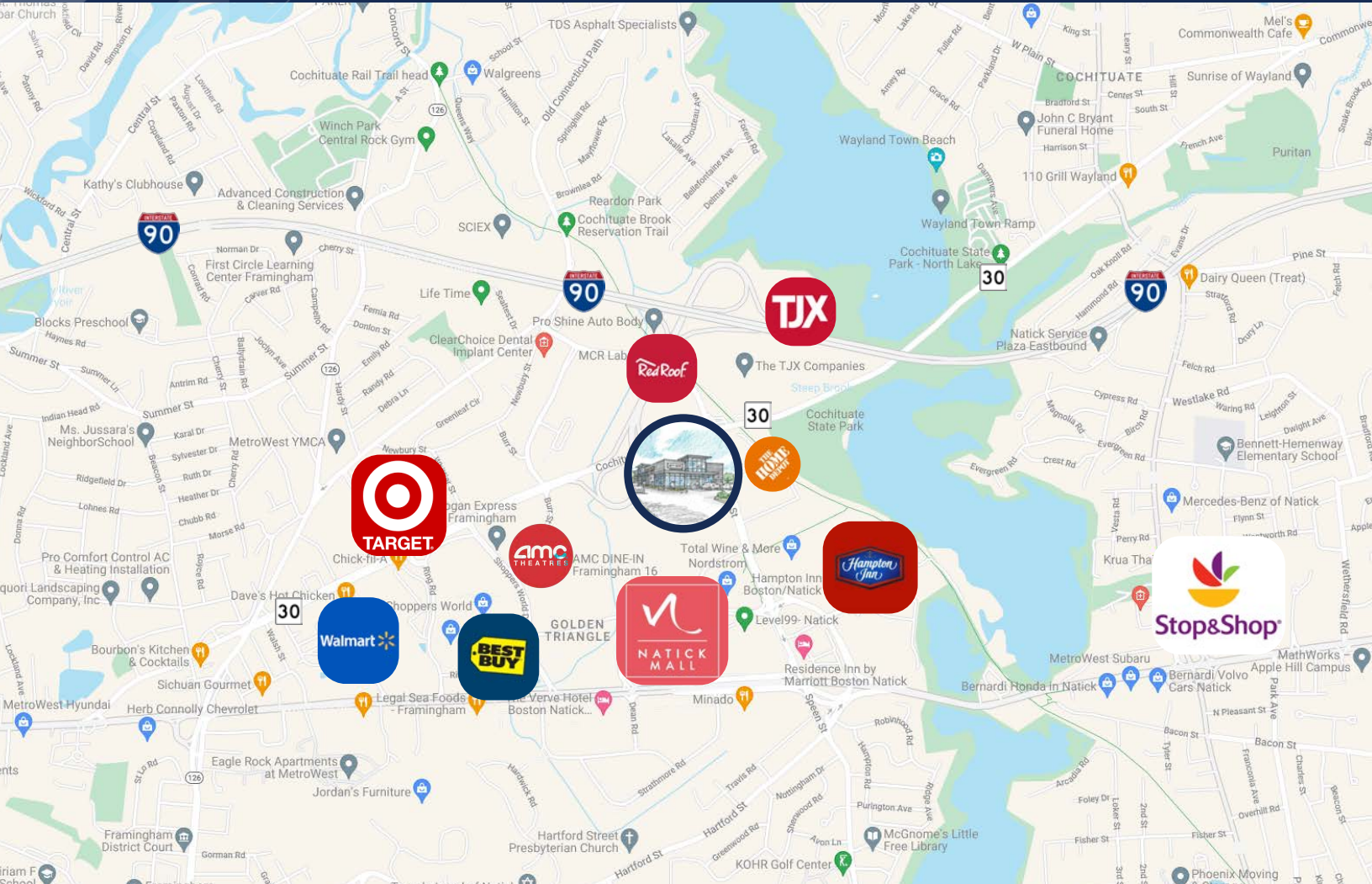


ERIC O'BRIEN
BROKER/PRESIDENT

978.369.5501
ERIC@OBRIENCOMMERCIAL.COM

655 COCHITUATE ROAD

FRAMINGHAM - MA 01701



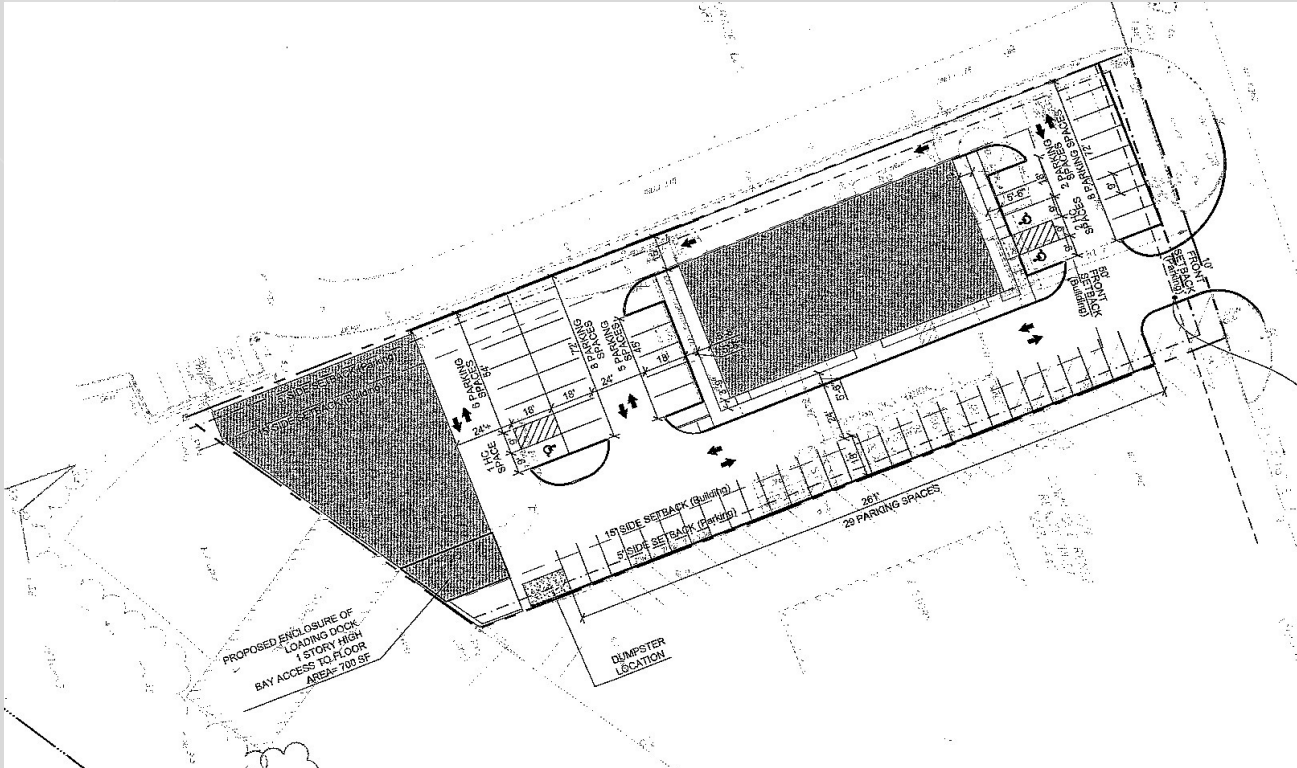
655 Cochituate Road in Framingham, Massachusetts is a 7,410 square foot retail warehouse style building located immediately off the Mass Pike at the junction of Spenn Street and Route 30.

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.

655 COCHITUATE ROAD

FRAMINGHAM - MA 01701



- **Size: 7,410 SQFT.**
- **Age: Approximately 1965**
- **Construction: Steel construction**
- **Clear Height: 14' X 4' / Eaves 10' x 1'**
- **Loading: One (1) 8'x16' 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: No sprinklers**
- **Parking: 45 spaces**
- **Fluorescent**
- **Roof: Metal**
- **Utilities: City water and sewer**
- **Zoning: Light industrial**
- **Power: 600/AMP available**



EXISTING BUILDING

BUILD TO SUIT OR GROUND LEASED

LOCATED IMMEDIATELY OFF THE MASS PIKE AT THE JUNCTION OF SPEEN STREET AND ROUTE 30

655 COCHITUATE ROAD

FRAMINGHAM - MA 01701



POTENTIAL USES

M-1 ZONE

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



O'BRIEN COMMERCIAL PROPERTIES
336 BAKER AVENUE . CONCORD, MA 01742
978.369.5500
OBRIENCOMMERCIAL.COM



ERIC O'BRIEN
BROKER/PRESIDENT

978.369.5501
ERIC@OBRIENCOMMERCIAL.COM