

1262

WCS

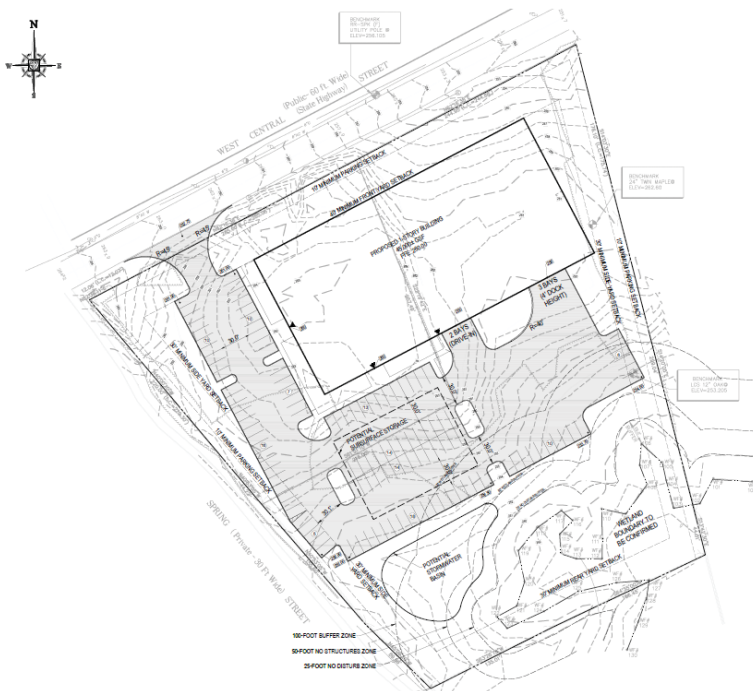


LAND FOR SALE *OR* 45,000 SF BUILD-TO-SUIT OPPORTUNITY

1262 WEST CENTRAL STREET is a developable site located in close proximity to Forge Park - a 360 acre master-planned office and industrial park. Forge Park is one of the best located, and perennial top performing industrial parks in suburban Boston.

Based on current FAR, the site can accommodate the permitting and construction of a 45,000 square foot, single story building with illuminated paved parking and trailer storage.

1262 WEST CENTRAL STREET enjoys many area amenities unmatched accessibility to both Rte-140 and I-495 via Exit 17, nearby daycare facilities, and numerous area restaurants, hotels, health clubs and shopping centers.



The site is close to the Forge Park Commuter Rail Station, the Marriott Residence Inn, and a YMCA fitness center. The area contains a wide range of office, research, development, and manufacturing companies. In 2010 the Town of Franklin rewrote its biotechnology uses Zoning Bylaw which streamlined the permitting of biotechnology facilities.

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**LINCOLN
PROPERTY
COMPANY**



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<i>Building Size:</i>	45,000 SF
<i>Clear Height:</i>	up to 32' clear
<i>Fire Protection:</i>	100% ESFR serviced by fire pump
<i>Zoning:</i>	Industrial
<i>Permitted Uses:</i>	Warehouse Storage Manufacturing
<i>Loading:</i>	Three (3) docks with levelers Two (2) drive-in doors
<i>Water/Sewer:</i>	Town of Franklin
<i>Gas:</i>	Bay State Gas Company
<i>Electricity:</i>	National Grid
<i>Telephone:</i>	Verizon Fiber Optic

