

190 Fountain Street Framingham, MA

 **SVN** PARSONS COMMERCIAL
GROUP | BOSTON

FOR SALE/LEASE | ±32,696 SF FLEX BUILDING ON ±1.07 ACRES



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190 Fountain Street Framingham, MA



Availability: ±32,696 SF

| | |
|--------|-----------|
| Unit 1 | 2,100 SF |
| Unit 2 | 8,000 SF |
| Unit 3 | 10,000 SF |
| Unit 4 | 16,595 SF |



SVN | Parsons Commercial Group | Boston is pleased to present the opportunity to purchase or lease 190 Fountain Street in Framingham, Massachusetts. 190 Fountain Street is a ±32,696 square foot flex/manufacturing building on ±1.07 acres. The space available can be subdivided into a flexible layout for users. The building consists of temperature controlled food processing/manufacturing space. With three loading docks and 16' ceiling height the building can accommodate many different users.

Located off of Waverly Street and Route 135 in downtown Framingham, the property is in a prime location. Route 9 is approximately 3.6 miles down the road, I-90 is only 6.8 miles from the property.

190 Fountain Street is currently being offered as a well established warehouse building with cool temperature controlled freezer space. Other opportunities include warehouse/distribution, industrial use, storage space, and food processing users.

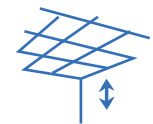


±1.07 Acres

Additional Parking/
Outdoor Storage



Three Loading Docks



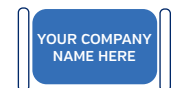
16' Ceiling Heights



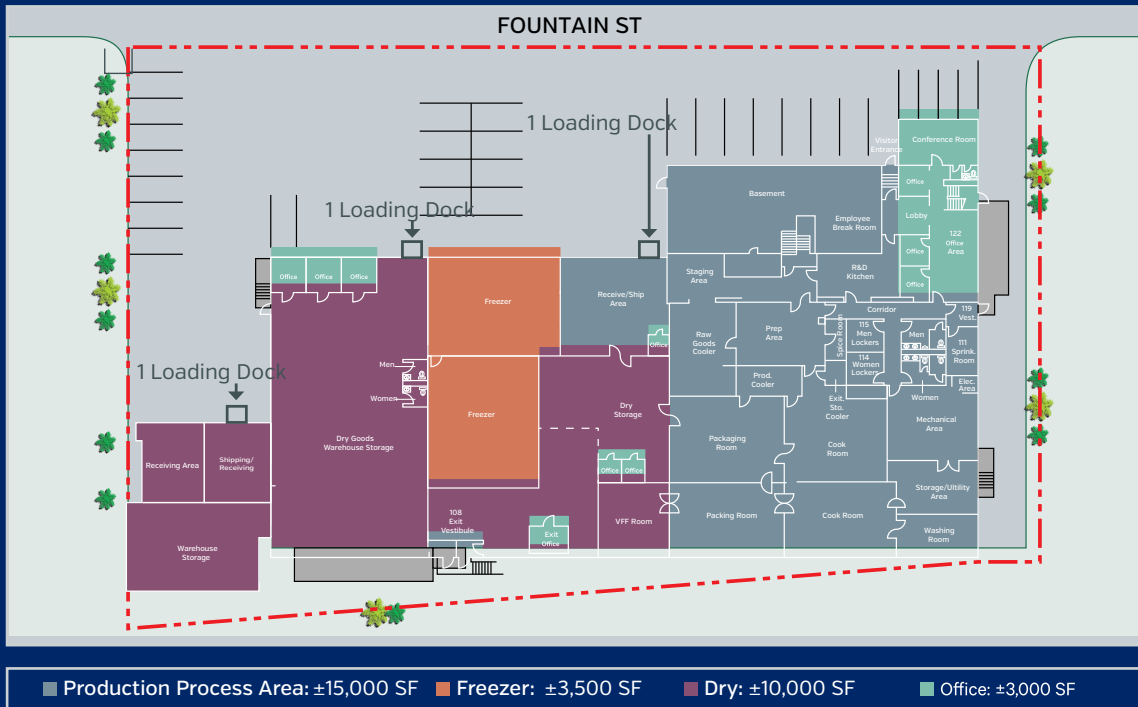
Close Proximity to
I-90 and Route 9



Excellent Visibility off Route 135



Prime Signage Opportunity



Building Specifications

- + Total Building: ±32,696 SF
- + Total Available: ±32,696 SF
- + Land Area: ±1.07 Acres
- + Year Built: 1956
- + Clear Height: 16'-19'
- + Loading Docks: Three Tallboard Docks
- + Roof: Rubber Membrane
- + Power: 1,200A; Two Transformers
 - One 300kw; 200v; 3ph
 - One 500kw; 200v; 3ph
- + HVAC: Central AC in office
- + Fully sprinklered; Wet system with dry chemical system in freezer
- + Zoning: Manufacturing
- + Utilities:
 - Water/Sewer: City of Framingham
 - Gas: Eversource
 - Electricity: Eversource



190

FOUNTAIN STREET FRAMINGHAM, MA

ACCESS



1.0 Miles
to Framingham Commuter Rail



1.0 Miles
to West Natick Commuter Rail



Close Proximity
to I-90, Route 9 and I-495



26 Miles
to Logan International Airport

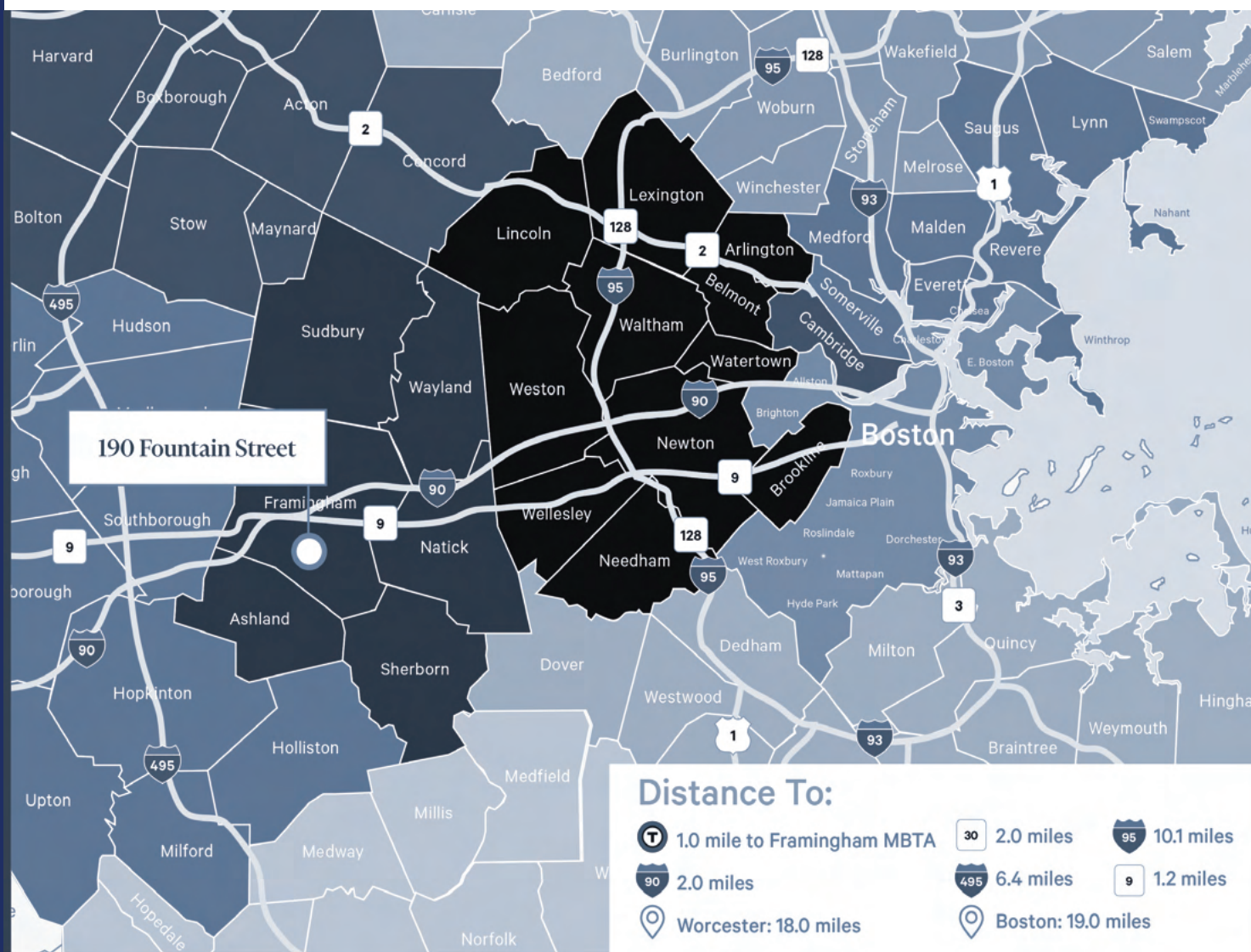
DRIVE TIMES

40 MIN BOSTON, MA

35 MIN WORCESTER, MA

1 HR 17 MIN HARTFORD, CT

1 HR 25 MIN PORTSMOUTH, NH



NEARBY AMENITIES

WITHIN 2-5 MILE RADIUS

NATICK MALL

The Cheesecake Factory

NORDSTROM

Apple Store

verizon

Wegmans

macys

california

at&t

WHOLE FOODS

STARBUCKS COFFEE

TRADER JOE'S

CVS

Stop&Shop

ROUTE 9 Sports Bar

McDonald's

DD

ANYTIME FITNESS

SHOPPERS WORLD

TJ-maxx

Marshalls

Walmart

AMC THEATRES

Best Buy

KOHL'S

World Market

Chick-fil&

Olive Garden

PUBLIC LANDS

190 Fountain Street Framingham, MA



Refrigerated Production



Warehouse



Entrance to freezer space



Freezer Space



Freezer Storage



Storage



Office Space

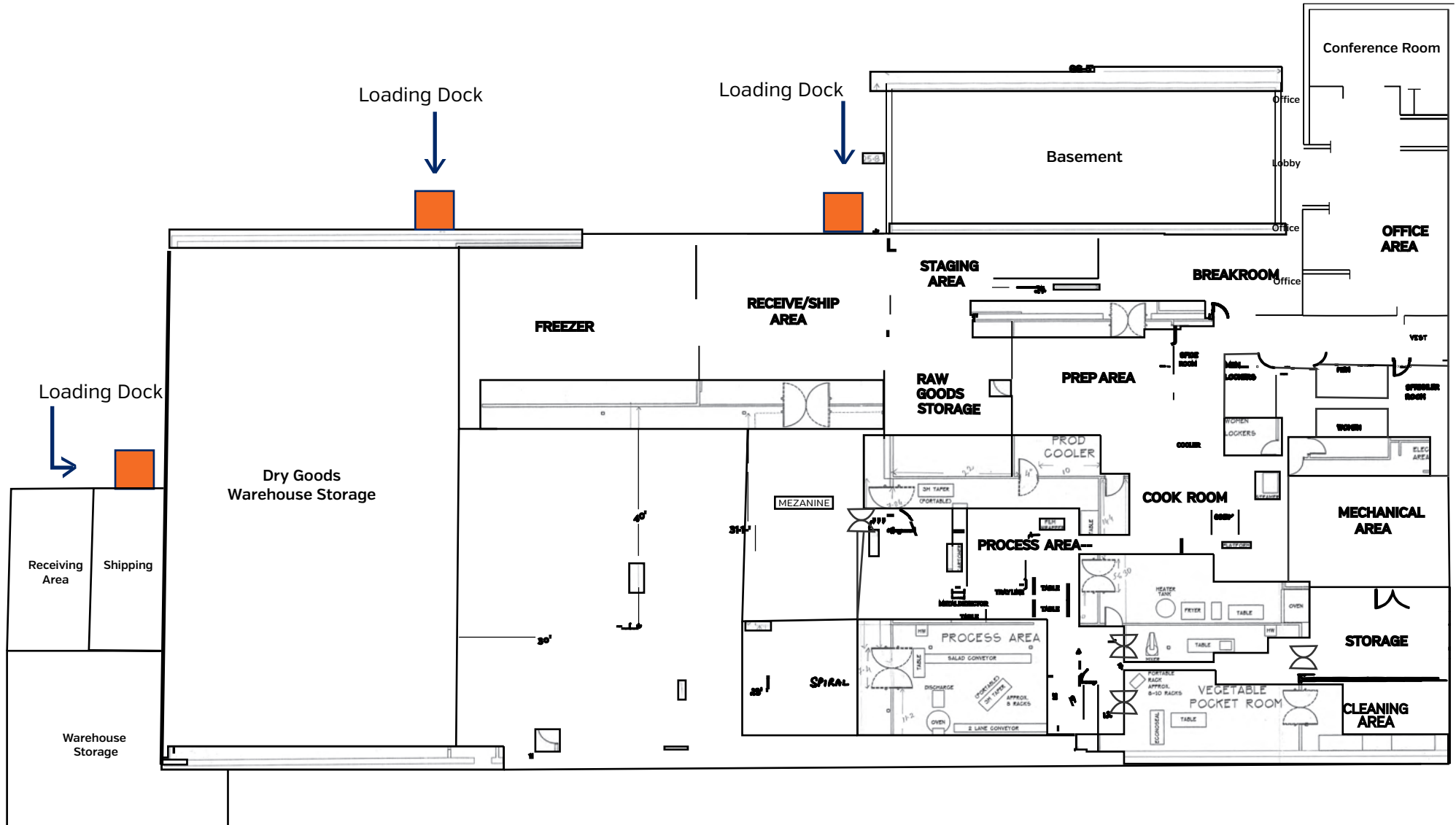


Food Processing



Freezer Space

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