

Featuring  
Franklin,  
Mass

## routes 128/495

128/  
495

# The Town of Franklin – a growth community with a pro-business environment

jn Jeffrey Nutting

Town of  
Franklin

The Town of Franklin is a growth community with a pro-business environment, has ample industrial and commercial land, and a modernized infrastructure. Residents and the business community share a low single tax rate, excellent municipal services, numerous recreation opportunities for those of all levels of ability, superior education system and diverse housing opportunities.

Our business community enjoys good transportation networks with

access to two exits off I-495, within close proximity to the Mass. Tpke. (I-90) and I-95. We have well maintained major and minor local and regional roadways, as well as two MBTA commuter rail stations.

Franklin's Town Council form of government makes for a streamlined permitting process that many other communities are not able to offer, allowing for quick project review and easy permitting, not to mention Franklin's willingness to work with business to offer the best economic incentives for both the town and the business community. In addition, the town's Department of Planning and Community Development works with various state agencies and officials in an attempt to attract companies to the town's vacant or underutilized office, warehouse and manufacturing facilities. In the

future, the town expects to continue attracting manufacturing and office uses as employers increasingly look to locate in the I-495 region.

As a member of the I-495/95 South Regional Economic Target Area, the town can offer businesses wishing to locate or expand in Franklin a local tax incentive through tax increment financing. Franklin supports the use of this local tax credit for a wide range of development projects, including projects that create a significant number of livable wage jobs for Franklin residents, support innovative technology, and result in redevelopment of empty or underutilized industrially zoned properties, or development of new facilities. Attracting businesses by utilizing tax increment financing agreements is a means to promote

a higher level of commercial and industrial investment, in the interest of increasing employment options for the town's residents, and increasing the town's commercial and industrial tax base.

Much like our streamlined permitting process, obtaining a tax increment financing agreement from Franklin with its Town Council form of government is relatively quick in comparison to most other Massachusetts communities. In addition, companies wishing to come to Franklin have direct access to the director of Planning and Community Development, the Town Council's Economic Development Committee, and myself.

Franklin's economic health has been and will continue to be strongly correlated to its continuing commercial and industrial development,

a fairly fast permitting process, strategic location along I-495, two commuter rail stations, and convenient access to Boston, Providence and Worcester.

Franklin is a place that many not only work in, but also are also happy to call home. We have a great quality of life here in Franklin.

Franklin is truly the complete package. Many opportunities await your business, employees and their families.



**Jeffrey Nutting is the town administrator for the Town of Franklin.**

## Historic downtown Franklin

**FRANKLIN, MA** Downtown Franklin is the vibrant heart of the community, home to Dean College, adjacent to two National Historic Districts, and host to many annual cultural events. This old fashioned downtown contains dozens of locally owned businesses, the Dean/Downtown Franklin MBTA Commuter Rail Station, and a variety of housing opportunities including new condominiums within a block of the MBTA station.

Several downtown parcels were recently redeveloped with a mix of residential, office and retail uses, representing approximately \$25 million in private investment. Downtown Franklin is an ideal location for additional mixed-use and transit oriented development.

During the last ten years revitalization of downtown Franklin has been a major priority for the town. The town has constructed a new fire station, reconstructed several roadways, developed a small public parking lot and pocket park, and made a variety of other small improvements. Additional improvements are underway at the town common, public library, and the new Franklin Historical Museum on West Central St.

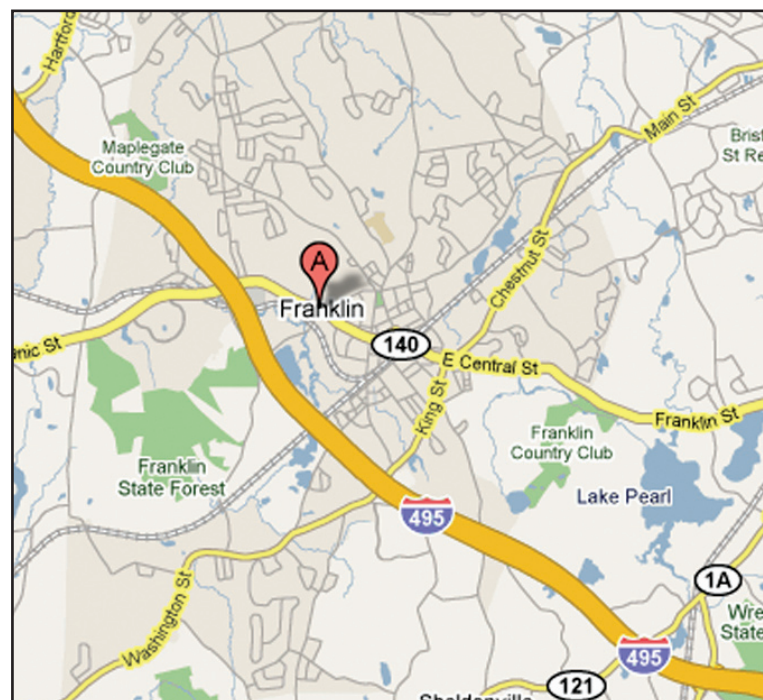
This summer the town will begin design and construction of its multi-year \$7.4 million Downtown Roadway and Streetscape Improvement Project. The project is an integral part of the town's strategy for downtown revitalization, and includes reconstruction



tion of sidewalks, new lighting systems, ADA compliant ramps, traffic islands, interconnected traffic signals with emergency preemption system, traffic calming devices and streetscape/landscape

improvements.

For more information about downtown Franklin call Franklin's Department of Planning and Community Development or the Franklin Downtown Partnership.



### Did You Know?

*In 1778 the Town of Franklin became the first town to be named after an American patriot, statesman and inventor, Dr. Benjamin Franklin.*

*Gillette Stadium - home of the New England Patriots - is only a 15 minute drive away? Go Pats!*

*Dr. Benjamin Franklin donated to the Town of Franklin 116 books which formed the nucleus of "America's First Public Library".*



## franklin, mass.

## Franklin, Mass. – The Complete Package

The Town of Franklin is a growth community with a pro-business environment, a low stable single tax rate, ample industrial land, and a modernized infrastructure. Franklin is ideally located at the center of the Tri-Center Cohesive Commercial Statistical Area which includes nine communities within commuting distance of Boston and Worcester, Mass. and Providence, R.I. With a population of 31,381 (2007), Franklin is the largest community in the nine town Tri-Center Region.

Franklin enjoys good transportation networks with State Rte. 140, two exits to I-495, and easy access to major routes such as the Mass. Tpke. (I-90), Rte. 1 and Interstates 93, 95 and 295. In addition to this well integrated roadway system, Franklin is host to two MBTA commuter rail stations, and has fixed bus route service through the Greater Attleboro Taunton Regional Transit Authority.

In 2008, CNNMoney.com released its list of the "100 Best Places to live and launch" your own company. CNN chose areas with the best mix of business advantages and lifestyle appeal, of which Franklin ranked #10. Credited for its charming, historic atmosphere with diverse enterprises, Franklin is a growth town with a pro-business attitude. "Startups and firms looking to relocate here can take advantage of some of the state's

business incentives. For instance, manufacturers and laboratories may be eligible for research and development tax credits; biotech and medical-device manufacturing firms may take advantage of incentive payments for new-job creation" (CNNMoney).

Manufacturing and retail trade are the leading industries in Franklin and are continually growing business sectors in the community. The town's two industrial parks, Forge Park and Franklin Industrial Park, and the Grove Street Business Corridor, house a substantial number and variety of businesses, including research and development and manufacturing companies. Putnam Investments, Garelick Farms, Thermo Fisher Scientific, Last Armor/Foster-Miller, Inc., Tegra Medical, and EMC, the community's largest employer, are just a few of the nationally and regionally known firms located in Franklin.

The Town of Franklin is a member of the I-495/95 South Regional Economic Target Area, and as such can offer businesses wishing to locate or expand in Franklin a local tax incentive through tax increment financing. Franklin supports the use of this local tax credit for a wide range of development projects that create a significant number of livable wage jobs for the region's residents and enhance the community's commercial and industrial tax base.



The town is especially interested in attracting renewable energy, biotechnology, medical instrumentation, and other new innovative technology companies.

In April 2009 the state's Economic Assistance Coordinating Council approved applications designating three portions of the town of Franklin as economic opportunity areas: Forge Park, Franklin Industrial Park, and the town-owned Pond St. property. Franklin hopes to use the economic opportunity area designations as incentive to encourage existing businesses to expand, and to attract new businesses.

In addition to being an economic opportunity area, the town's Pond St. property is Franklin's first priority development site, guaranteeing an expedited permitting process for

future development of the site. In addition, in April 2009 the Franklin Town Council voted to create two additional priority development sites: Forge Park Priority Development Site and Franklin Industrial Park Priority Development Site.

Even with the large business presence in Franklin, the community is still able to maintain the quintessential New England small-town feel with its old fashioned downtown of locally owned small businesses, and its two adjacent National Historic Districts. Franklin prides itself on the wide spectrum of architectural styles preserved in the community, including handsome Greek revival and Italianate buildings, as well as High Victorian Gothic, Second Empire and Queen Ann, among others. Many of these historic structures are home to the offices and dormitories of Dean College.

Franklin is host to many annual cultural events including the 4<sup>th</sup> of July celebration on the historic Town Common, the Feast of St. Rocco, and the Franklin Downtown Partnership's Harvest Festival and Strawberry Festival. Franklin is a family oriented community with a great quality of life, newly renovated public schools, new senior center, outstanding public library, and is within 30 miles of dozens of higher education and vocational training institutions, including state universities, state colleges and

community colleges, Ivy League schools and many other well known private colleges and universities, and some of the best research and engineering universities in the country. Franklin's dedication to education is reflected in test results and national rankings of its public and private schools. In addition to the outstanding Town of Franklin public school system, the town is home to the Tri-County Regional vocational school, a charter school, Dean College, and private elementary schools.

The town was named one of Family Circle's 2007 "Ten Best Towns for Families" in the United States. This honor was bestowed on Franklin and nine other towns and small cities "that offer what parents and children want most – affordable homes, good jobs, top-rated schools, open spaces and a lot less stress".

Franklin has a lot to offer. Any business looking to locate in Massachusetts should visit Franklin first to see all that this business friendly community has to offer and view the many available office, industrial, warehouse, and research and development properties. If your company is looking to expand, relocate or explore tax increment financing opportunities, please contact Bryan Taberner, director of Planning and Community Development at [btaberne@franklin.ma.us](mailto:btaberne@franklin.ma.us).

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617-330-8022[christopher.decembrele@colliersmg.com](mailto:christopher.decembrele@colliersmg.com)

## THE BUILDING

The 210 Grove Street building is a well located industrial facility with excellent access to Route 495. Flexible floor plan will accommodate most manufacturing or warehouse/distribution uses.

## SPECIFICATIONS

Subdivisible:	Yes
Available:	Immediately
Building Size:	8,000 SF Office
	157,000 SF Manufacturing / Distribution
	165,000 SF Total
Land Area:	15 Acres
Loading:	17 tail board doors & 1 drive-in door
Rail:	CSX Rail - 1 door with inside rail platform
Utilities:	Town sewer & water
Column Spacing:	40' x 40'
Roof:	Sarnafil System 2-12 years old

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# FORGE PARK IS A 360-ACRE INDUSTRIAL & OFFICE PARK ON RTE. 140 33 parcels designated Forge Park Economic Opportunity Area

**FRANKLIN, MA** Forge Park is a 360-acre master-planned industrial and office park on Rte. 140, a half mile from I-495's Exit 17. Tenants include General Cable, Pierce Aluminum, Berry Plastics, Covalence Specialty Adhesives, Draka USA, Trugreen, JEM Electronics, Vacumet Corporation, Last Armor/Foster-Miller, Inc., Eastern Propane Gas, Keebler, Cisco Systems, Dynisco Instruments, Echo Therapeutics Inc., Sontra Medical, PLC Medical Systems, Inc., Thermo Fisher Scientific, Kuehnet Nagel, The Taylor Group, Speedline Technology, MPM Corporation, NMT, Inc., Rainbow Movers, Massachusetts Secondary School Administrators Association, and the Massachusetts Interscholastic Athletic Association. In addition to industrial and office uses, Forge Park is the site of Forge Park MBTA Commuter Rail Station, Marriott Residence Inn, BJ's Wholesale, and a YMCA fitness center.

In April 2009, 33 parcels within Forge Park were designated by the Commonwealth of Massachusetts as the Forge Park Economic Opportunity Area. This designation allows the town to negotiate tax increment financing agreements with potential

## Future Development Within Forge Park and Franklin Industrial Park

**FRANKLIN, MA** The town is committed to negotiating a tax increment financing exemption with any company and/or property owner within Forge Park or Franklin Industrial Park Economic Opportunity Areas, whose proposed project would meet mandatory state requirements within 402 CMR 2.00, result in creation of new permanent jobs, and also either result in redevelopment of empty or underutilized industrially



22 Forge Park



7 Forge Park

developers, and allows the potential developer to access additional tax incentives through the state.

At least half of the developed parcels within the proposed Forge Park Economic Opportunity Area

can support additional development/redevelopment. In addition, at least four parcels within the EOA are undeveloped, including two prime locations at the intersection of Forge Pkwy. and Rte. 140.

zoned properties, or development of new research and development or manufacturing facilities. The town is especially interested in seeing new technology companies expand and/or settle in Franklin's industrially zoned areas.

Both economic opportunity areas are within Franklin's industrial zoning district, which allows a building coverage of 50% of each parcel and three stories by right.

Up to five stories (or 60 ft.) may be permitted by special permit. A substantial number of the parcels within the two economic opportunity areas are within the town's Biotechnology Use zoning overlay district. The town's industrial zoning district is intended primarily for light and medium industrial uses, warehouse and distribution uses, and business uses. Some

**CONTINUED ON PAGE 15**

## Welcome to Franklin!



The United Regional Chamber of Commerce partners with the town of Franklin to attract new businesses to the area.

For information on joining our business support organization, call the Chamber's Franklin office:

**508-528-2800**



## franklin, mass.

# FRANKLIN INDUSTRIAL PARK IS A 300-ACRE INDUSTRIAL/OFFICE PARK 22 parcels designated Franklin Ind. Park Economic Opportunity Area

**FRANKLIN, MA** Franklin Industrial Park is a 300-acre master-planned industrial and office park located approximately 0.2 mile from I-495's Exit 16. Tenants include Eagle Stainless Tube Corporation, Alpha Grainger Manufacturing, E.C. Hilliard, Barrett Distributions, Des Lauriers - GeoTMS, Winchester Electronics, SMTC Manufacturing, Schwarzkopf Technologies, FE Knight Inc., W.J. O'Connell Company, Owens Minor, Jaco Inc., Federal Express, Mayflower Donovan Moving, Penske, Lindenmeyer Munroe, Waters Distribution, Mid State Mold and Engineering, William B. Meyer, Inc., Bright Horizons Children's Center, and EMC, Franklin's largest employer.

In April 2009, 22 parcels within Franklin Industrial Park were designated by the Commonwealth of Massachusetts as the Franklin Industrial Park Economic Opportunity Area. This designation allows the town to negotiate tax increment financing agreements with potential developers, and allows the potential developer to access additional tax incentives through the state.

Several facilities within Franklin Industrial Park Economic



130 Constitution



10 Liberty Way

Opportunity Area that are mainly warehousing or currently empty or underutilized are available for lease and or sale and could be renovated to accommodate research and development and or manufacturing operations. At least half of

the developed parcels within the Franklin Industrial Park Economic Opportunity Area can support additional development/redevelopment. One five-acre parcel within Franklin Industrial Park Economic Opportunity Area is undeveloped.

## Future Development Within Forge Park and Franklin Industrial Park

CONTINUED FROM PAGE 14

commercial uses (e.g., office park, restaurant, conference center) are allowed by special permit.

Please note the Franklin Town Council has approved creation of the Forge Park and Franklin Industrial Park Priority Development Sites; once approved by the state as priority development sites, property owners will be guaranteed

an expedited permitting process for future development of their sites.

The town believes establishing large economic opportunity areas, that are also priority development sites, will help create conditions favorable for business expansion, and assist property owners fill the town's currently empty or underutilized industrially zoned manufacturing, warehouse and office space. The town is hopeful expanding

businesses will take advantage of these opportunities.

Anyone interested in obtaining additional information about the Forge Park or Franklin Industrial Park Economic Opportunity Areas and proposed Priority Development Sites should contact Bryan Taberner, Franklin's director of Planning and Community Development at 508-520-4907 or [btaberne@franklin.ma.us](mailto:btaberne@franklin.ma.us).

## Franklin Downtown Partnership

The Franklin Downtown Partnership is a collaboration of community leaders, businesses and residents with the common interest of fostering a greater vitality of the Downtown Franklin area.

Interested in moving to Downtown Franklin? Contact the Franklin Downtown Partnership. We'd love to hear from you.



Lisa Piana, Executive Director  
Franklin Downtown Partnership  
9 East Central Street  
Franklin, MA 02038  
774-571-3109  
[Downtown.Franklin@yahoo.com](mailto:Downtown.Franklin@yahoo.com)

## Developer



## 2 and 3 Forge Park Franklin, MA

6,000 - 70,000 SF Restaurant or Office/R&D



2310 Washington Street, Newton, MA 02462 617.527.9800 [www.NatDev.com](http://www.NatDev.com)

## 20 Liberty Way Franklin, MA



### Building Specifications

Total RBA:	97,146 SF
Available Space:	29,237 SF
Parking:	2.31/1000
Ceiling Height:	24'
Column Spacing:	28' x 38'

## 101 Constitution Boulevard Franklin, MA



### Building Specifications

Total RBA:	62,938 SF
Available Space:	7,090 SF
Parking:	2.61/1000
Ceiling Height	16'
Column Spacing	30' x 40'-46'

Ellison C. Patten  
617-951-4136  
[epatten@lpc.com](mailto:epatten@lpc.com)

Sean Chrisom  
617-951-4107  
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## franklin, mass.

### EXPEDITED PERMITTING PROCESS GUARANTEED FOR DEVELOPMENT

## Franklin's 33.95-acre Pond St. property designated EOA & PDS

**FRANKLIN, MA** The Town of Franklin's 33.95-acre Pond St. property has been owned by the town for over 100 years, and was the site of a municipal wastewater treatment facility between 1902 and 1980. The property is bordered to the west by I-495, to the east by Pond St., to the south by a daycare facility and an adjacent office building, and to the north by substantial wetlands owned by the U.S. Army Corps of Engineers and a residential subdivision. Just south of the adjacent daycare facility and office building is the I-495/Rte. 140 interchange (Exit 17).

Currently the town is performing an assessment of the property to identify site limitations, and develop conceptual commercial subdivision plans. Later this year the town plans to obtain a buyer and developer for the site. The property will likely be redeveloped for office, hotel, and limited retail and restaurant use. The property is located within the town's only office zoning district. The office zoning district allows a building coverage of 50% of each parcel, and three stories by right. The central portion of the property has excellent visibility from I-495.

In April 2009, the Pond St. property was designated by the Commonwealth of Massachusetts as an Economic Opportunity Area. This designation allows the town to negotiate a tax increment financing agreement with potential developers, and allows the potential developer to access additional tax incentives through the state. In addition to being an Economic Opportunity Area, the town's Pond St.



property is Franklin's first Priority Development Site, guaranteeing an expedited permitting process for future development of the site.

Anyone interested in obtaining additional information about the Town of Franklin's Pond St. Economic Opportunity Area and Priority Development Site should contact Bryan Taberner, director of Planning and Community Development at (508) 520-4907 or [btaberner@franklin.ma.us](mailto:btaberner@franklin.ma.us).

### Grove Street Business Corridor

The Town of Franklin's Grove Street Business Corridor consists of several hundred acres of business and industrially zoned property adjacent to I-495 between exits 16 and 17. The corridor includes a wide assortment of office, manufacturing and warehouse facilities, including Kenwood Industrial Park, Grove Street Business Park, and the 116-acre campus of the Investor Services Division of Putnam Investments.

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