

190

FOUNTAIN STREET

FRAMINGHAM, MA

MULTI-TENANT FLEX / INDUSTRIAL ASSET | ±32,696 SF | 4 UNITS

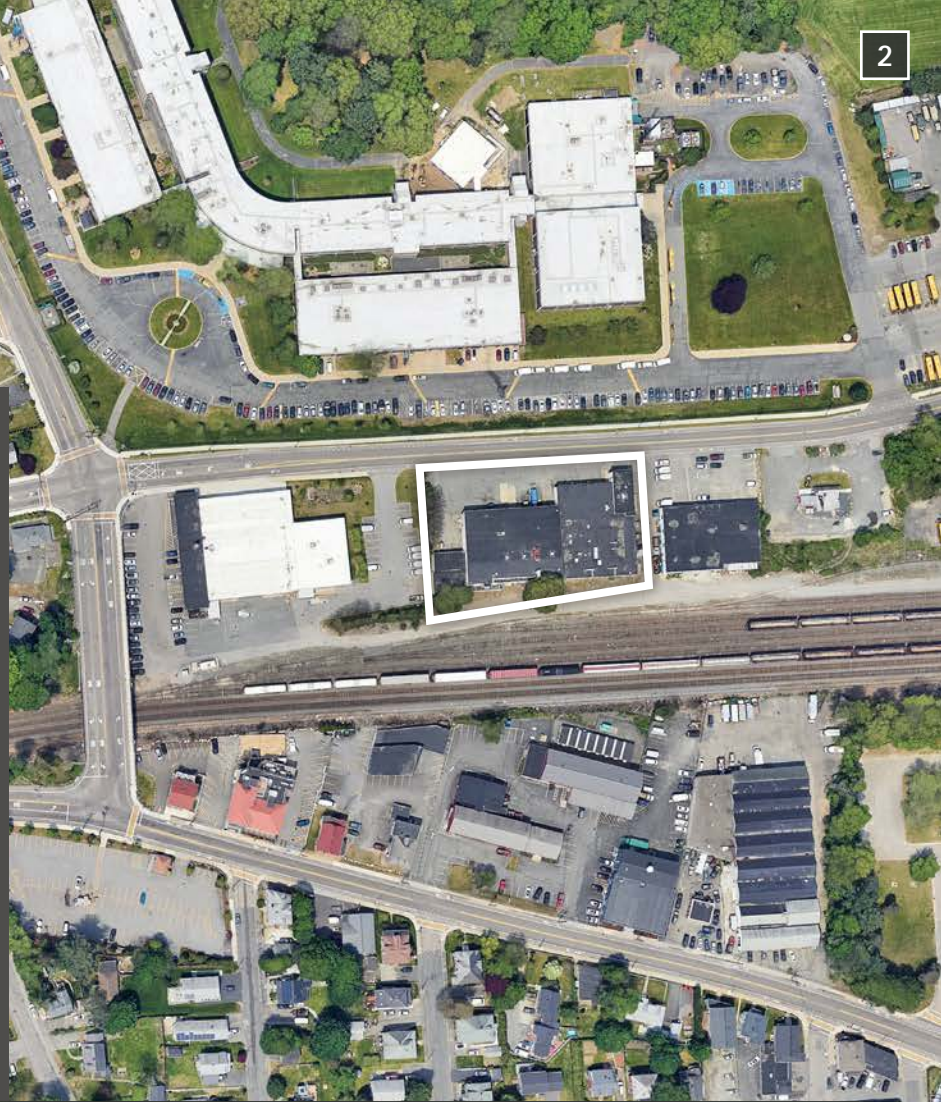
OFFERED FOR SALE: \$4,500,000

CONFIDENTIAL OFFERING MEMORANDUM

 Atlantic
CAPITAL PARTNERS™

190 FOUNTAIN STREET

FRAMINGHAM, MA



PROPERTY SPECIFICATIONS

Address	190 Fountain Street, Framingham, MA
Total Building Size	32,696 SF
Number of Units	4
Land Size	1.07 Acres
Year Built	1956
Clear Height	16'-19'
Docks	3 Tallboard Docks
Power	1,200A; Two Transformers - One 300kw; 3ph - One 500kw; 200v; 3ph
Zoning	M - General Manufacturing
Roof Material	Rubber Membrane
Construction	Masonry
Utilities	Water/Sewer: City of Framingham Gas: Eversource Electricity: Eversource
Sprinkler System	Wet
HVAC	Central AC in Office

EXECUTIVE SUMMARY

Atlantic Capital Partners is pleased to present the opportunity to acquire 190 Fountain Street, a ±32,696 square foot flex/industrial asset located in Framingham, Massachusetts. Situated on ±1.07 acres, the property is currently configured as a temperature-controlled food processing and manufacturing facility, offering a highly functional layout with integrated freezer, production, and warehouse components. The building features three loading docks, 16'-19' clear heights, and robust power infrastructure, allowing it to accommodate a wide range of industrial, cold storage, and distribution users.

Strategically positioned just off Route 135 with convenient access to Route 9 and Interstate 90, the asset benefits from strong regional connectivity between Boston and Worcester. The property is currently demised into four units, providing flexibility for both multi-tenant leasing and single-user occupancy. With one unit currently leased and the balance available, the offering presents a compelling opportunity for investors or owner-users to capitalize on a versatile industrial asset with existing infrastructure tailored to food production, cold storage, and warehouse/distribution uses.

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FOUNTAIN STREET

FRAMINGHAM, MA



FLEXIBLE MULTI-TENANT OR SINGLE-USER CONFIGURATION

Currently demised into four units with the ability to lease individually or combine for a full-building user, offering maximum leasing and exit flexibility.



FUNCTIONAL COLD STORAGE & FOOD PRODUCTION INFRASTRUCTURE

Purpose-built layout including freezer space, production areas, prep rooms, and temperature-controlled environments supporting food-grade users and specialized industrial operations.



STRATEGIC METROWEST LOCATION WITH STRONG CONNECTIVITY

Convenient access to Route 9, I-90 (Mass Pike), and I-495, positioning the asset within a key distribution corridor between Boston and Central Massachusetts.

190 FOUNTAIN STREET FRAMINGHAM, MA

KEEFE REGIONAL TECHNICAL SCHOOL
907 ENROLLED

FOUNTAIN STREET 10,300 VPD



LOADING & CLEAR HEIGHT SUPPORTING DISTRIBUTION USES

Three loading docks and 16'-19' clear heights support a variety of warehouse, logistics, and light manufacturing requirements.



OUTDOOR STORAGE & PARKING CAPABILITY

The ±1.07-acre site provides scalable capacity for additional parking, trailer storage, and outdoor laydown, an increasingly scarce and highly sought-after feature in infill industrial market.



HIGH VISIBILITY & SIGNAGE OPPORTUNITY

Strong frontage along Route 135 provides excellent visibility and a valuable branding opportunity for tenants or owner-users. The site's exposure along a well-traveled corridor supports access, presence, and long-term value.

BUILDING LAYOUT OVERVIEW

190 Fountain Street is configured as a four-unit industrial facility totaling ±32,696 SF, with Unit 2 (±8,000 SF) currently leased and the remaining space available. The layout supports both multi-tenant occupancy and full-building use.

Unit 1 (±2,100 SF) is suited for smaller warehouse or ancillary use, while Units 3 (±10,000 SF) and 4 (±16,595 SF) comprise the bulk of the facility, including the primary production, freezer, and warehouse areas. Unit 2 occupies a central position with access to shared loading and operational infrastructure.

The building features a functional food-grade layout with freezer space, dry storage, receiving/shipping areas, and integrated production flow, supported by office and mechanical areas. Three loading docks allow for efficient circulation and flexible demising.

TENANT SUMMARY

Tenant Summary	Desi Xpress LLC, a Massachusetts LLC
Guarantee	Private
Unit Size	8,000 SF
Lease Type	NNN
Landlord Obligations	Roof, Foundation & Exterior Walls
Rent Commencement	8/1/2025
Rent Expiration	7/31/2035
Base Term	Ten (10) Years
Renewal Options	Two (2) 5-Year Options
Current Annual Rent	\$96,000
Base Rent Increases	3% Annual Increases

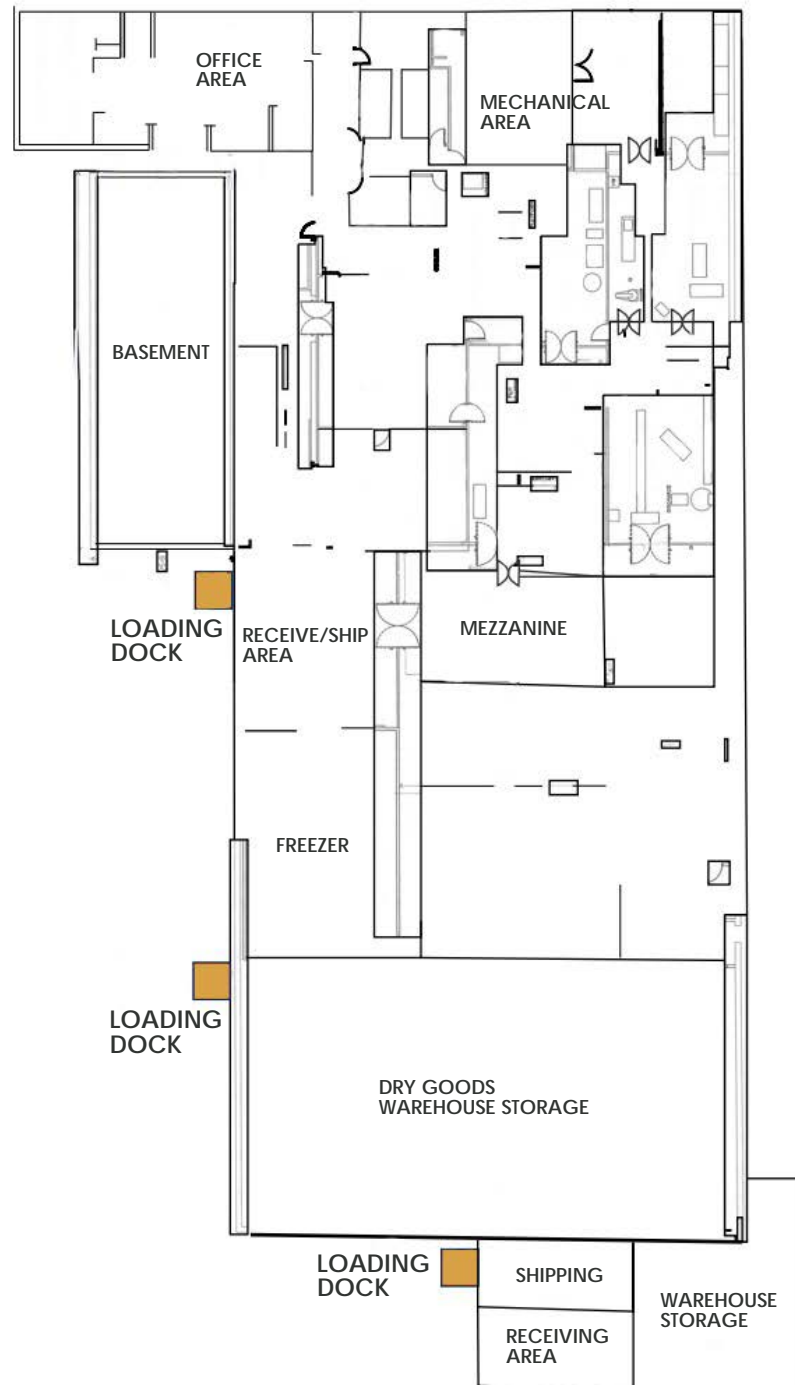
RENT SCHEDULE

Lease Term	Lease Years	Annual Rent
Base Term	8/1/2025 - 7/31/2026	\$96,000
Base Term	8/1/2026 - 7/31/2027	\$98,880
Base Term	8/1/2027 - 7/31/2028	\$101,846
Base Term	8/1/2028 - 7/31/2029	\$104,902
Base Term	8/1/2029 - 7/31/2030	\$108,049

3% Annual Increases Thereafter

UNIT BREAKDOWN

Unit 1	2,100 SF
Unit 2	8,000 SF
Unit 3	10,000 SF
Unit 4	16,595 SF



190 FOUNTAIN STREET

FRAMINGHAM, MA

BOSTON 24 MILES

SHOPPERS WORLD
BEST BUY SIERRA
HOBBY LOBBY
PET SMART TJ-maxx
GOLF GALAXY

NATICK MALL
macy's
NORDSTROM
Raymour & Flanigan
FURNITURE

THE 266
FRAMINGHAM
270 UNITS

FRAMINGHAM/WORCESTER
10,000+ INBOUND RIDERS/DAY



DOWNTOWN FRAMINGHAM

190 FOUNTAIN STREET

FRAMINGHAM, MA

AT&T
CORPORATE

KEEFE REGIONAL
TECHNICAL SCHOOL
907 ENROLLED

FOUNTAIN STREET 10,300 VPD

LOCAL SUBMARKET

Industrial demand in MetroWest Boston, particularly in Framingham, continues to outpace supply, with limited new construction and strong occupancy across functional flex and warehouse assets. Tenants are increasingly seeking well-located, adaptable space suited for light manufacturing, distribution, and specialized uses including food production and cold storage.

Framingham's flexible zoning and established industrial base support a wide range of commercial uses, attracting both regional operators and expanding businesses. Proximity to major transportation corridors including Route 9, I-90 (Mass Pike), and I-495 enhances accessibility and distribution efficiency. Supported by strong population density, an educated workforce, and its position between Boston and Central Massachusetts, the submarket continues to demonstrate stable demand and long-term growth potential.



Framingham
State University
3,800 ENROLLED

THE BUCKLEY APARTMENTS
210 LUXURY UNITS

METROWEST MEDICAL CENTER

FRAMINGHAM/WORCESTER
10,000+ INBOUND RIDERS/DAY

FRAMINGHAM

THE 266 FRAMINGHAM
270 UNITS

TJX
THE TJX COMPANIES INC.
HEADQUARTERS

TARGET
LOWE'S

LIFETIME

Walmart

SHOPPERS WORLD
BEST BUY **SIERRA**
HOBBY LOBBY
PETSMART **TJ-MAXX**
GOLF GALAXY

DICK'S **BARNES & NOBLE**
SPORTING GOODS **LAIFITNESS**

NATICK MALL
macy's
NORDSTROM
Raymour & Flanigan
FURNITURE

FedEx
Ship Center

NATICK READINESS CENTER

planet fitness

Roche Bros.

1 MILE
14,730 PEOPLE
\$128,290 AHHI

3 MILES
78,695 PEOPLE
\$141,800 AHHI

5 MILES
141,131 PEOPLE
\$165,081 AHHI

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Framingham, Massachusetts is a key economic hub within the MetroWest region, offering direct access to Greater Boston while maintaining a strong local employment base. With a population of over 70,000 and a broader regional workforce exceeding 1 million, the area benefits from a diverse economy anchored by healthcare, technology, education, and logistics. Its strategic location provides connectivity to Boston, Worcester, and the broader New England region, making it a highly desirable location for industrial and service-oriented users.

The town has experienced consistent growth driven by both public and private investment, supported by ongoing commercial development and infrastructure improvements. Framingham's accessibility via the Massachusetts Turnpike (I-90), Route 9, and I-495, combined with commuter rail access, positions it as a highly functional and accessible submarket. Its affordability relative to core Boston, strong labor pool, and established commercial corridors continue to attract distribution, manufacturing, and flex users, reinforcing its role as one of MetroWest's most active industrial markets.

- BOSTON 24 MILES
- WORCESTER 27 MILES
- PROVIDENCE 47 MILES
- SPRINGFIELD 68 MILES
- HARTFORD 80 MILES



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Exclusively Offered By



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