



FORGE PARK

FRANKLIN, MASSACHUSETTS



SITE SPECIFICATIONS

| | |
|-----------|-------------------------------|
| Location | 16 Forge Parkway, Franklin MA |
| Land Area | 9.9 acres |
| Zoning | Industrial |

PROPERTY SPECIFICATIONS

| | | |
|---------------------------------|------|-------------------|
| Initial 88,000 | 1989 | Year Built |
| Additional 32,000 SF | 1995 | Renovated |
| | 9 | Loading Docks |
| | 24' | Ceiling Heights |
| 438 (3.65/1000 SF) | | Parking Spaces |
| Steel Frame w/ Steel Columns | | Structured |
| Single Ply EPDM w/stone ballast | | Roof |
| Brick and Ribbon | | Exterior Finishes |

16 FORGE PARK

PROPERTY DESCRIPTION

16 FORGE – PROPERTY BONUS FEATURES



- **DROPPED CEILING BENEATH 24' CLEAR HEIGHTS**
- **24' CLEAR HEIGHT EXISTS ACROSS ROUGHLY 80% OF BUILDING FOOTPRINT**

Electrical

- Florida Power and Light transformer
- 3,000 amp main switchboard
- 277/480 volt service
- Dry tape transformer

HVAC

Individual units on the roof

Fire Safety

Computerized w/automatic detection devices, audible and visual alarm signals, fire control panel and sprinklers.

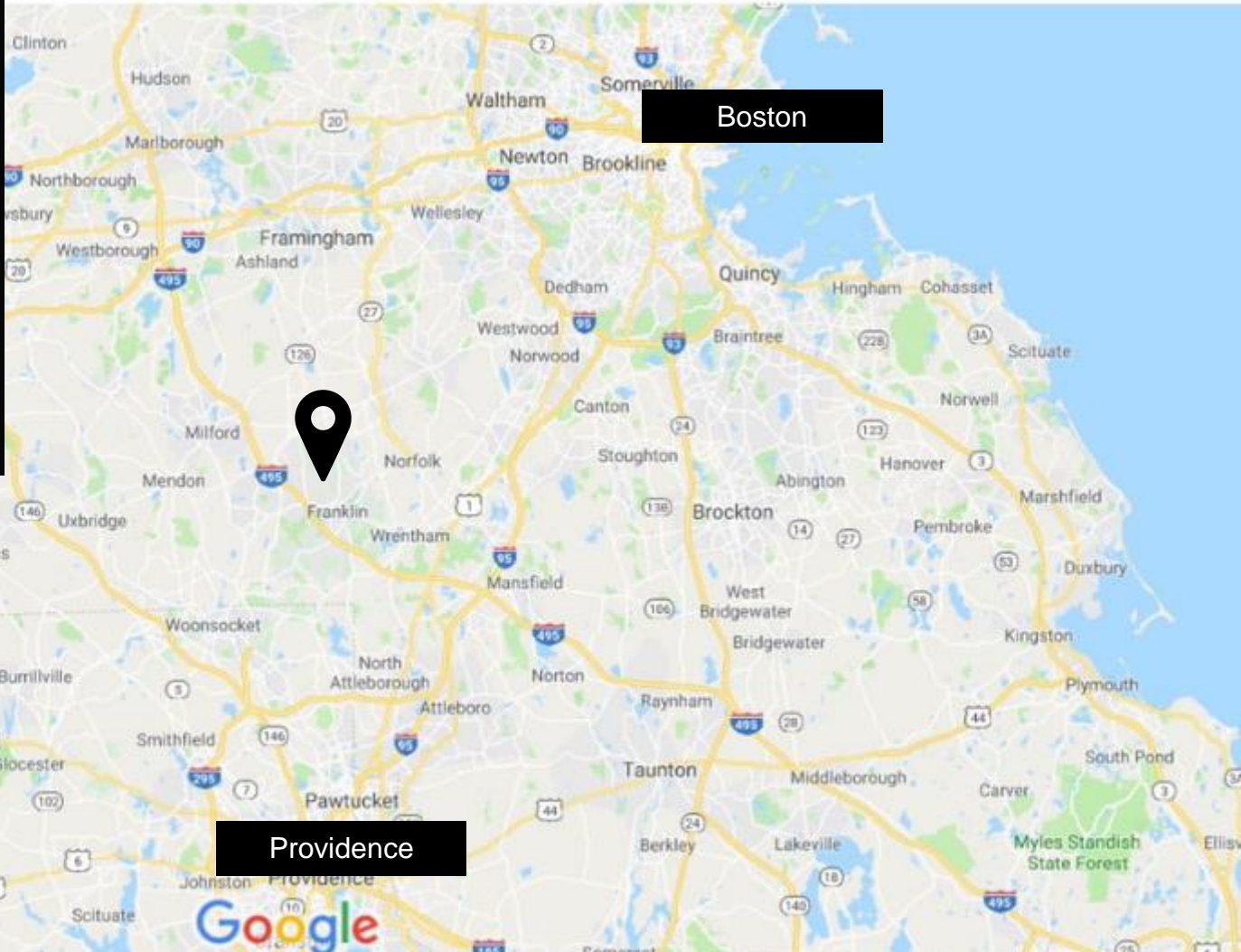


LOCATION

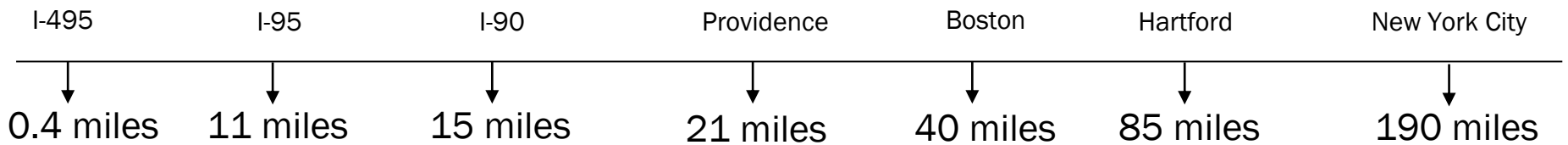
IDEAL METRO SOUTH INDUSTRIAL LOCATION

PRIME ACCESS-ORIENTED LOCATION

Forge Business Park is adjacent to I-495 at Exit 17, offering access to Boston, Providence, Worcester, and Hartford. This connection to major highways, combined with the nearby MBTA Franklin Commuter Rail line, offers Forge Business Park a competitive advantage with respect to both commuter and logistical transit needs.



EXCEPTIONAL LOGISTICAL CONNECTIVITY





Marriott



AMENITIZED LOCATION IN AN INSTITUTIONALLY DEVELOPED COMMERCIAL PARK

Forge Business Park contains over 2.2 million square feet of flex and industrial space, making it one of the largest commercial product clusters in the region. The location is bolstered by attractive surrounding amenities, including a number of dining, hotel, and shopping options.

MANDATED PARK STANDARDS

- Uniform brick exteriors
- Standardized Building signage with listed tenancy
- Mandated landscaping and up-keep
- Loading and storage site-line regulations



RENDERINGS | MAP

16 FORGE PARK – SITE MAP



16 FORGE PARK – SOURCES & USES



STUDIO 26 ASSOCIATES, LLC
ARCHITECTURE | DESIGN | SPACE PLANNING

Architect

Studio 26 Associates, LLC
Wannalancit Mills
First Floor - Suite 100
175 Cabot Street
Lowell MA 01854
Phone: 508-375-8159
anganga@studio26associates.com

Owner

Condyne Capital Partners, LLC
100 Grandview Road, Suite
312, Braintree, MA 02184



Project & Address

Existing Building
16 Forge Park
Franklin, MA

| No. | Description | Date |
|-----|-------------|------|
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Project Status:

Existing Conditions

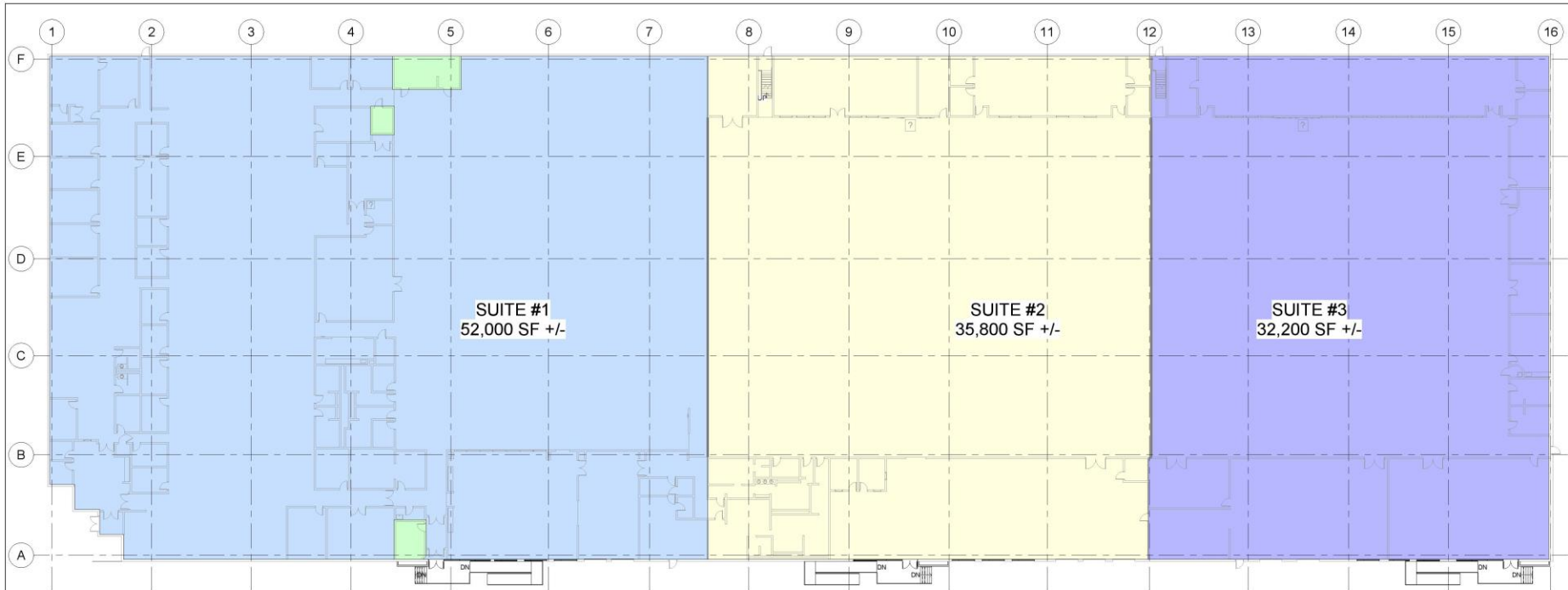
Sheet Title

Floor Plans

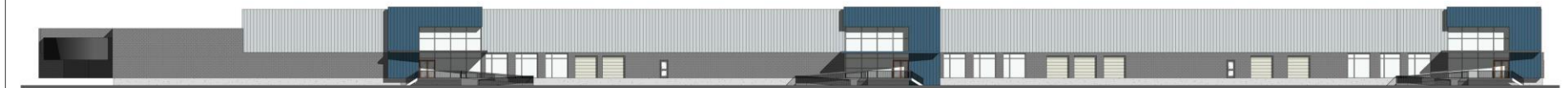
Issue Date: 9-20-18

PROJECT #:
18-044

A1.2



① 1st Floor - Post Demolition
1" = 20'-0"



② Front Copy 1
1" = 20'-0"



③ Front
1/8" = 1'-0"





Marriott

Condyne Capital Partners, LLC

100 Grandview Road, Suite 312, Braintree MA 02184

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