

Flex/R&D/ Office Suites

Fully Air-Conditioned

8 Forge Parkway
Franklin, Massachusetts

±12,283 & 14,616 SF Available



Flex/R&D/Office Suites

8 Forge Parkway | Franklin, Massachusetts

Property Description

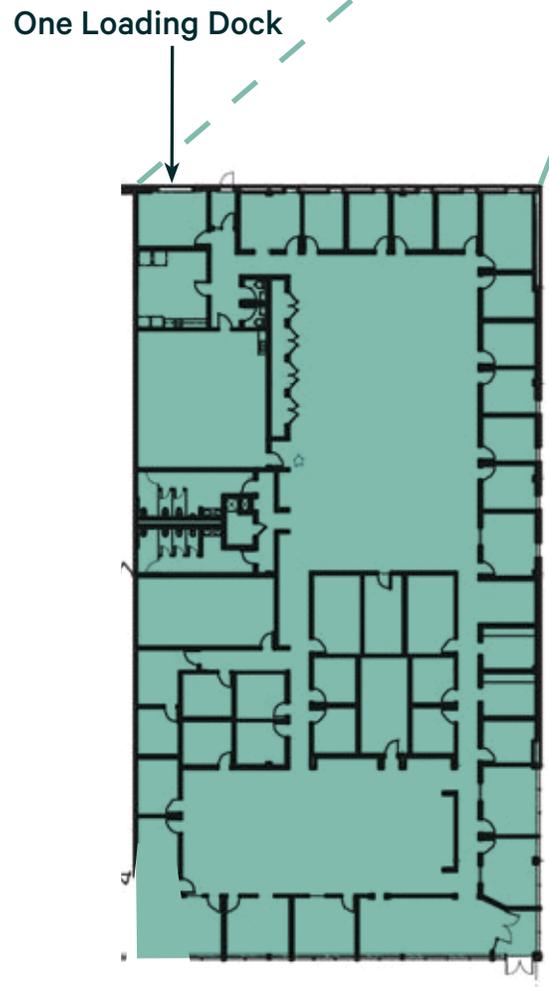
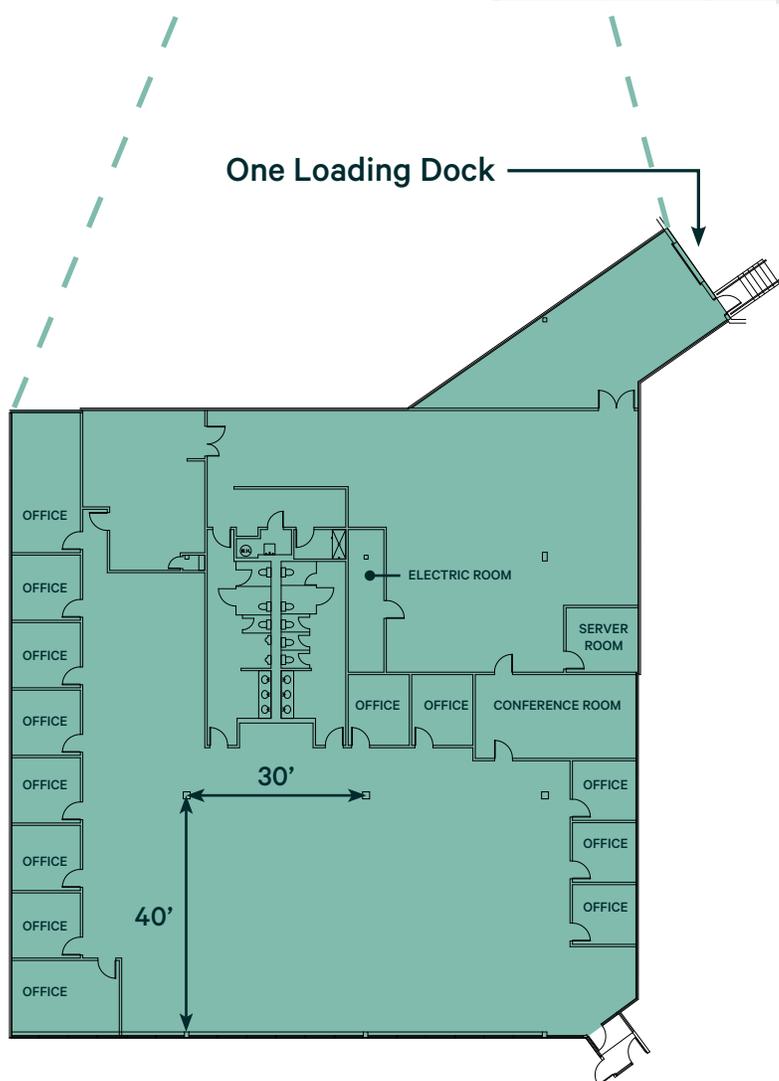
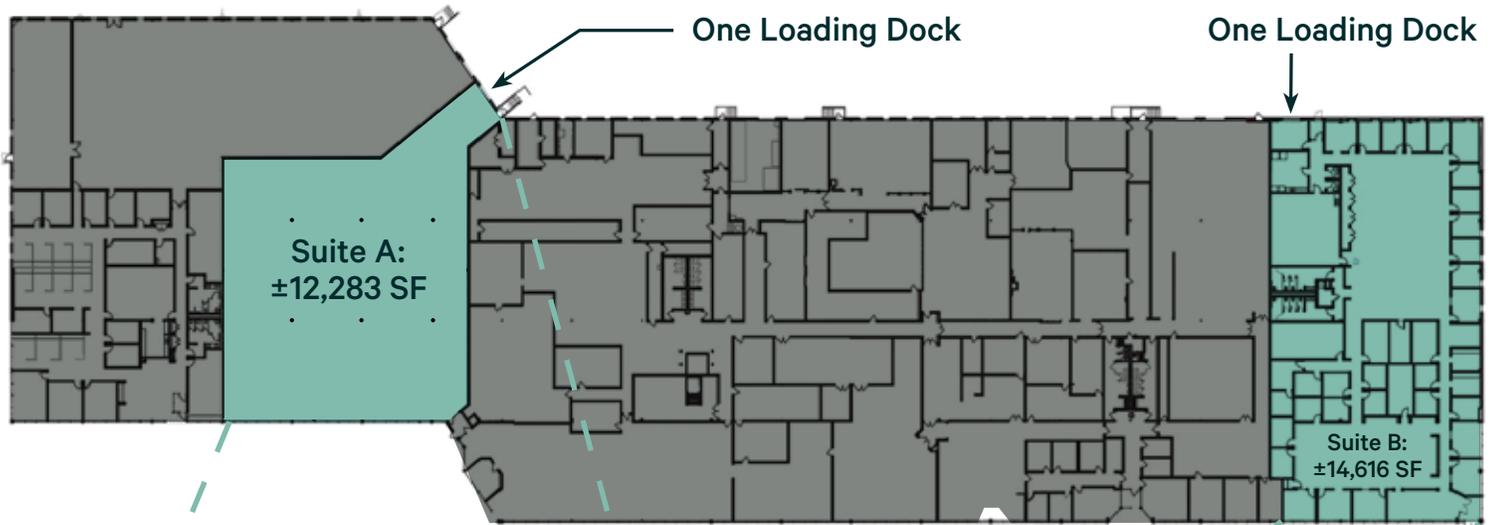
CBRE is pleased to bring to your attention the availability of $\pm 12,283$ and $\pm 14,616$ SF flex/R&D/office suites at 8 Forge Parkway in Franklin, Massachusetts. This single-story flex facility is fully air-conditioned with ample parking. The building is conveniently located 0.8 miles from Interstate 495 and 10 miles from Interstate 95 with restaurants, hotels and amenities nearby. Forge Park tenants include Ferguson, Estes Logistics, Dynisco, Heidelberg Engineering, Entegris, ThermoFisher Scientific, Tegra Medical, and !Automation.

Building Specifications

- + Building Size: $\pm 101,994$ SF
- + Available Suites:
 - Suite A: $\pm 12,283$ SF
 - Suite B: $\pm 14,616$ SF
- + Clear Height: 14'
- + Column Spacing: 40' x 30'
- + Year Built: 1987
- + Loading:
 - Suite A: One loading dock
 - Suite B: One loading dock
- + Parking: $\pm 3.45/1,000$ SF (42 spaces)
- + HVAC: Gas-fired rooftop package units
- + Power: 2,000A/277-480V 3p 4W (power to suite to be verified)
- + Roof: Ballasted Firestone EPDM
- + Sprinkler: Wet
- + Construction: Steel frame with reinforced 5' concrete slab on grade floor
- + Utilities:
 - Gas: Eversource
 - Electricity: National Grid
 - Water/Sewer: Town of Franklin



Floor Plan



Flex/R&D/Office Suites

8 Forge Parkway | Franklin, Massachusetts

For Lease



Contact Us

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