

# 280 IRVING STREET

FRAMINGHAM, MA



# 61,144 SF

INDUSTRIAL BUILDING ON 3.6  
ACRES FOR LEASE

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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

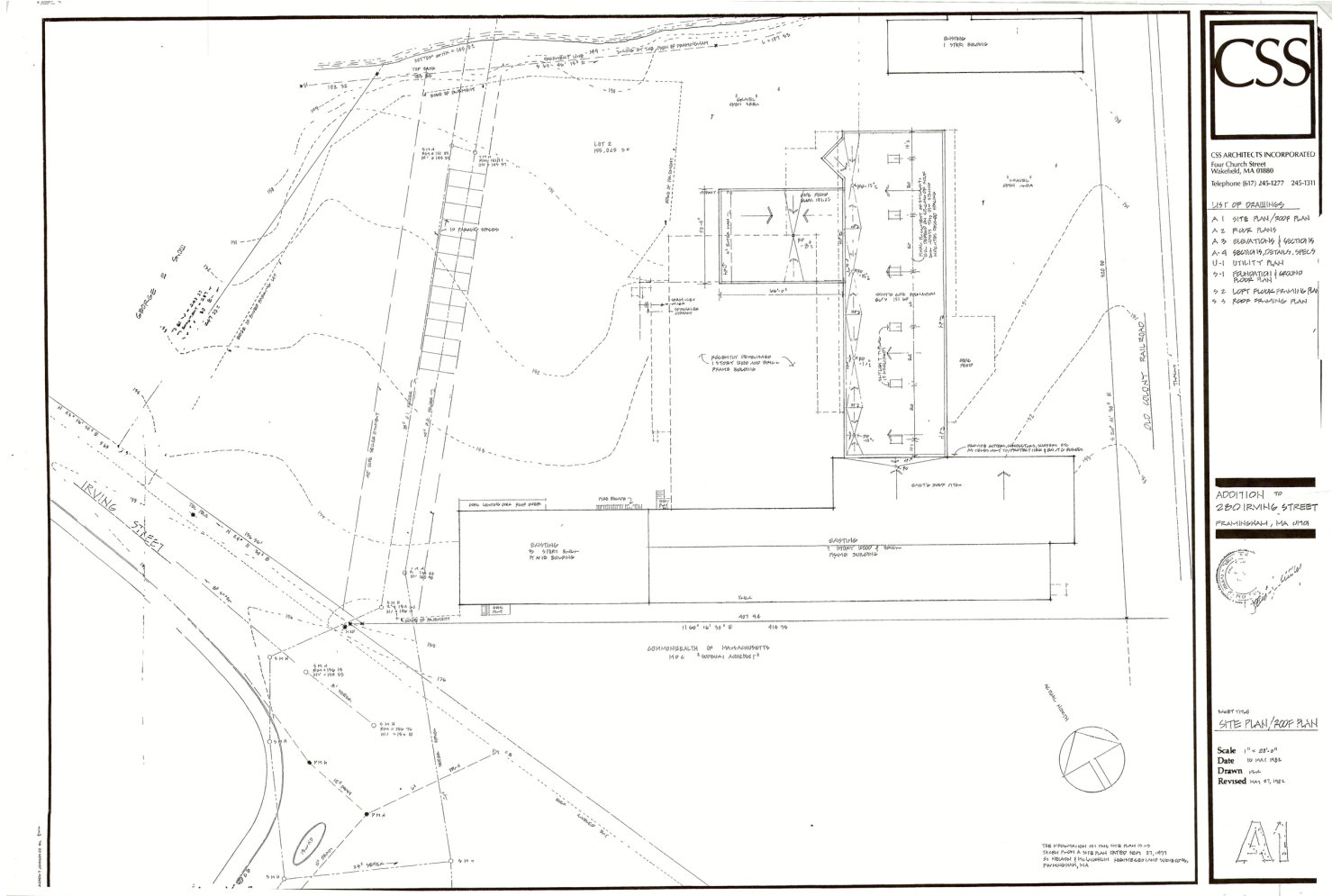
### OFFERING SUMMARY

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  
Worcester, MA 01880  
Telephone (617) 245-1277 245-1311

- LIST OF DRAWINGS
- A-1 SITE PLAN / ROOF PLAN
  - A-2 FLOOR PLANS
  - A-3 SUBSTATIONS / SECTIONS
  - A-4 SECTION / STAIRS, SHELF
  - U-1 UTILITY PLAN
  - S-1 PERIMETER / GROUND ROOF PLAN
  - S-2 LOFT FLOOR PLAN
  - S-3 ROOF RAISING PLAN

ADDITION TO  
280 IRVING STREET  
FRAMINGHAM, MA 01901



PROJECT NO. 13001  
SITE PLAN / ROOF PLAN  
Scale 1" = 25'-0"  
Date 10/14/13  
Drawn JLM  
Revised 10/15/13



# 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
<b>TOTAL</b>	<b>50,714 SF</b>	<b>5,215 SF</b>	<b>5,215 SF</b>	<b>61,144 SF</b>



Boxford, MA 01921  
 617.959.4322  
 mike@ebbrell.com  
 www.ebbrell.com

No.	Description	Date

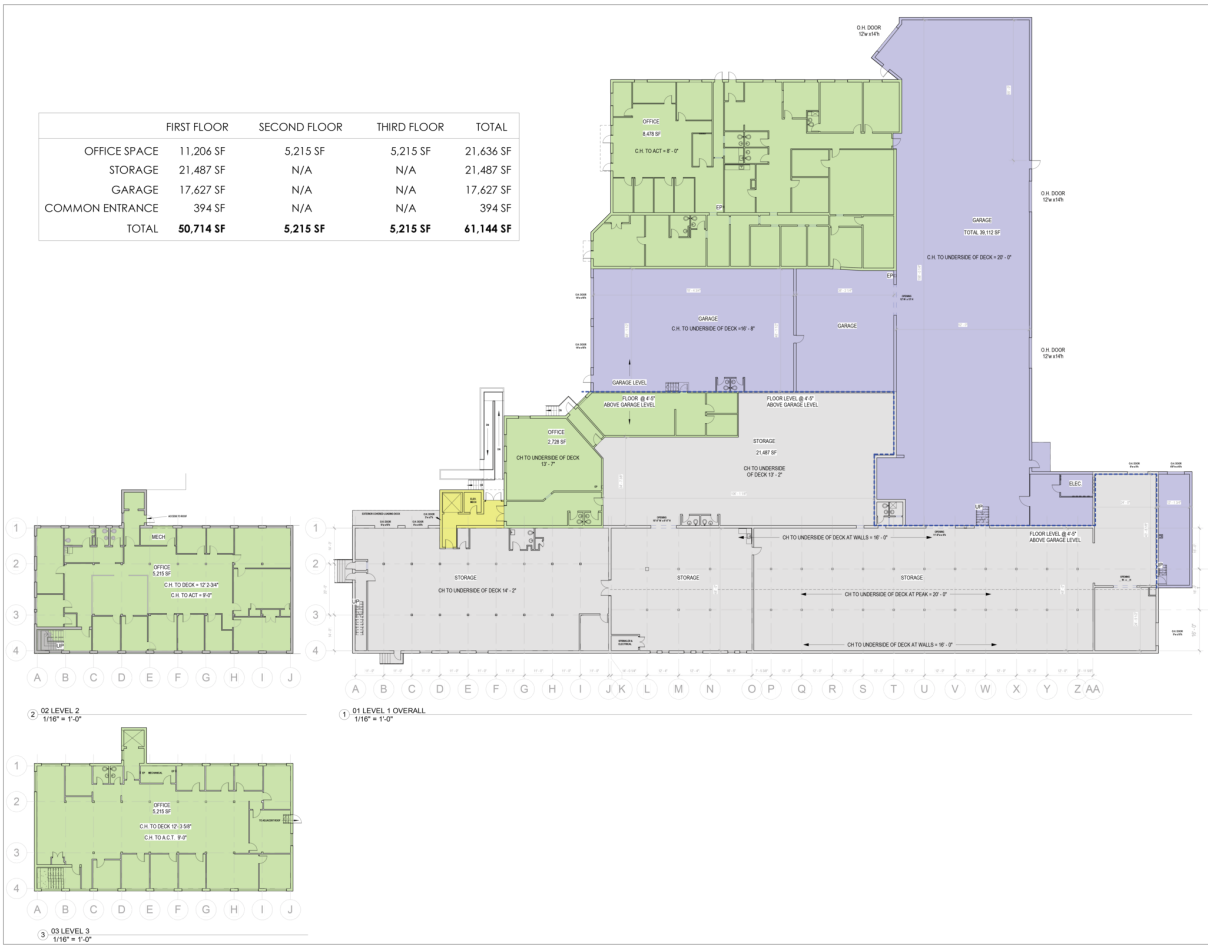
**EXISTING CONDITIONS**

280 Irving Street, Framingham MA

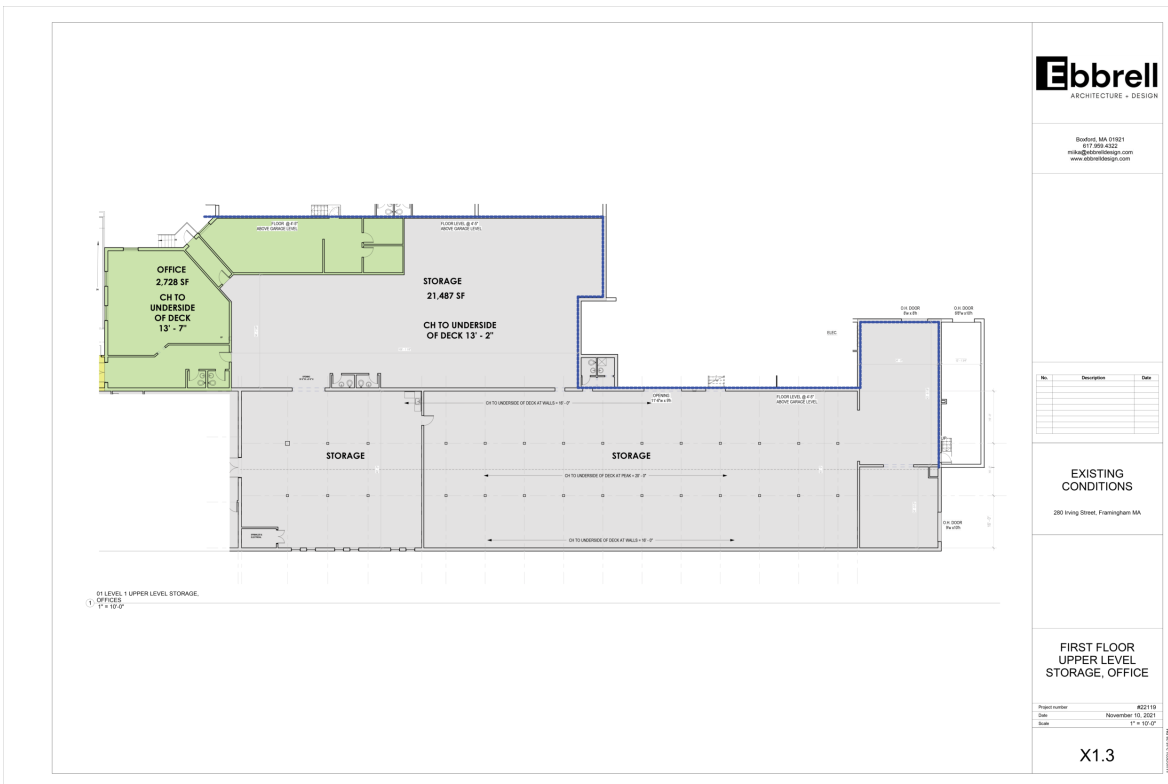
**EXISTING PLAN - OVERALL**

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

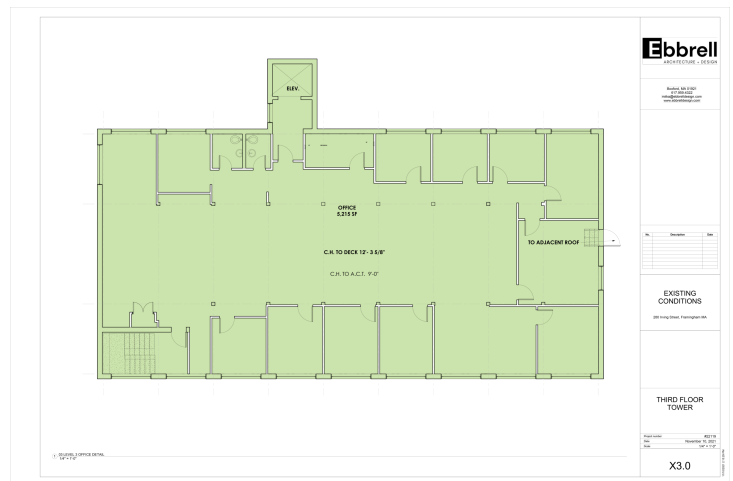
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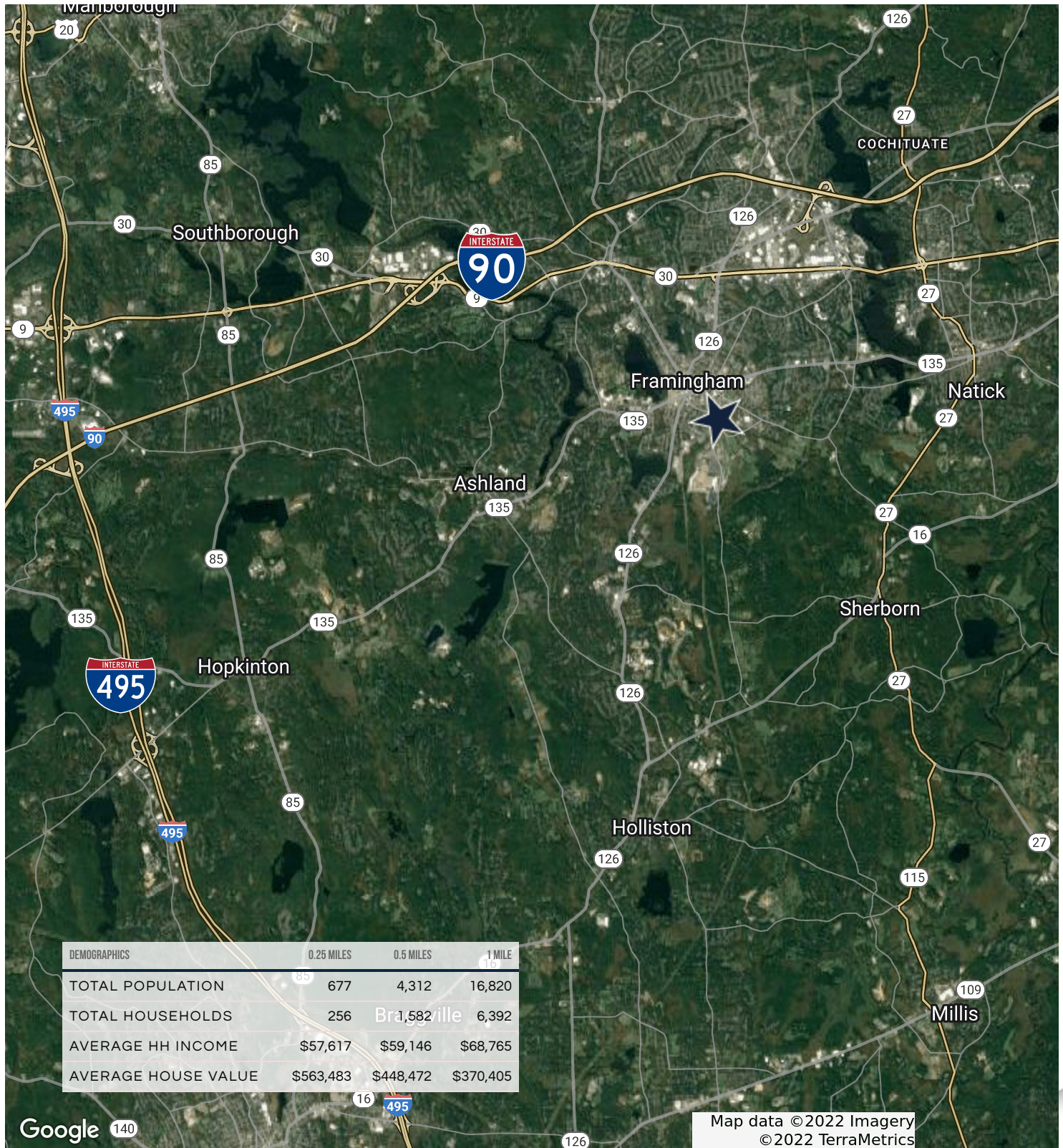
FLOOR PLANS



# FLOOR PLANS



## LOCATION MAP





# 280 IRVING STREET

FRAMINGHAM, MA



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