

# 280 IRVING STREET

FRAMINGHAM, MA



# 61,144 SF

INDUSTRIAL BUILDING ON 3.6  
ACRES FOR LEASE

**CONTACT:**

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THE  
STUBBLEBINE  
COMPANY

CORFAC INTERNATIONAL

## PROPERTY SUMMARY



### PROPERTY DESCRIPTION

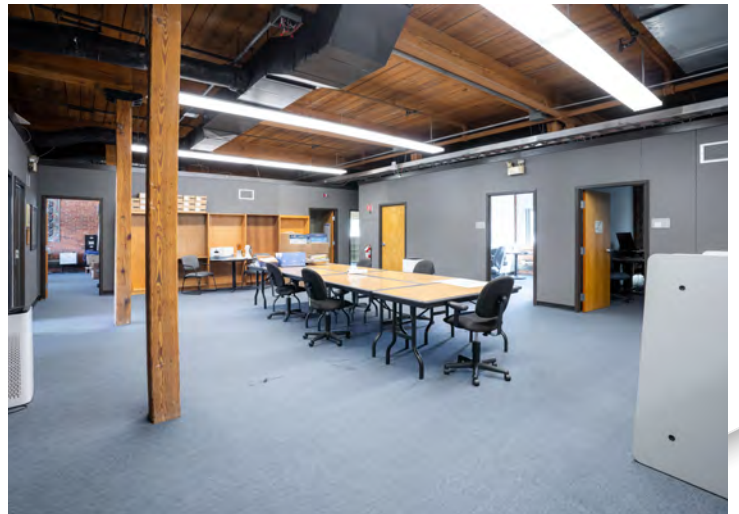
60,105 SF Industrial/Flex Building on 3.6 Acres for Lease

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

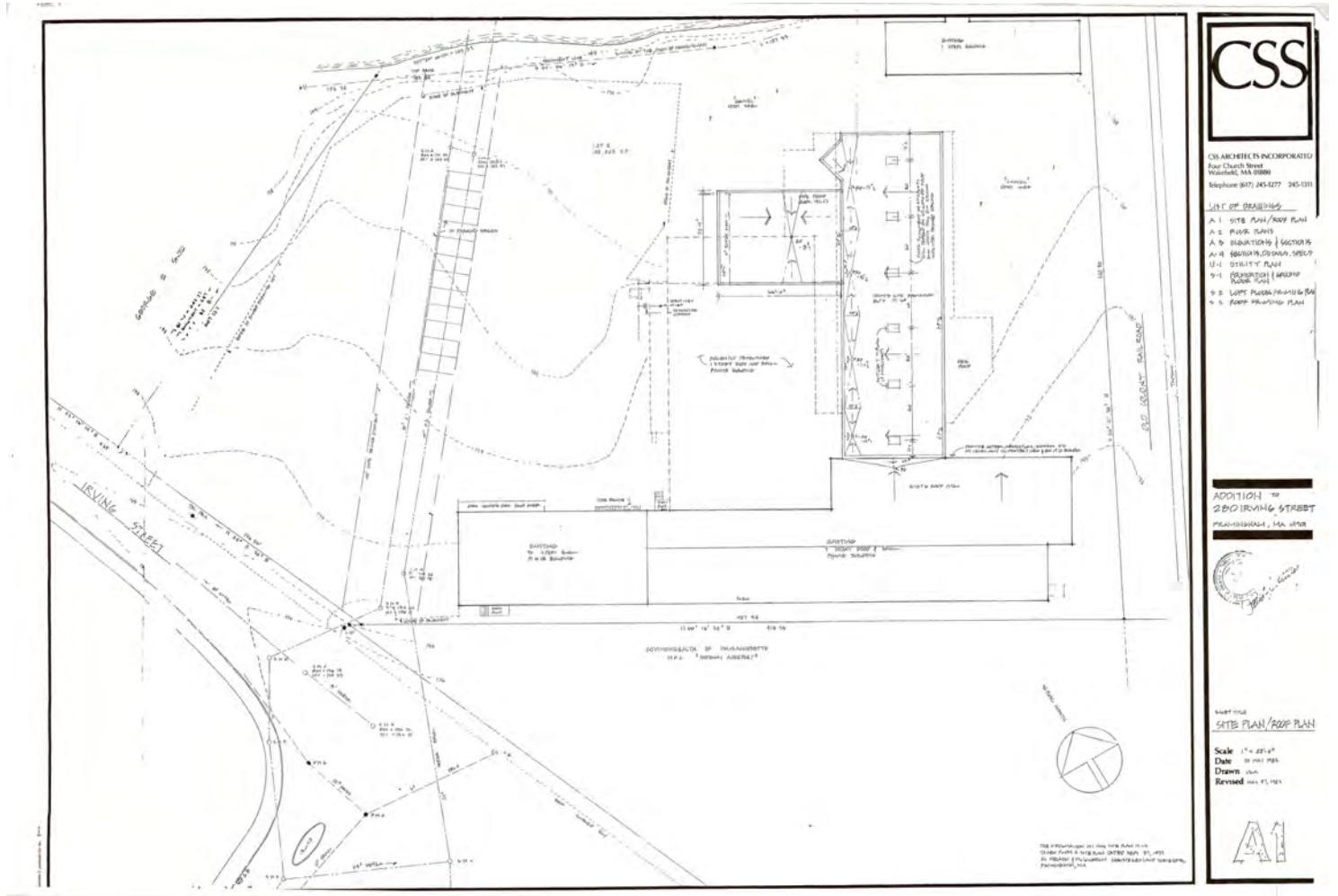
### OFFERING SUMMARY

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



# 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>



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No.	Description	Date

**EXISTING CONDITIONS**

280 Irving Street, Framingham MA

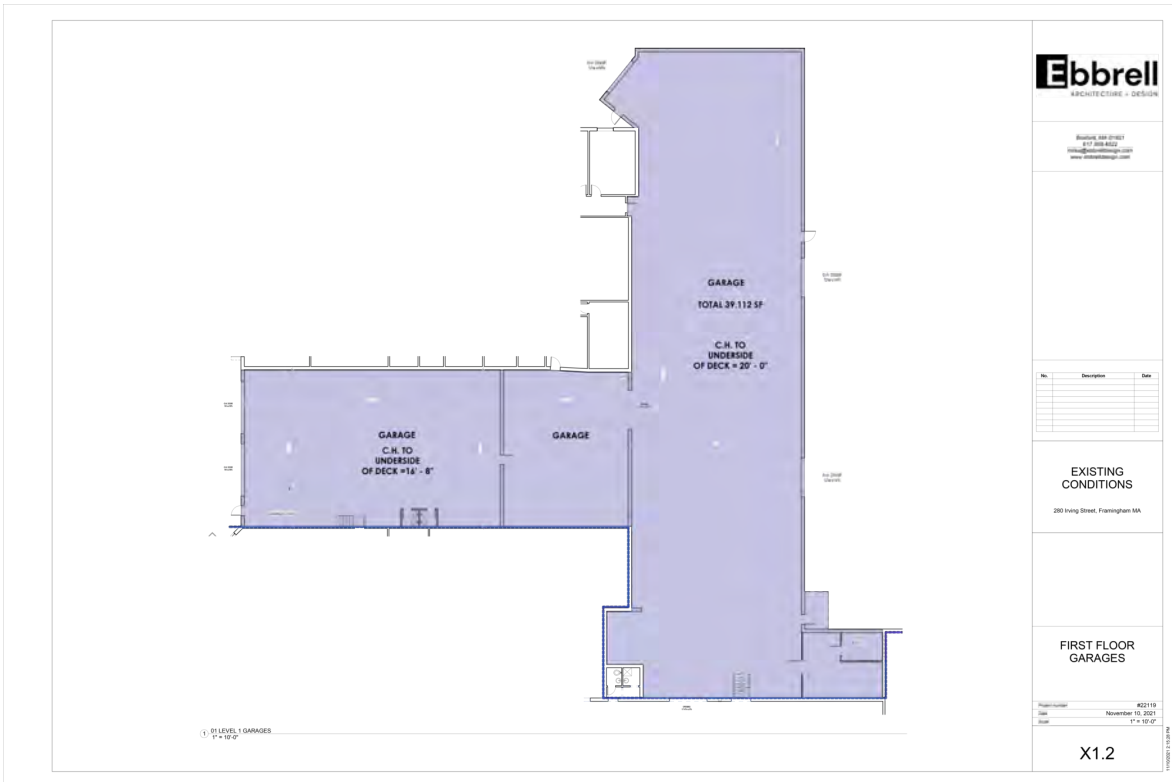
**EXISTING PLAN - OVERALL**

Project Number: 822119  
 Date: November 10, 2021  
 Drawn: As Indicated

**X0.0**

11/10/2021 11:08 AM

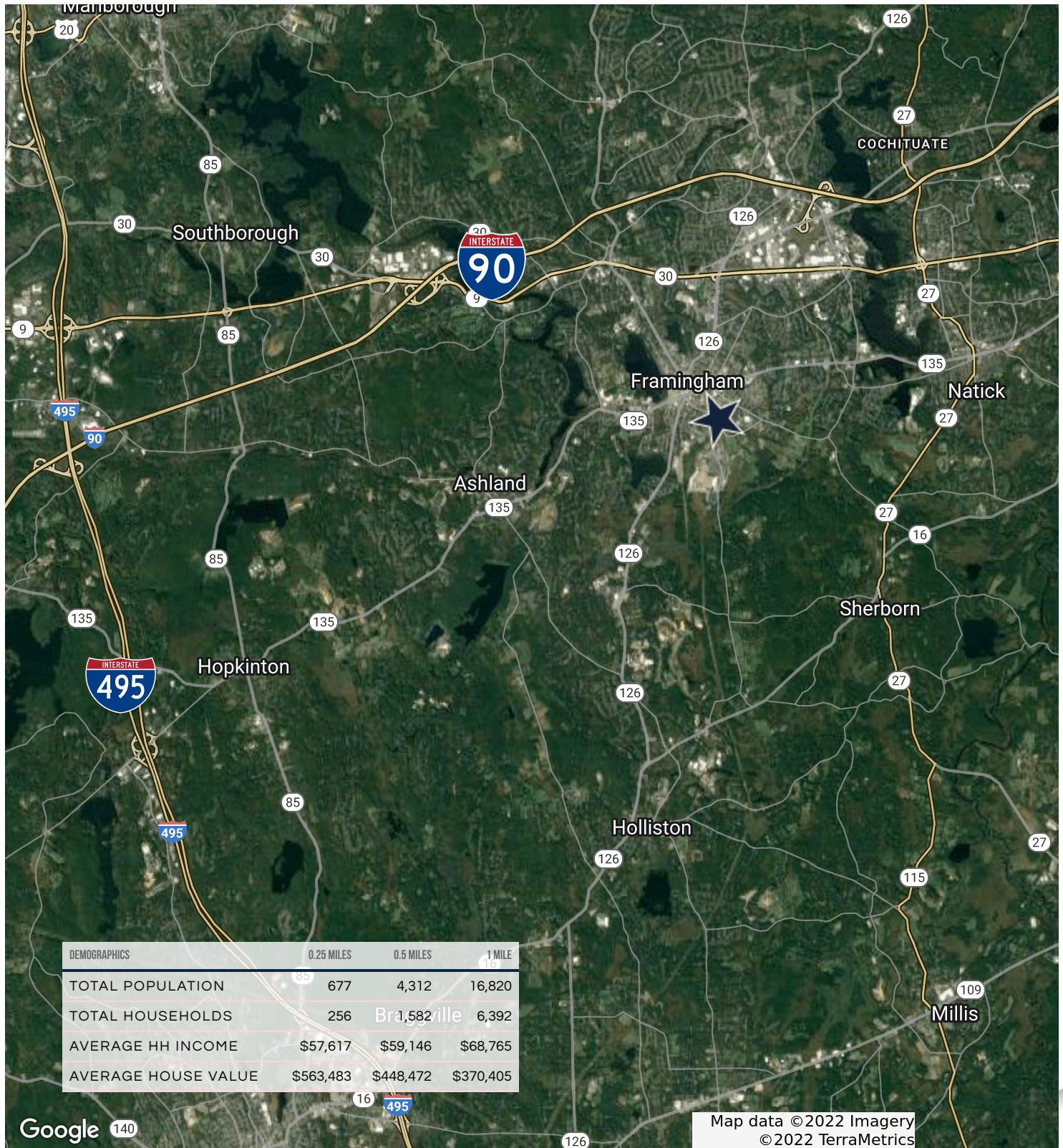
FLOOR PLANS



# FLOOR PLANS



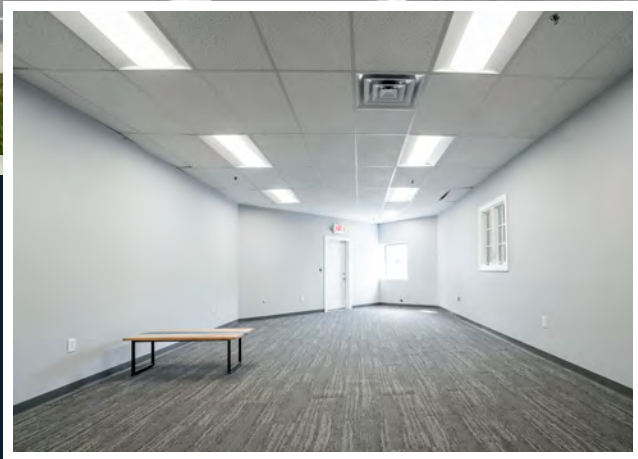
# LOCATION MAP





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