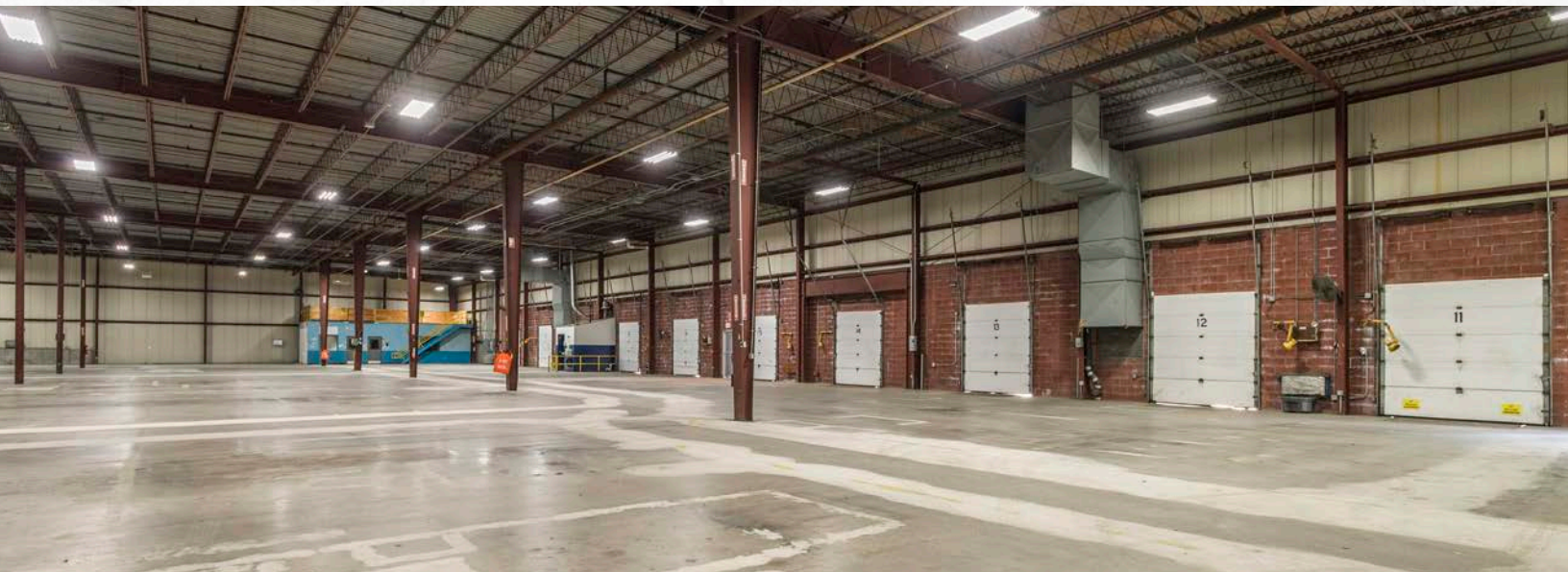


INDUSTRIAL BUILDING AVAILABLE IN FORGE PARK

20 Forge Parkway, Franklin, MA



154,000
SF building



Fenced-in secured
loading area



20 loading docks
with levelers

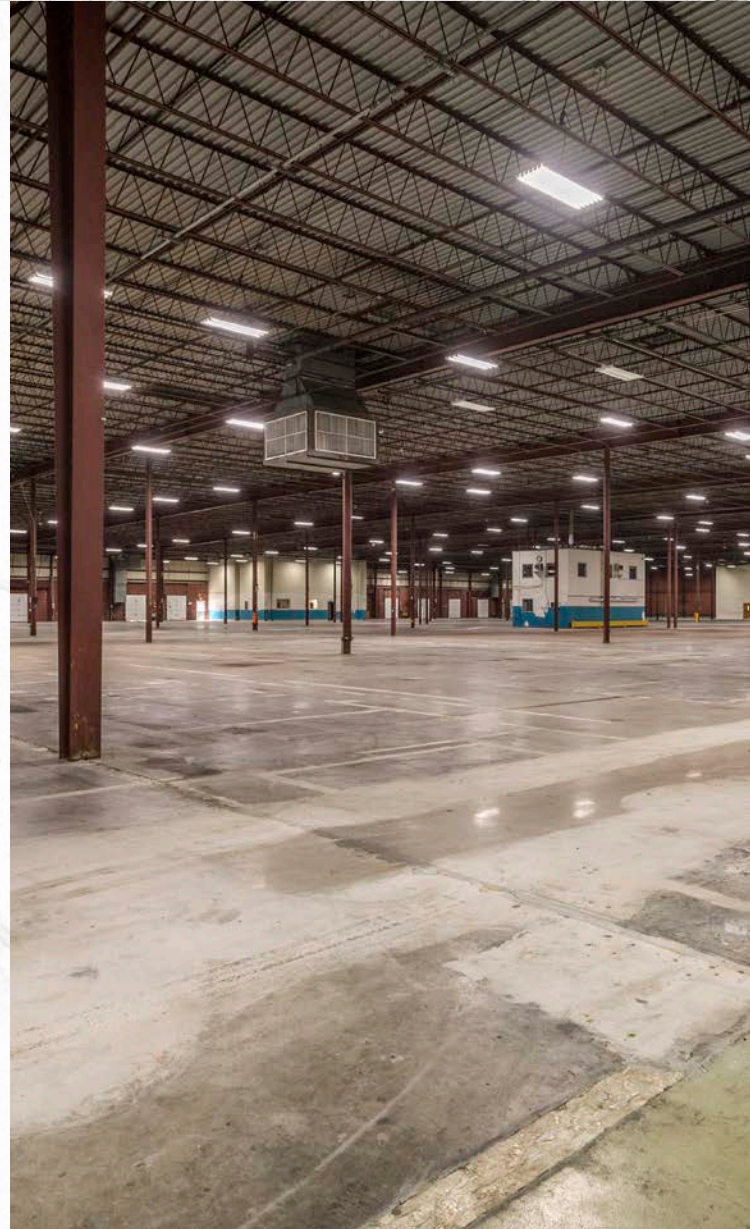
22' - 24'
clear height



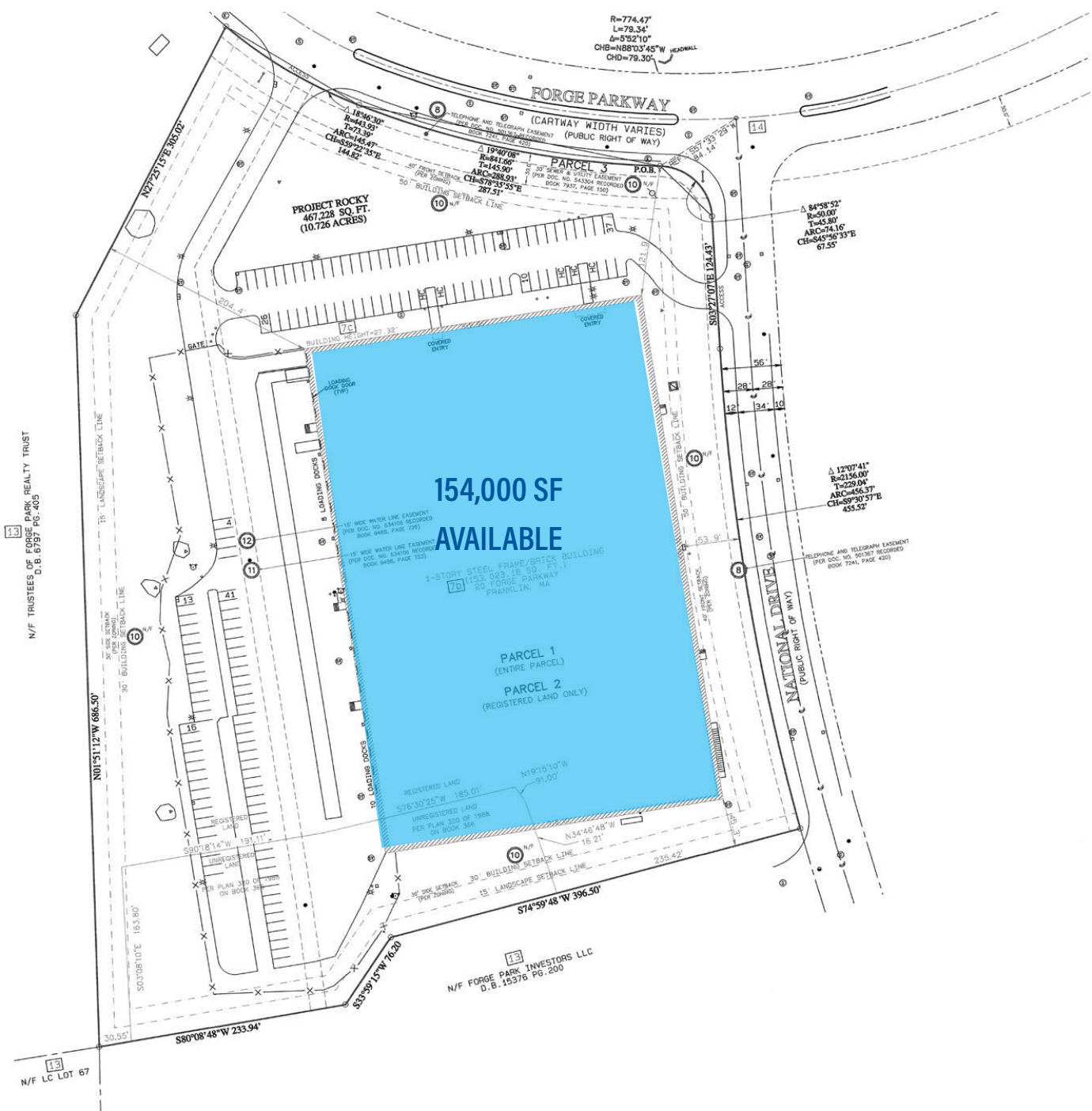
120 parking
spaces

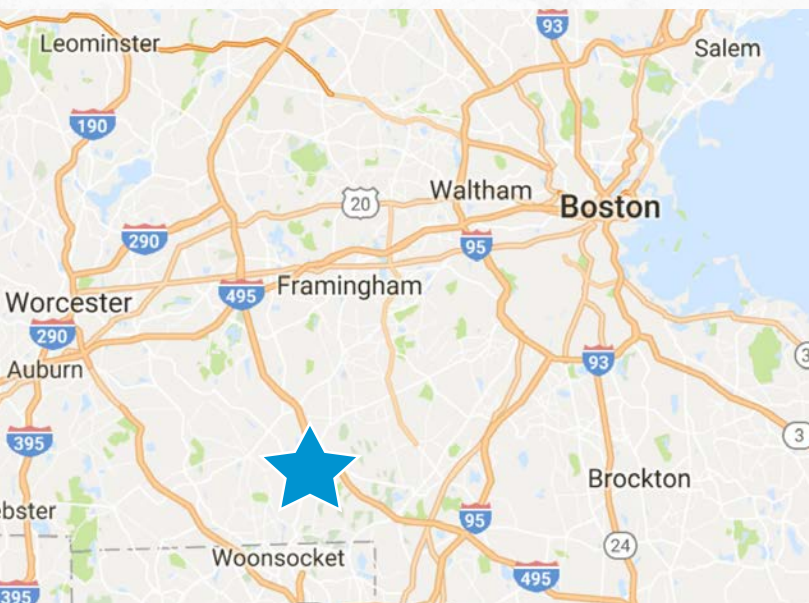
BUILDING SPECIFICATIONS:

Building Size:	154,000 SF
Available:	154,000 SF Includes 9,600 SF of office space
Land Area:	10.42 acres
Loading:	20 tailboard docks with levelers, 1 drive-in
Ceiling Height:	22' - 24'
Column Spacing:	40' x 40'
Parking:	120 spaces available
HVAC:	100% heated and partially air conditioned 2 rooftop A/C units (4.5 tons)
Power:	1,500 amp, 480 v (3 phase)
Sprinklers:	100% wet
Floor:	Concrete Slab
Utilities:	Water: Town of Franklin Sewer: Town of Franklin Electric: National Grid Gas: Bay State Gas
Location:	1.6 miles from Exit 17 off of I-495



SITE PLAN:





Stephen Woelfel Jr
617 330 8168
Stephen.WoelfelJr@colliers.com

Kevin Brawley
617 330 8174
kevin.brawley@colliers.com

Caleb Hudak
617 330 8018
caleb.hudak@colliers.com

