

Industrial/Flex Space Available

157 & 165 Grove Street
Franklin, Massachusetts

±6,949 - 20,822 SF Available



±6,949 - 20,822 SF Industrial/Flex Space
157 & 165 Grove Street | Franklin, Massachusetts

Property Description

On behalf of ownership, CBRE is pleased to announce the availability of three suites within Grove Street Business Center in Franklin, Massachusetts.

Grove Street Business Center is a two-building park totaling ±166,366 SF of single-story industrial/flex space situated on ±17 acres. Built between 1999 and 2004, Grove Street Business Center offers tenants a modern, high-end image in the heart of the Interstate 495 corridor.

Ideally located one mile south of the Interstate 495 interchange at Route 140 (Exit 17), Grove Street Business Center features tremendous access to the region's principal highways (Interstates 495, 95 and 90). Grove Street Business Center is home to many of the area's most recognizable names including Residex and Eaton Electrical. Corporate neighbors include Thermo Fisher Scientific, Iron Mountain, Dell EMC and Garelick Farms.

157 Grove Street

- + **Total Building Size:** ±76,232 SF
- + **Space Available:**
 - Suite A: ±6,952 - 20,822 SF
 - Suite B: ±6,952 SF
- + **Availability:**
 - Suite A: Vacant
 - Suite B: August 2026
- + **Land Area:** ±7.97 acres
- + **Year Built:** 2004
- + **Loading Docks:** Three (3) loading docks
- + **Fire Protection:** Wet system
- + **Parking:** ±2.17/1,000 SF (166 Spaces)
- + **Clear Height:** 18'
- + **Column Spacing:** 34'8" x 40'0"
- + **Roof:** Fully adhered EPDM
- + **HVAC:** Gas-fired unit heaters and combo rooftop
- + **Lighting:** 2' x 4' parabolic and metal halide
- + **Electrical:**
 - One (1) 200 Amp, 277/480 V Main Panel
 - One (1) 100 Amp, 120/208 V Main Panel
- + **Utilities:**
 - **Electricity:** Mass Electric
 - **Gas Provider:** Baystate Gas Co.
 - **Water & Sewer:** Town of Franklin

165 Grove Street

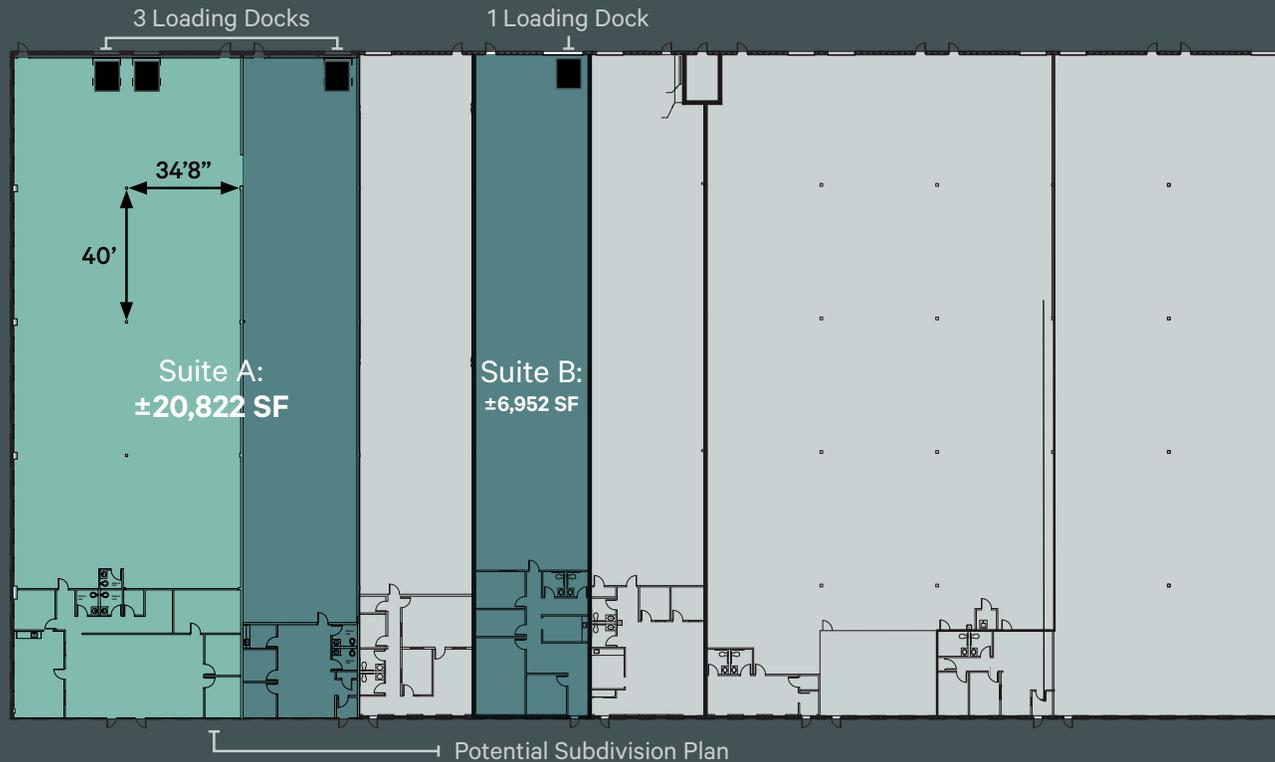
- + **Total Building Size:** ±90,134 SF
- + **Space Available:** ±6,949 - 20,702 SF
- + **Availability:** Vacant
- + **Land Area:** ±9.32 acres
- + **Year Built:** 1999
- + **Loading Docks:** Six (6) loading docks
- + **Fire Protection:** Wet system
- + **Parking:** ±1.78/1,000 SF (161 Spaces)
- + **Clear Height:** 18'
- + **Column Spacing:** 34'8" x 40'0"
- + **Bay Spacing:** 34'8 x 200'
- + **Roof:** Fully adhered EPDM
- + **Windows:** 4'0" x 4'0" insulated gas
- + **Concrete Slabs:** 5" reinforced on grade
- + **HVAC:** Gas-fired unit heaters and combo rooftop
- + **Lighting:** 2' x 4' parabolic and metal halide
- + **Electrical:**
 - One (1) 200 Amp, 277/480 V Main Panel
 - One (1) 100 Amp, 120/208 V Main Panel
 - Two (2) 200 Amp Breakers
- + **Utilities:**
 - **Electricity:** Mass Electric
 - **Gas Provider:** Baystate Gas Co.
 - **Water/Sewer:** Town of Franklin

Floor Plans

157 Grove Street

±6,952 - 20,822 SF Available

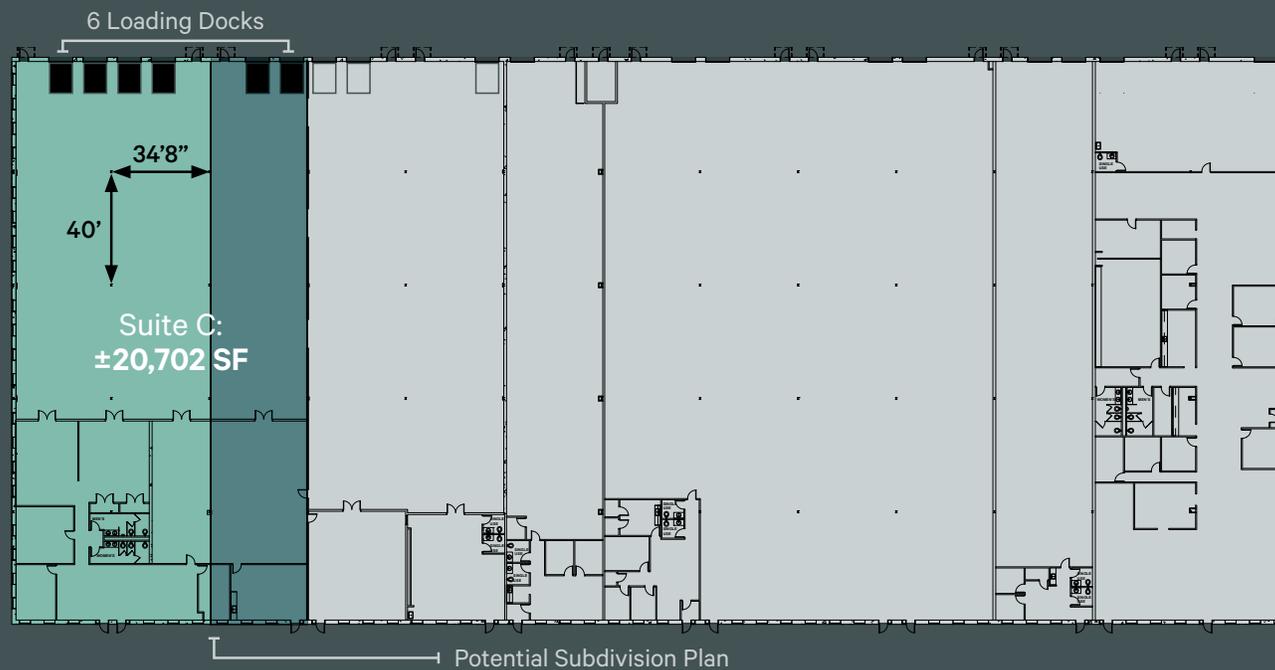
±13,870 SF ±6,952 SF Leased



165 Grove Street

±6,949 - 20,702 SF Available

±13,753 SF ±6,949 SF Leased



±6,949 - 20,822 SF Industrial/Flex Space
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For Lease



Distance to:


 Adjacent


 12 Miles


 16.40 Miles

Boston
 37.90 Miles

Worcester
 33.50 Miles

Contact Us

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