

Brick & Beam
Re-development
Opportunity

97,452 SF
Franklin, MA



305 Union Street • Douglas Mill

FOR SALE

Tom Godino
617-965-4200 x1
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www.godinoco.com

Susan Ellis
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GODINO
& COMPANY, INC.

305 Union Street • Douglas Mill

GALLERY



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PROPERTY HIGHLIGHTS

Location	Within walking distance to the Franklin Commuter Rail & the Historic Downtown. The property is .9 miles to Dean College (1000+ students)
Zoning	Business District Commercial Mixed Use (The adjoining property was converted to multi-family)
Allowed Uses	Most business uses including business/professional offices, R & D, high tech and office & lab.
Current Use	Retail, light manufacturing, warehouse and office space
Gross Usable Area	97,452 SF
Elevator	Freight
Number of Stories	One, two and three levels
Heating	Natural Gas not national grid or eversource
Building Heights	Up to 16 feet
Site Size	Total: 5.46 acres or 237,619 SF
Parking	Paved open surface parking, 100+ spaces and land for more parking
Mechanical Systems	Sprinkler: 100% Wet/Fire Panel connected to a central station Security: Fire & Burglar Alarm, CCTV



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BUILDING DETAILS

UTILITIES

Electricity: National Grid

Electric Service: 600 Volts

Water & Sewer: Town of Franklin

Natural Gas: Eversource

FOUNDATION, FRAME & EXTERIOR

Foundation: Concrete

Structural Frame: Wood frame/Masonry

Exterior: Brick

Windows: Casement & Fixed Casement

Roof/Cover: Flat/Tar and Gravel/Rubber

Assessed Value: \$2,214,600

Real Estate Taxes (2021): \$32,505

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LOCATION

SERVICES

Dean College
Franklin Public Library - oldest in America founded by Ben Franklin

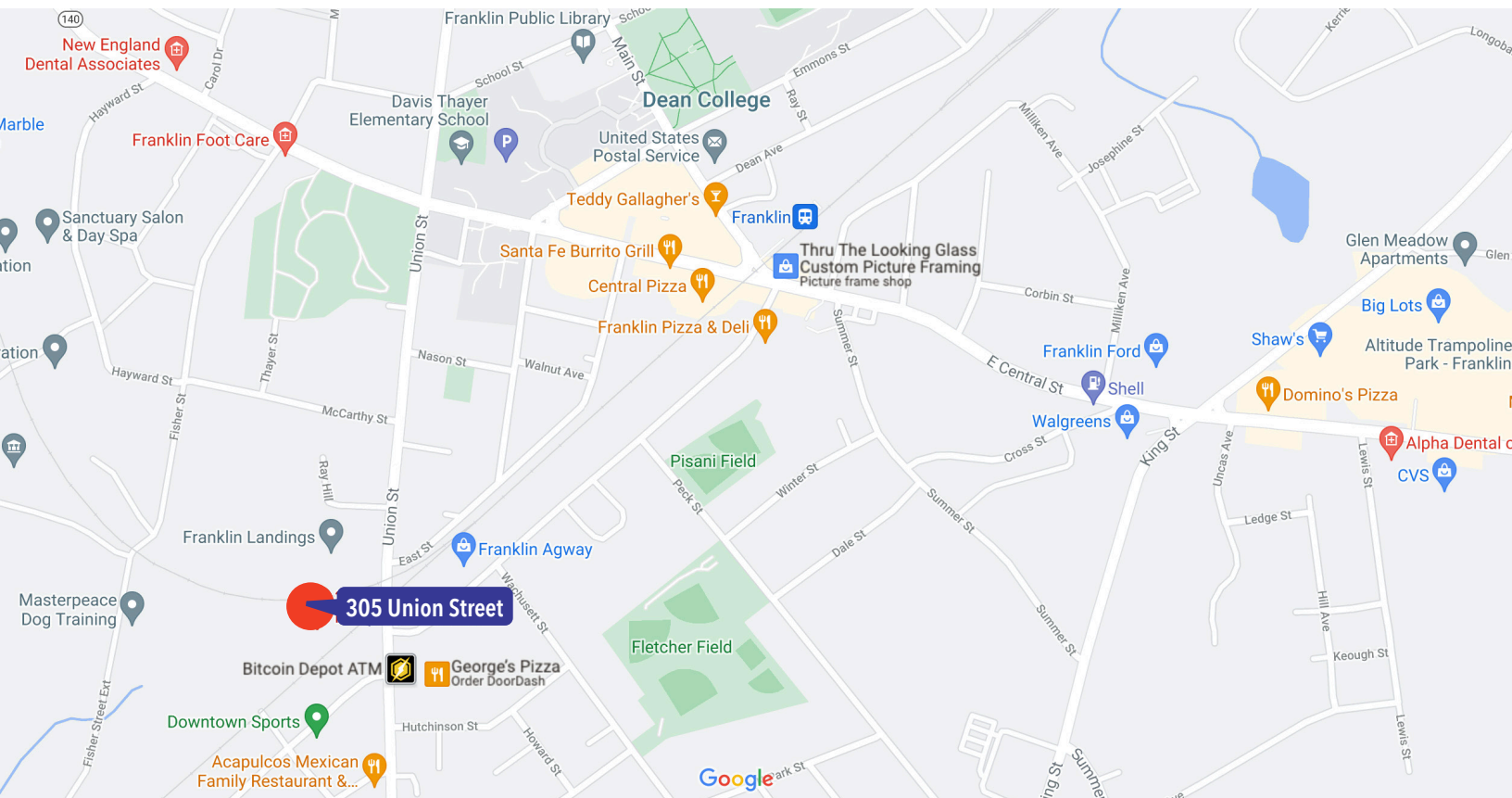
RETAIL

Wrentham Village Premium Outlets
Planet Fitness
Shaw's
Big Lots
Big Y
BJ's
Walgreens

DINING

The Chateau
Santa Fe Burrito Grill
Central Pizza
Domino's
Acapulco's Mexican
Family Restaurant

- Located east of Route 495
- Exits 41 & 43
- Industrial / Flex building in Norfolk County



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