



Subdivisible



10,000 amps of power



Tremendous in-place infrastructure



Former data center

 **JLL** SEE A BRIGHTER WAY

Advanced manufacturing facility for lease

431 Washington Street
Franklin, MA

Exterior rendering



Unique advanced manufacturing facility

JLL’s Industrial team is pleased to present 431 Washington Street in Franklin. A rare opportunity, the ±177,087 s.f. standalone R&D/ Flex/Advanced Manufacturing space is a former Putnam Investments and Marsh McLennan data center with ample power and tremendous infrastructure still in place within the facility. There is a full-service cafeteria that was renovated shortly before Marsh vacated in 2023.

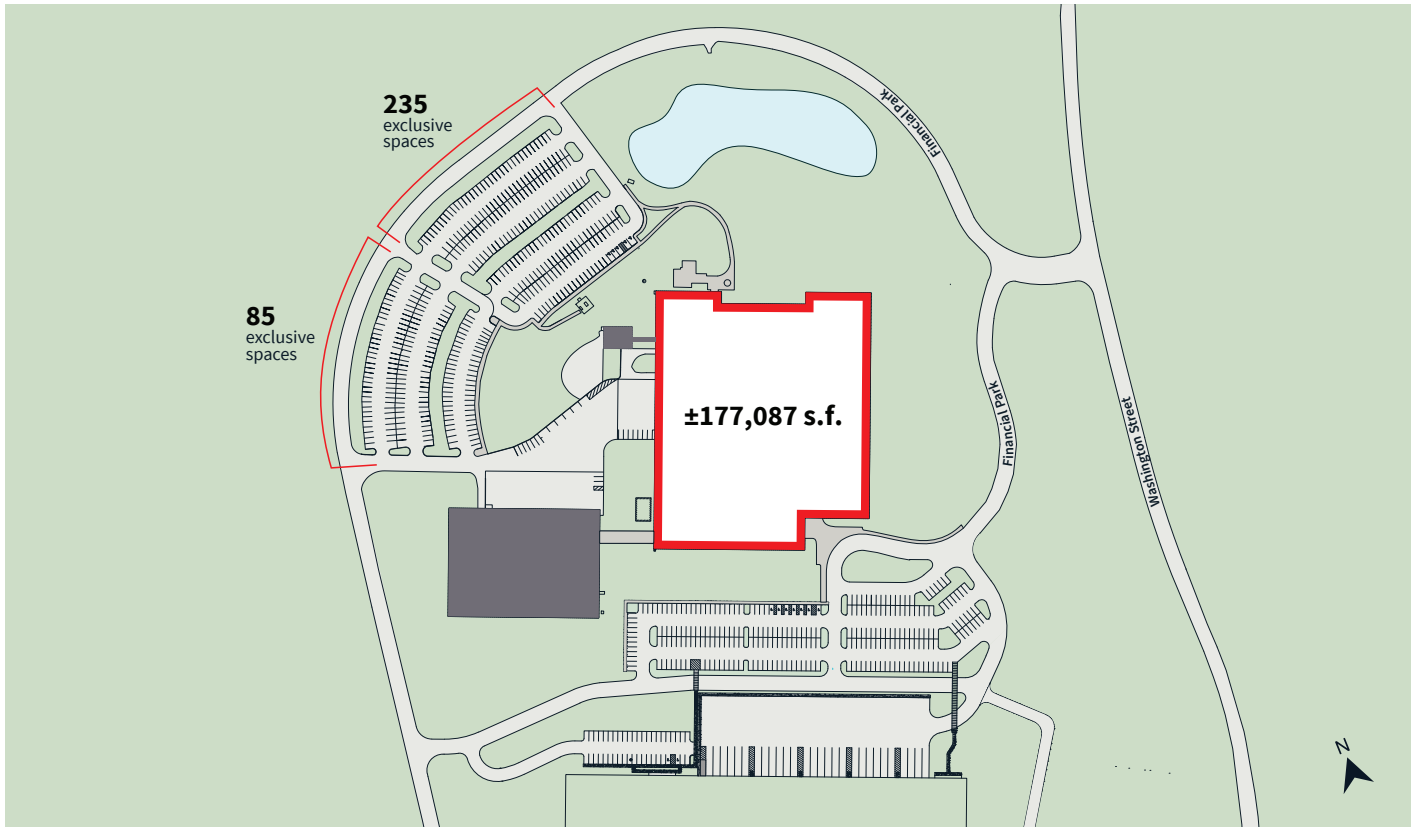
Interior rendering



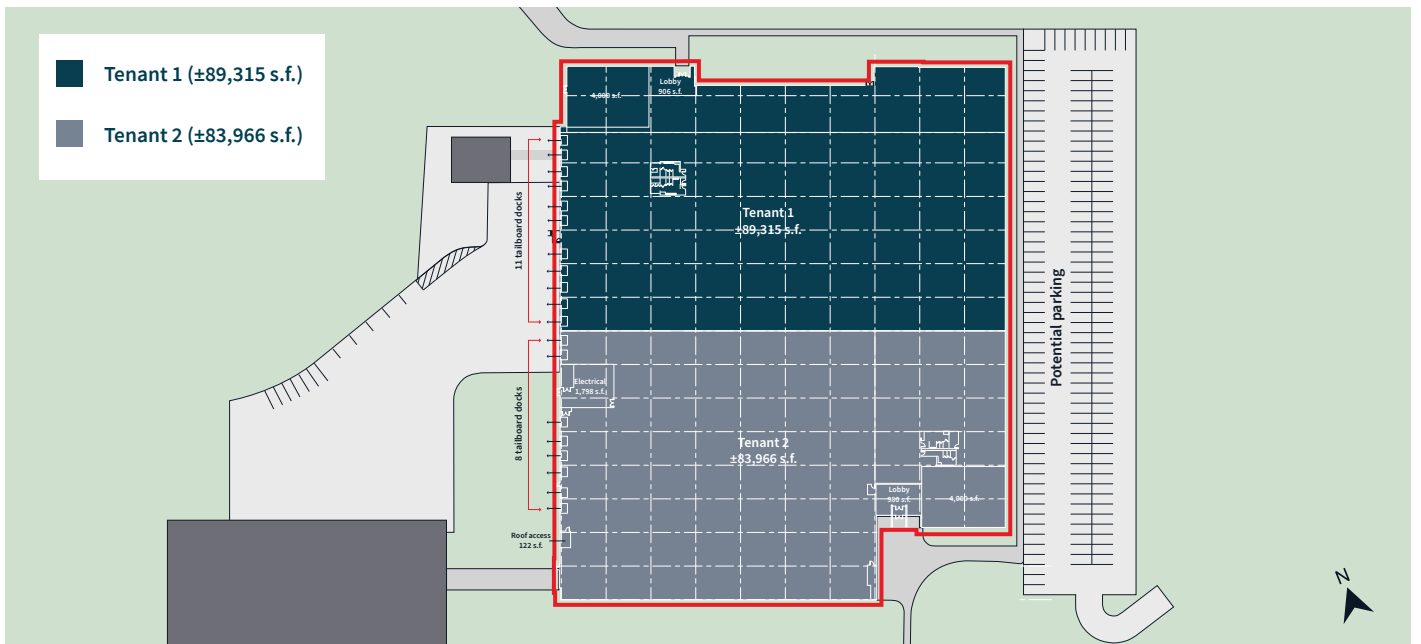
Property overview

Building profile	
Building size	±177,087 s.f.
Year built/renovated	1981/1994
Generators	Five (5) on -site
Clear height	21’
Loading	Four (4) tailboard docks One (1) drive-in door
Electrical	10,000A @ 277/480V, 3P, 4W
In-place infrastructure	<ul style="list-style-type: none"> • Fully air-conditioned • Five generators on-site • Chillers, coolers, boilers • Data center rack and raised flooring • Full-service cafeteria
Zoning	Industrial
Utilities	
Water & sewer	Town of Franklin
Gas	National Grid
Electric	Eversource

Site plan



Floor plan | Potential subdivision



Location map

**431 Washington Street
Franklin, MA**

Financial Park
ImperialDade
Champagne Logistics
XPO Logistics
Waters Corporation
Thermo Fisher Scientific
Dell EMC
QinetiQ
Cold Chain Technologies
Owens & Minor
UPS

King Street
Constitution Blvd
Upper Union St

DELL Technologies
IAUTOMATION
QINETIQ North America
COLD CHAIN TECHNOLOGIES
Gardner
PLANSEE
Barrett
Owens & Minor
DELL Technologies
Manpower

Less than one mile from I-495, 431 Washington Street is ideally located between Franklin Industrial Park and Forge Park. Corporate neighbors include Imperial Dade, Champagne Logistics, XPO Logistics, Waters Corporation, Thermo Fisher Scientific, Dell EMC, QinetiQ, Cold Chain Technologies, Owens & Minor, and UPS. The amenity-rich area includes several restaurants, daycares, hotels, retail options, and the Forge Park/495 stop on the MBTA Commuter Rail Franklin/Foxboro line.

Drive times	
Routes	Cities
< 1.0 mile, 3 minutes	22 miles, 30 minutes to Providence, RI
9 miles, 10 minutes	42 miles, 40 minutes to Boston CBD
14.4 miles, 15 minutes	89.7 miles, 1 hour 21 minutes to Hartford, CT

Contacts

Rachel Marks

Managing Director
+1 508 259 2440
rachel.marks@jll.com

Joe Fabiano

Managing Director
+1 781 844 7893
joe.fabiano@jll.com

Michael Ciummei

Managing Director
+1 978 621 7241
michael.ciummei@jll.com

Chelsea Andre

Vice President
+1 508 951 7817
chelsea.andre@jll.com

Dane Caracino

Associate
+1 617 640 0316
dane.caracino@jll.com

jll.com

About JLL

For over 200 years, JLL (NYSE: JLL), a leading global commercial real estate and investment management company, has helped clients buy, build, occupy, manage and invest in a variety of commercial, industrial, hotel, residential and retail properties. A Fortune 500® company with annual revenue of \$20.8 billion and operations in over 80 countries around the world, our more than 108,000 employees bring the power of a global platform combined with local expertise. Driven by our purpose to shape the future of real estate for a better world, we help our clients, people and communities SEE A BRIGHTER WAY™. JLL is the brand name, and a registered trademark, of Jones Lang LaSalle Incorporated. For further information, visit jll.com.