



AXIS

16 FORGE PARK



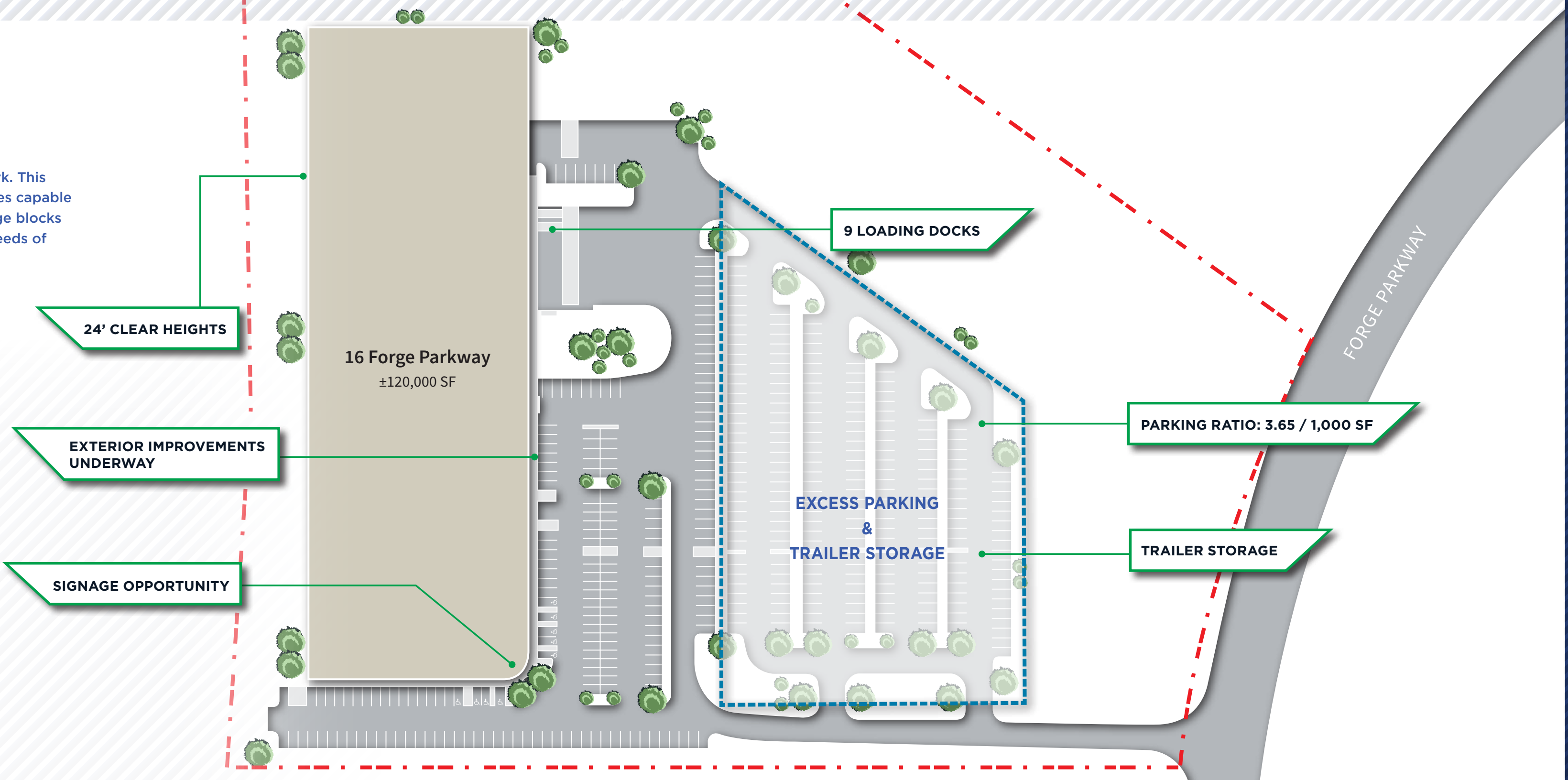
**120,000 SF**  
CLASS A FLEX SPACE

# AXIS@FORGE: THE FOCAL POINT

Axis @ Forge is located within Franklin's 360-acre master planned Forge Business Park. This 120,000 SF Class A flex space offers 24' clear heights, 9 loading docks, and floor plates capable of accommodating both single and multi-tenant business plans. As one of the few large blocks of space in the Metro South flex market, Axis @ Forge has the capacity to meet the needs of flex, manufacturing and industrial users.



FLUID OFFICE  
TO **WAREHOUSE**  
BREAKDOWN



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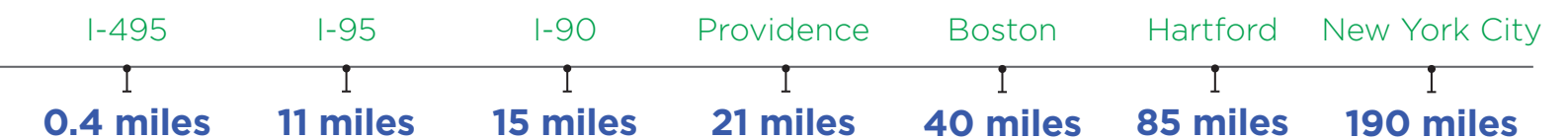
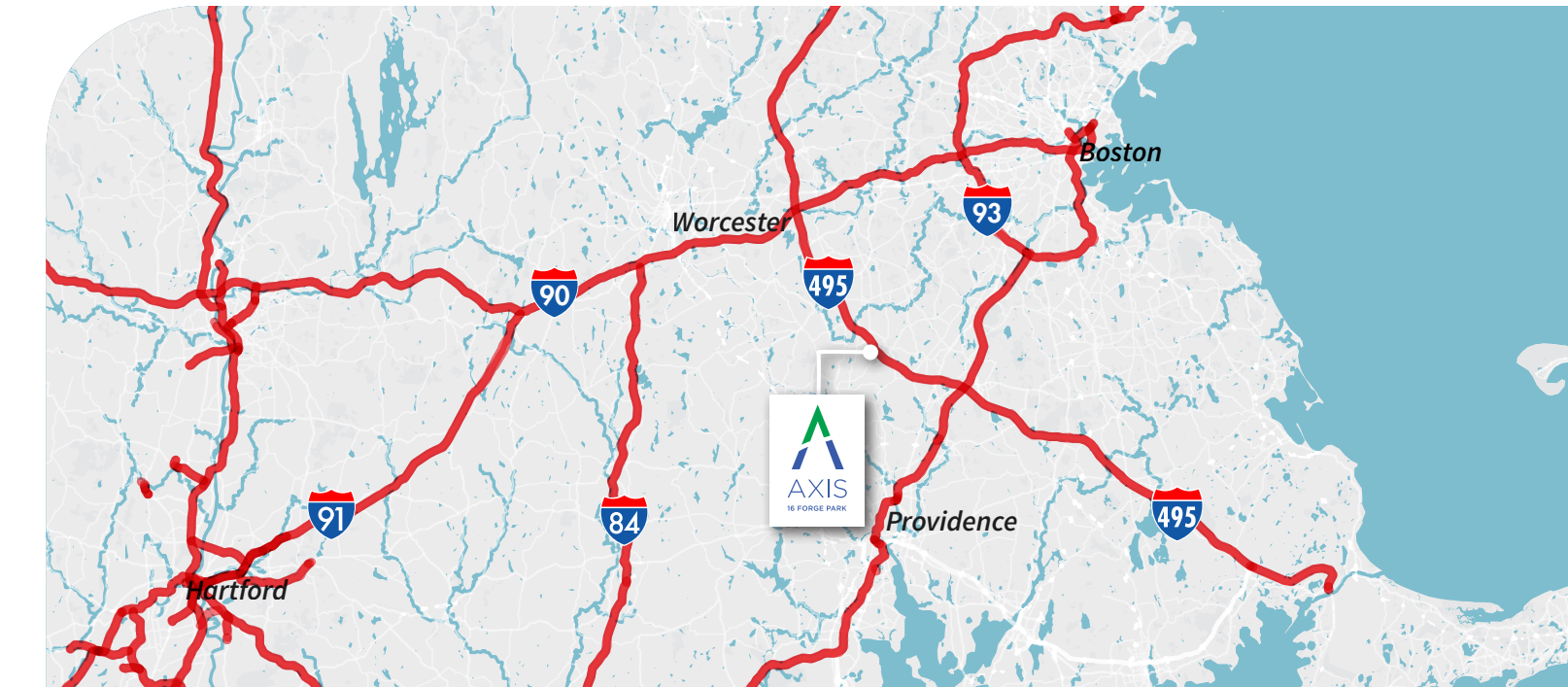
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## YOUR AXIS TO EVERYTHING

Located within an institutionally developed commercial park, Axis @ Forge enjoys an array of surrounding amenities including a number of dining, hotel and shopping options. Conveniently adjacent to I-495 at Exit 17, tenants have prime access to Boston, Providence, Worcester and Hartford. This connection to major highways, along with proximity to the MBTA Franklin Commuter Rail line at 495/Forge Park station, provides tenants with both commuter and logistical transit benefits.





# PROPERTY INFORMATION

## SITE SPECIFICATIONS

Location	16 Forge Parkway, Franklin, Massachusetts
Land Area	15.799 acres
Zoning	Industrial

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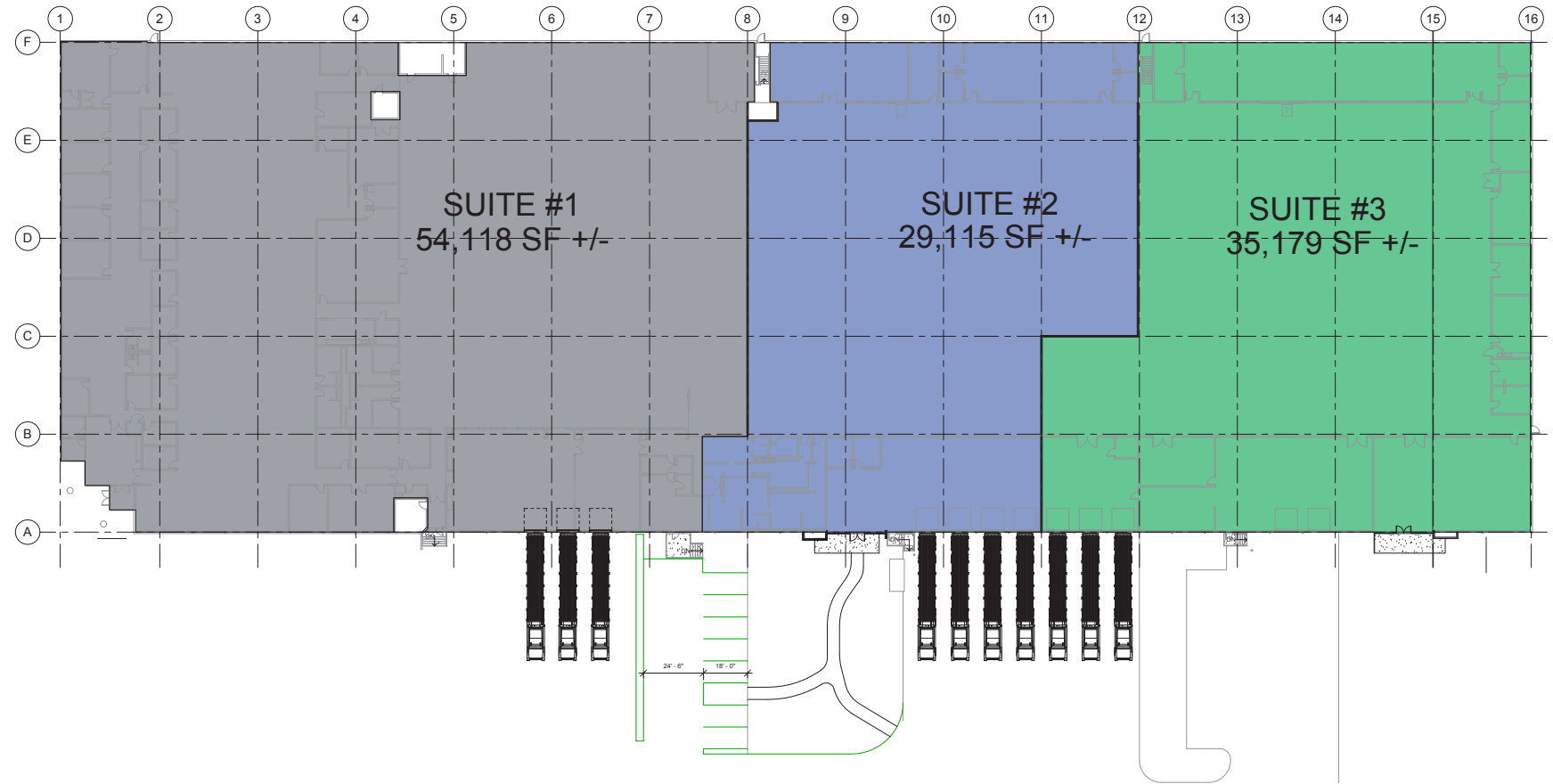
Year Built / Renovated	Initial 88,000 SF: 1989 Additional 32,000 SF: 1995 Renovation: 2019
Total Available	120,000 SF (Sub dividable)
Loading Docks	9
Ceiling Heights	24'
Parking Spaces	438 (3.65/1,000 SF)
Structural	Steel frame with steel columns, beams, open web steel joists and metal roof deck
Roof	Single ply EPDM with stone ballast. Installed: North Section: 2009 / South Section: 2016
Exterior Finishes	Brick and ribbon, ACM panel, storefront glass

## BUILDING SYSTEMS

Electrical	<ul style="list-style-type: none"><li>Florida Power and Light transformer, National Grid</li><li>3,000 amp main switchboard</li><li>277/480 volt service</li><li>Dry tape transformer (Provides 120/208 volt 3-phase, 4-wire to additional circuit breaker panels)</li></ul>
HVAC	Individual units on roof
Fire/Life Safety	Computerized fire protection with automatic fire detection devices, audible and visual alarm signals, fire control panel and sprinklers.



# FLOOR PLAN



EXTENSIVE FAÇADE RENOVATIONS



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