

Flex/R&D/Office | For Lease

CBRE

High-End Flex/ R&D/Office Suite Available

±5,897 SF Available

101 Constitution Boulevard
Franklin, Massachusetts

Fully Air-Conditioned Suite



Flex/R&D/Office Suite Available

101 Constitution Boulevard | Franklin, Massachusetts

Property Description

CBRE is pleased to bring to your attention the availability of a first class flex/R&D/office suite at 101 Constitution Boulevard in Franklin, Massachusetts. Located within the 3 MSF master planned and highly desirable Franklin Industrial Park, this attractive ±62,938 SF building is ideal for research and development or office use. The park is situated 0.8 miles from I-495 and has corporate neighbors such as Dell/EMC, Owens & Minor, USPS, Cold Chain Technologies, Barrett Distribution, Thermo Fisher and Imperial Bag & Paper. The availability at 101 Constitution Boulevard is fully air-conditioned and is designed with flexibility to meet the operational requirements of a variety of users.

Building Specifications

- + **Total Building Size:** ±62,938 SF
- + **Available:** ±5,897 SF
- + **Land:** ±7.37 acres
- + **Year Built:** 1989
- + **Clear Height:** 16'9" to joist; 19'5" to deck
- + **Loading:** One (1) tailboard dock
- + **Parking:** ±3.10/1,000 SF (195 spaces)
- + **Sprinkler System:** Wet
- + **HVAC:** Fully air-conditioned
- + **Power:** 125 Amps, 120/208 V, 3-phase (*ability to expand*)
- + **Construction:** Brick veneer and masonry block with steel frame
- + **Utilities:**
 - **Gas:** Columbia Gas
 - **Electric:** National Grid
 - **Water/Sewer:** Town of Franklin

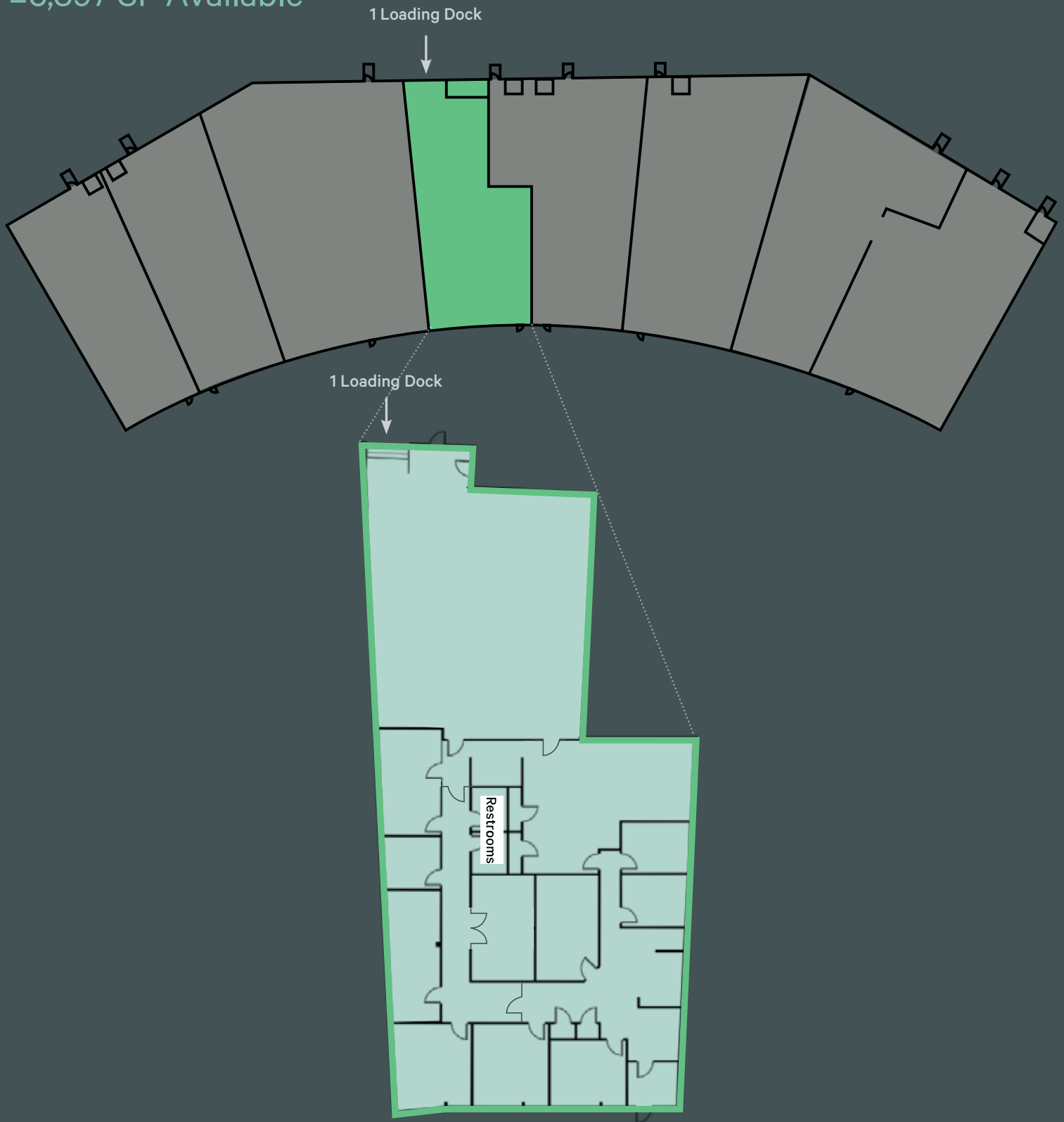


For Lease

Floor Plan

±5,897 SF Available

Available Leased

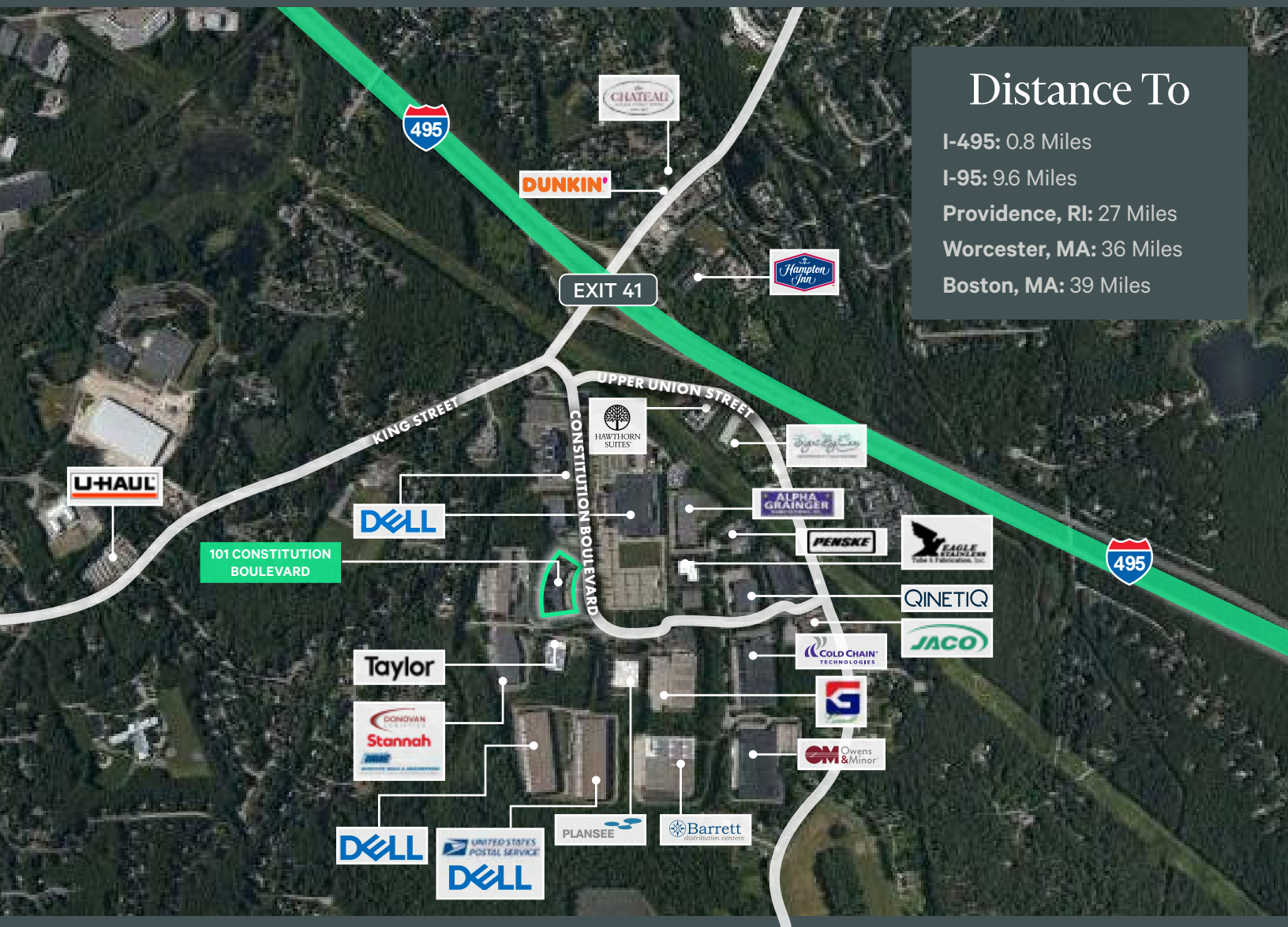


SUITE D | ±5,897 SF
SPEC PLAN

Flex/R&D/Office Suite Available

101 Constitution Boulevard | Franklin, Massachusetts

For Lease



Distance To

I-495: 0.8 Miles

I-95: 9.6 Miles

Providence, RI: 27 Miles

Worcester, MA: 36 Miles

Boston, MA: 39 Miles

Contact Us

Steve Clancy

Executive Vice President
+1 617 633 8083
steve.clancy@cbre.com

Kendall Lynch

Vice President
+1 781 812 6435
kendall.lynch@cbre.com

Juliana Fiore

Senior Associate
+1 781 801 3423
juliana.fiore@cbre.com

© 2026 CBRE, Inc. All rights reserved. This information has been obtained from sources believed reliable, but has not been verified for accuracy or completeness. You should conduct a careful, independent investigation of the property and verify all information. Any reliance on this information is solely at your own risk. CBRE and the CBRE logo are service marks of CBRE, Inc. All other marks displayed on this document are the property of their respective owners, and the use of such logos does not imply any affiliation with or endorsement of CBRE. Photos herein are the property of their respective owners. Use of these images without the express written consent of the owner is prohibited.