

280 IRVING STREET

FRAMINGHAM, MA



61,144 SF

INDUSTRIAL BUILDING ON 3.6
ACRES FOR LEASE

CONTACT:

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EXCLUSIVE OFFERING



THE
STUBBLEBINE
COMPANY

CORFAC INTERNATIONAL

PROPERTY SUMMARY



PROPERTY DESCRIPTION

60,105 SF Industrial/Flex Building on 3.6 Acres for Lease

DEMOGRAPHICS	0.25 MILES	0.5 MILES	1 MILE
TOTAL HOUSEHOLDS	256	1,582	6,392
TOTAL POPULATION	677	4,312	16,820
AVERAGE HH INCOME	\$57,617	\$59,146	\$68,765

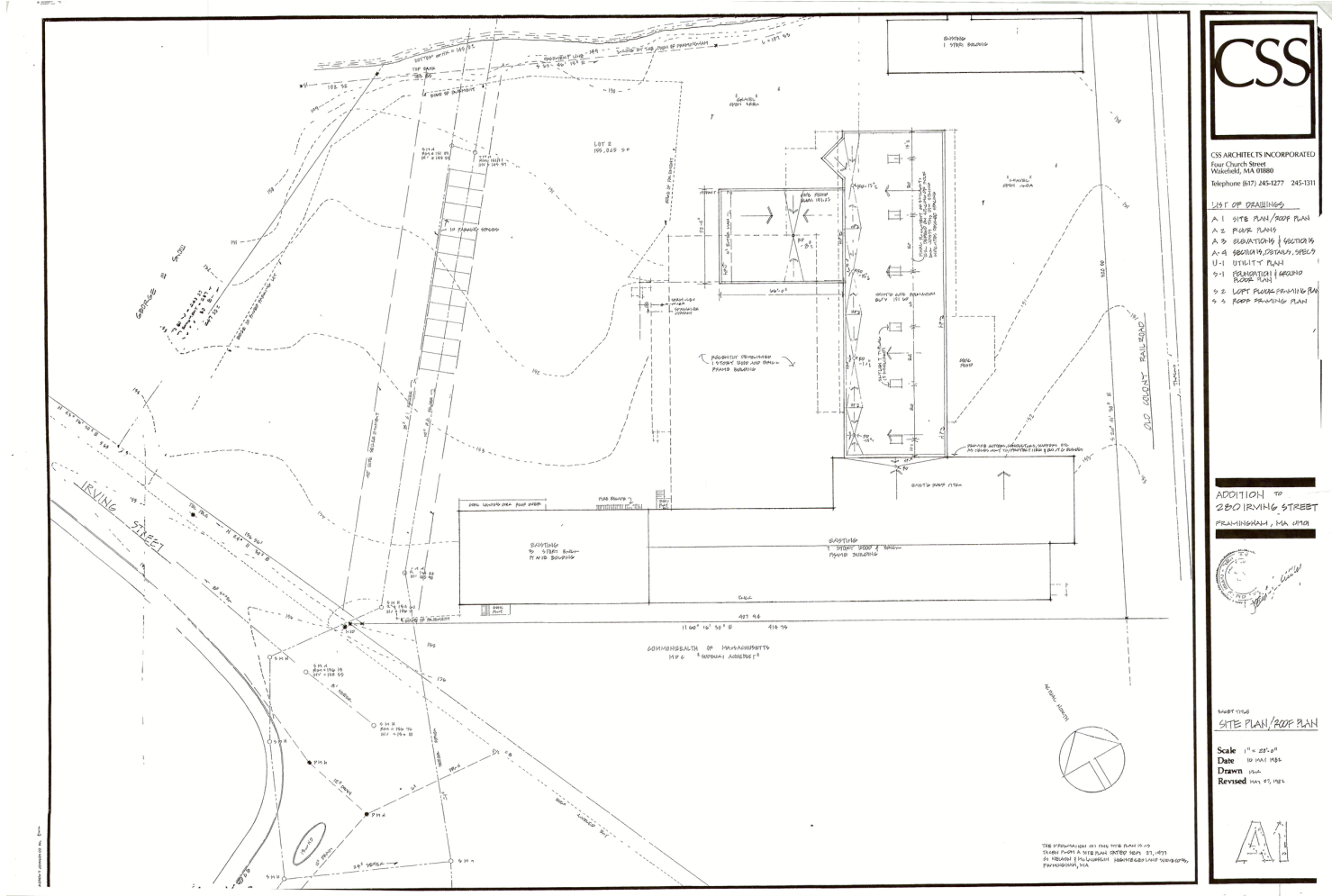
OFFERING SUMMARY

LOT SIZE:	3.6 Acres
BUILDING SIZE:	61,144 SF
LOADING:	Two (2) loading docks
SPRINKLERS:	Wet system
CLEAR HEIGHT:	15'
SALES PRICE:	Market
RENTAL RATE:	Market

ADDITIONAL PHOTOS



SITE PLANS



CSS ARCHITECTS INCORPORATED
 Four Church Street
 Woburn, MA 01880
 Telephone (617) 245-1277 245-1311

- LIST OF DRAWINGS
- A-1 SITE PLAN / ROOF PLAN
 - A-2 FLOOR PLANS
 - A-3 SUBSTANTIONS / SECTIONS
 - A-4 SECTIONAL ELEVATIONS, SHEETS
 - U-1 UTILITY PLAN
 - S-1 PERIMETER / GROUND ROOF PLAN
 - S-2 LOT FLOOR FINISH PLAN
 - S-3 ROOF FINISH PLAN

ADDITION TO
 280 IRVING STREET
 FRAMINGHAM, MA 01901



PROJECT NO. 0000
 SITE PLAN / ROOF PLAN
 Scale 1" = 25'-0"
 Date 10/24/13
 Drawn JLM
 Revised 10/25/13



FLOOR PLANS

	FIRST FLOOR	SECOND FLOOR	THIRD FLOOR	TOTAL
OFFICE SPACE	11,206 SF	5,215 SF	5,215 SF	21,636 SF
STORAGE	21,487 SF	N/A	N/A	21,487 SF
GARAGE	17,627 SF	N/A	N/A	17,627 SF
COMMON ENTRANCE	394 SF	N/A	N/A	394 SF
TOTAL	50,714 SF	5,215 SF	5,215 SF	61,144 SF



Buxford, MA 01921
617.959.4322
mika@ebbrelldesign.com
www.ebbrelldesign.com

No.	Description	Date

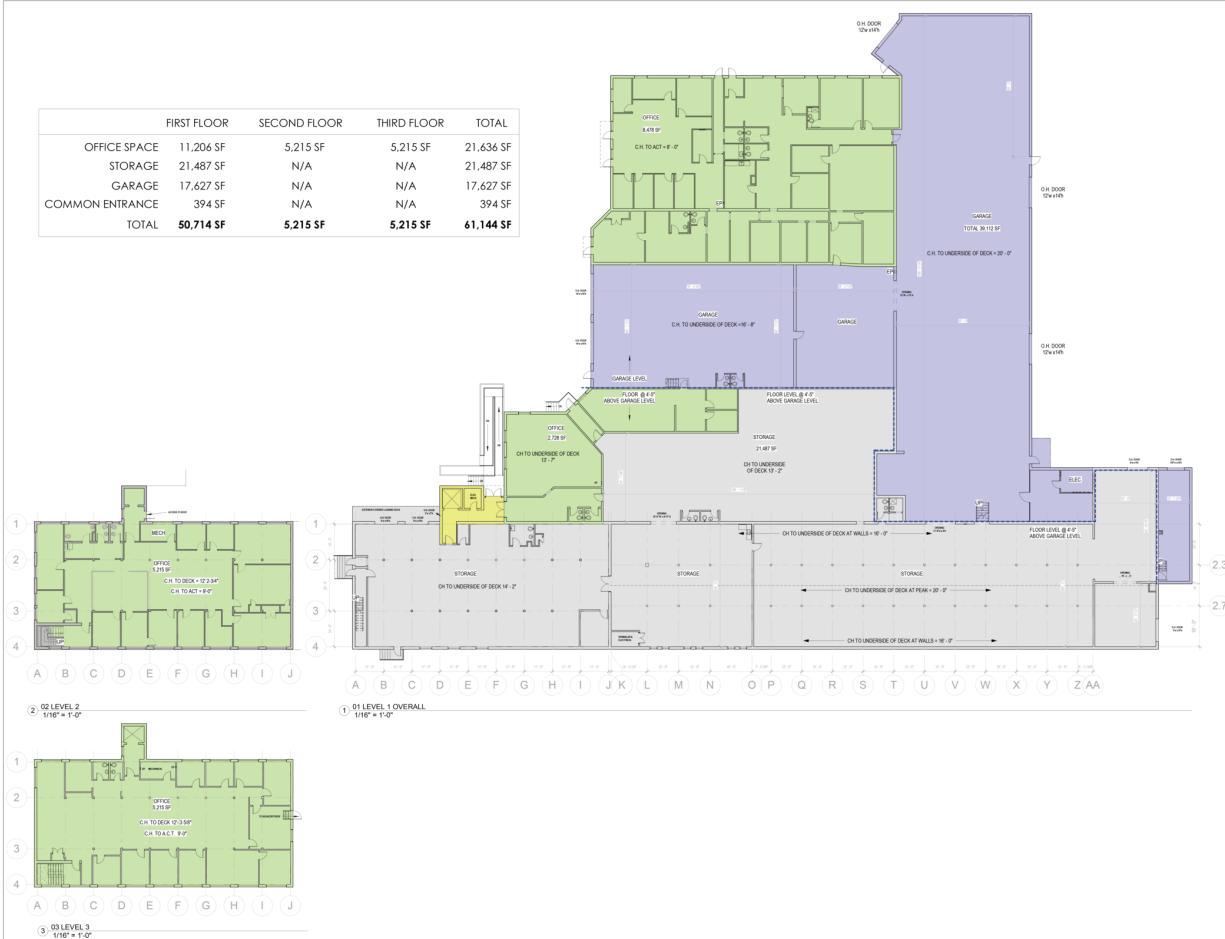
EXISTING CONDITIONS

280 Irving Street, Framingham MA

EXISTING PLAN - OVERALL

Project number: 822119
Date: November 10, 2021
Scale: As Indicated

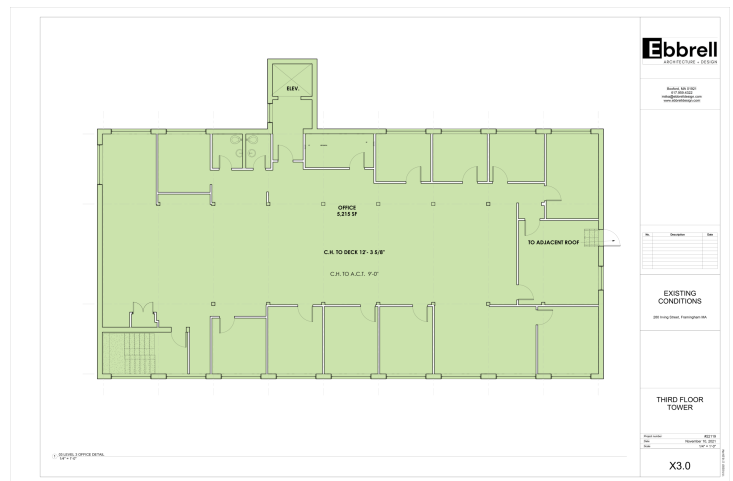
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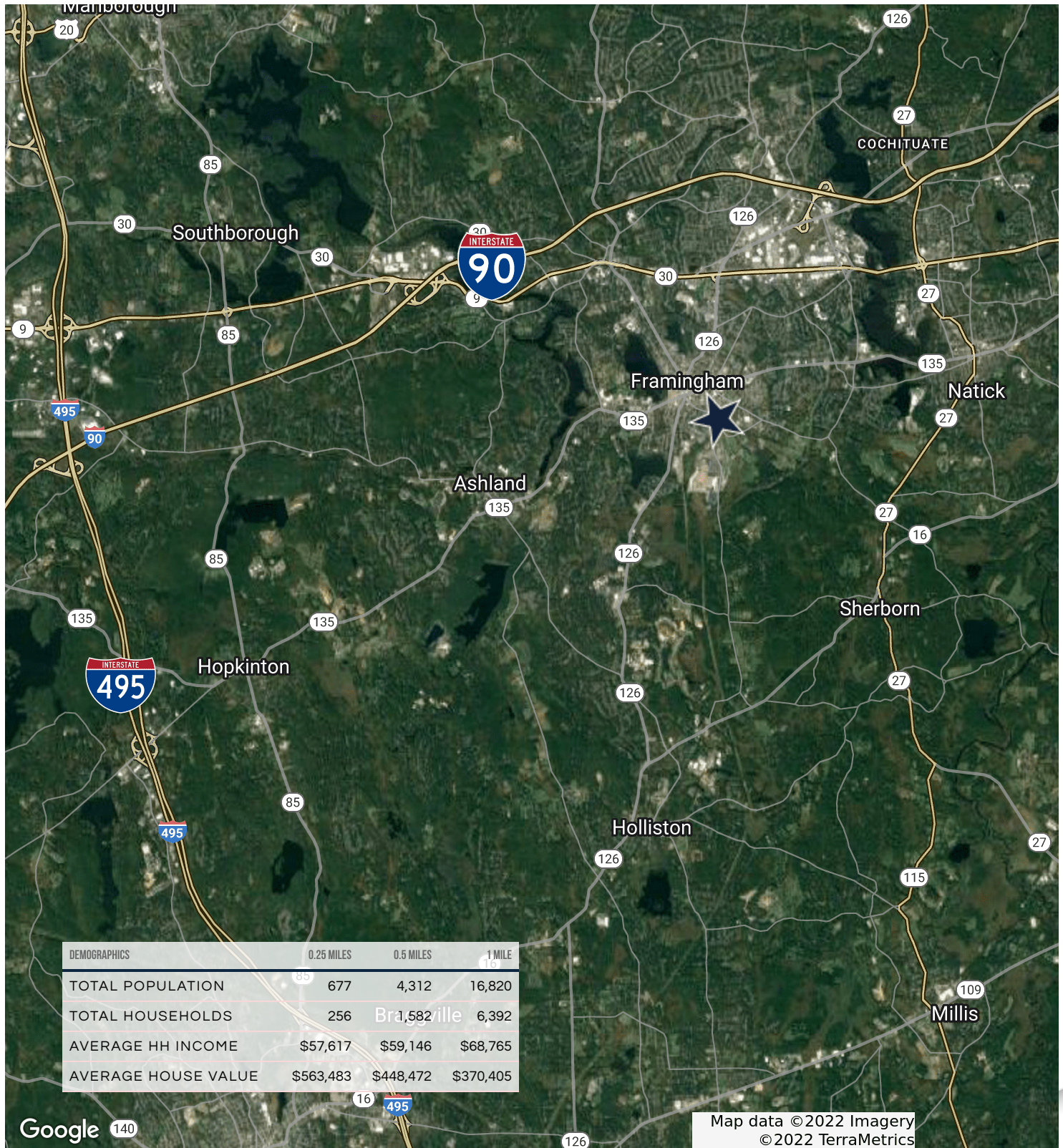
FLOOR PLANS



FLOOR PLANS



LOCATION MAP



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FRAMINGHAM, MA



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