



Amenities



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Property Description

On behalf of Condyne, CBRE/New England is pleased to present a unique opportunity to lease ±887,000 SF of speculative and build-to-suit space at the new Blue Star Business Park in Norton, Massachusetts. The proposed site features 11 buildings including high-bay warehouse, flex and retail. The property is located just 25 miles from Boston and a short 0.5-mile drive to Interstate 495, allowing easy access to major highways.



Proposed Development

BUILDING USES

Commercial & Retail: 41,815 SF

Office & Medical: 48,000 SF

Warehouse/Manufacturing: 593,800 SF

Flex/Industrial: 203,800 SF

TOTAL: 887,415 SF

UTILITIES

Gas: Columbia Gas

Electric: National Grid

Water: Town of Norton

Sewer: Tri-Town

HIGH-BAY WAREHOUSE/RETAIL/ MANUFACTURING PHASE 1 TIMING

AUGUST 2018: KICK-OFF

Q2 2019: DELIVERY



BUILDING 1

10,935 SF

Commercial/
Retail

BUILDING 2

14,400 SF

Commercial/
Retail

BUILDING 3

16,480 SF

Commercial/
Retail

BUILDING 4

Speculative
125,000 SF

High-Bay Warehouse
/Manufacturing

BUILDING 5

Speculative
258,800 SF

High-Bay Warehouse
/Manufacturing

BUILDING 6

Compensatory
Drainage Lot

BUILDING 7

Speculative
130,000 SF

High-Bay Warehouse
/Manufacturing

BUILDING 8

48,000 SF

Office/Medical

BUILDING 9

Speculative
66,300 SF

Flex/Industrial

BUILDING 10

76,000 SF

Commercial/
Retail

BUILDING 11

61,500 SF

Commercial/
Retail

BUILDING 12

80,000 SF

High-Bay Warehouse
/Manufacturing

PHASE 1
(high-bay warehouse/retail/manufacturing)

PHASE 2

TRAILER
PARKING

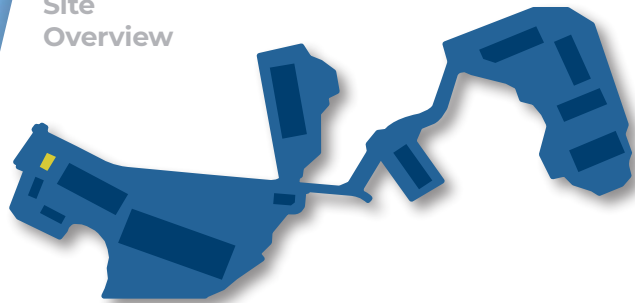
TRAILER
PARKING



Building 1

Commercial/Retail

Site
Overview



Property Specifications

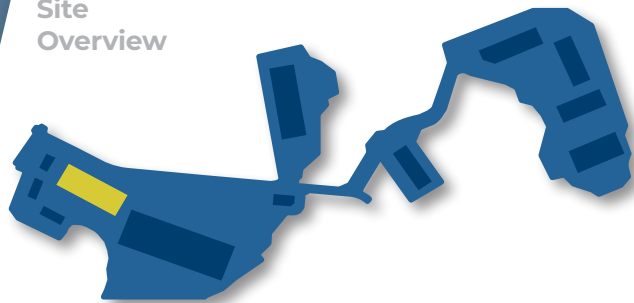
- Building Size: 10,935 SF
- Clear Height: 14'
- Parking: 3.2/1,000 SF
- Bottom of Deck: 20'
- Structural Type: Tilt-up concrete with architectural accent reveals
- Wall Type: 3" concrete/1.5" insulation/3" concrete
- Roof: .60 Mil EPDM roof or TPO, 20-year warranty with two layers of insulation
- Windows: Anodized window frames with tinted glazing store front at entry
- Slab: 5" unreinforced slab, large aggregate with 4,000 PSI concrete
- Loading: 9' x 10' insulated dock doors with vision panel
- Levelers: 15,000 lb. dock leveler
- HVAC: Split HVAC roof mounted system in retail
- Electrical: 800 Amp
- Sprinklers: ESFR wet system
- Communications: Fire department direct communication box
- Landscaping: Fully landscaped with irrigation supported by well
- Lighting: LED, 2' x 4' in retail
- Gas: Columbia Gas
- Electric: National Grid
- Water: Town of Norton
- Sewer: Tri-town
- Solar Ready: Yes

For more information on retail leasing, contact: Rob Robledo | CBRE/New England | Retail Brokerage Team | T +1 617 912 6869

Building 4

High-Bay Warehouse/Manufacturing

Site
Overview

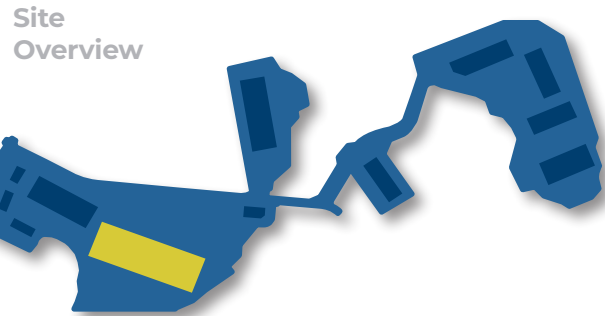


Property Specifications

- Building Size: 125,000 SF
- Office Percentage: 5%
- Clear Height: 32'
- Parking: 1/1,000 SF
- Bottom of Deck: 40'
- Structural Type: Tilt-up concrete with architectural accent reveals
- Wall Type: 4" concrete/2" insulation/4" concrete
- Roof: .60 Mil EPDM roof or TPO, 20-year warranty with two layers of insulation
- Windows: Anodized window frames with tinted glazing store front at entry
- Slab: 7" unreinforced slab, large aggregate with 4,000 PSI concrete
- Loading: 9' x 10' insulated dock doors with vision panel
- Levelers: 35,000 lb. dock leveler
- HVAC: Cambridge air or equal HVAC systems, split system at office
- Electrical: 1600 Amp
- Sprinklers: ESFR wet system
- Landscaping: Fully landscaped with irrigation supported by well
- Lighting: High-bay LED, 2' x 4' in office
- Gas: Columbia Gas
- Electric: National Grid
- Water: Town of Norton
- Sewer: Tri-town
- Solar Ready: Yes

Building 5

High-Bay Warehouse/Manufacturing

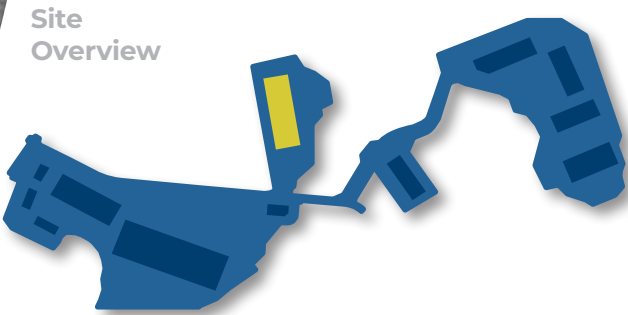


Property Specifications

- Building Size: 258,000 SF
- Office Percentage: 5%
- Clear Height: 32'
- Parking: 1/1,000 SF
- Bottom of Deck: 40'
- Structural Type: Tilt-up concrete with architectural accent reveals
- Wall Type: 4" concrete/2" insulation/4" concrete
- Roof: .60 Mil EPDM roof or TPO, 20-year warranty with two layers of insulation
- Windows: Anodized window frames with tinted glazing store front at entry
- Slab: 7" unreinforced slab, large aggregate with 4,000 PSI concrete
- Loading: 9' x 10' insulated dock doors with vision panel
- Levelers: 35,000 lb. dock leveler
- HVAC: Cambridge air or equal HVAC systems, split system at office
- Electrical: 2000 Amp
- Sprinklers: ESFR wet system
- Landscaping: Fully landscaped with irrigation supported by well
- Lighting: High-bay LED, 2' x 4' in office
- Gas: Columbia Gas
- Electric: National Grid
- Water: Town of Norton
- Sewer: Tri-town
- Solar Ready: Yes

Building 7

High-Bay Warehouse/Manufacturing



Property Specifications

- Building Size: 130,000 SF
- Office Percentage: 5%
- Clear Height: 32'
- Parking: 1/1,000 SF
- Bottom of Deck: 40'
- Structural Type: Tilt-up concrete with architectural accent reveals
- Wall Type: 4" concrete/2" insulation/4" concrete
- Roof: .60 Mil EPDM roof or TPO, 20-year warranty with two layers of insulation
- Windows: Anodized window frames with tinted glazing store front at entry
- Slab: 7" unreinforced slab, large aggregate with 4,000 PSI concrete
- Loading: 9' x 10' insulated dock doors with vision panel
- Levelers: 35,000 lb. dock leveler
- HVAC: Cambridge air or equal HVAC systems, split system at office
- Electrical: 1600 Amp
- Sprinklers: ESFR wet system
- Landscaping: Fully landscaped with irrigation supported by well
- Lighting: High-bay LED, 2' x 4' in office
- Gas: Columbia Gas
- Electric: National Grid
- Water: Town of Norton
- Sewer: Tri-town
- Solar Ready: Yes