

## BRAND NEW INDUSTRIAL PARK

# BLUE STAR

BUSINESS PARK

±60,000 SF  
OF BRAND NEW  
INDUSTRIAL  
CONSTRUCTION

BREAKING GROUND FALL 2021

±815,000 SF

HIGH-BAY WAREHOUSE /  
MANUFACTURING / FLEX  
AND R&D WITHIN THE PARK



CONDYNE, LLC  
Real Estate Development

UBS



## Property Description

On behalf of Condyne & UBS, CBRE is pleased to present a unique opportunity totaling ±815,000 SF of speculative and build-to-suit space at the new BlueStar Business Park in Norton, Massachusetts. The park can accommodate high-bay warehouse, flex and R&D uses. With two high-bay warehouses already delivered and one under construction today, totaling ±445,000 SF of fully leased space, there will be additional ±60,000 SF building breaking ground Fall 2021. The site is fully permitted for four additional buildings, totaling up to ±370,000 SF. 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.

CBRE



# Park Overview

## BUILDING USES

High-Bay Warehouse/Manufacturing:  $\pm 785,000$  SF  
Flex/R&D:  $\pm 30,000$  SF  
**TOTAL:  $\pm 815,000$  SF**

## UTILITIES

Gas: Columbia Gas  
Electric: National Grid  
Water: Town of Norton  
Sewer: Tri-Town

## HIGH-BAY WAREHOUSE/MANUFACTURING AND FLEX/R&D AVAILABLE

**PHASE I COMPLETE & DELIVERED**  
**PHASE II IN THE PIPELINE**



### POTENTIAL BUILD-TO-SUIT

#### BUILDING 1

30,000 SF  
Flex/R&D

#### BUILDING 4

Fully Leased  
125,000 SF  
High-Bay Warehouse  
/Manufacturing

#### BUILDING 5

Fully Leased  
220,000 SF  
High-Bay Warehouse  
/Manufacturing

#### BUILDING 7

Fully Leased  
100,000 SF  
High-Bay Warehouse  
/Manufacturing

### POTENTIAL BUILD-TO-SUIT

#### BUILDING 8

80,000 SF  
High-Bay Warehouse  
/Manufacturing

### BREAKING GROUND FALL 2021

#### BUILDING 9

200,000 SF  
High-Bay Warehouse  
/Manufacturing

### BREAKING GROUND FALL 2021

#### BUILDING 12

60,000 SF  
High-Bay Warehouse  
/Manufacturing

## PHASE 1 - FULLY LEASED

LEASED





## Building 1

Flex/R&D  
±30,000 SF Available

POTENTIAL BUILD-TO-SUIT



## Property Specifications

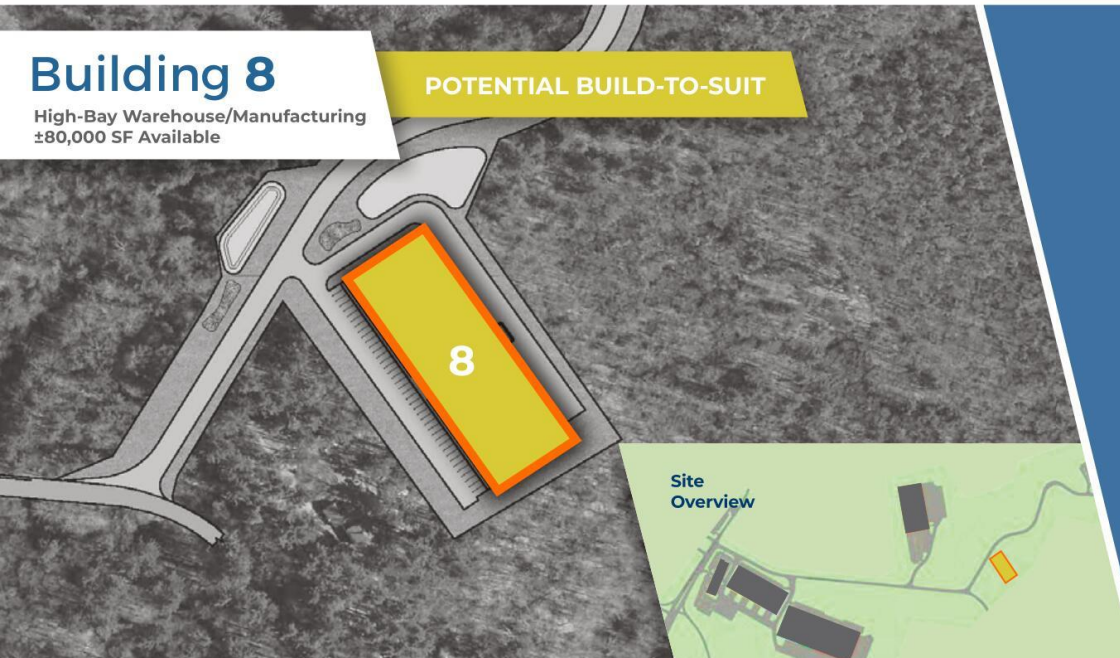
Building Size: ±30,000 SF  
Availability: ±30,000 SF  
Office Percentage: 5%  
Clear Height: 32'  
Bottom of Deck: 40'  
Structural Type: Tilt-up concrete with architectural accent reveals  
Wall Type: 4" concrete/2" insulation/4" concrete  
Roof: .60 Mil EPDM roof or TPO, 20-year warranty with two layers 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, 277/480 Volt  
Sprinklers: ESFR 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 8

High-Bay Warehouse/Manufacturing  
±80,000 SF Available

POTENTIAL BUILD-TO-SUIT



## Property Specifications

Building Size: ±80,000 SF  
Availability: ±80,000 SF  
Office Percentage: 5%  
Clear Height: 32'  
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, 277/480 Volt  
Sprinklers: ESFR 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 12

High-Bay Warehouse/Manufacturing  
±60,000 SF Available

BREAKING GROUND FALL 2021

## Property Specifications

Building Size: ±60,000 SF

Availability: ±60,000 SF

Available: Q3 2022

Office Percentage: 5%

Clear Height: 32'

Loading Docks: 17 9' x 10' insulated dock doors and 1 drive-in door

Parking: 51 car spaces; 14 trailer spaces

Bottom of Deck:

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

Sprinklers: ESFR system

Landscaping: Fully landscaped with irrigation supported by well

Lighting: High-bay LED, 2' x 4' in office

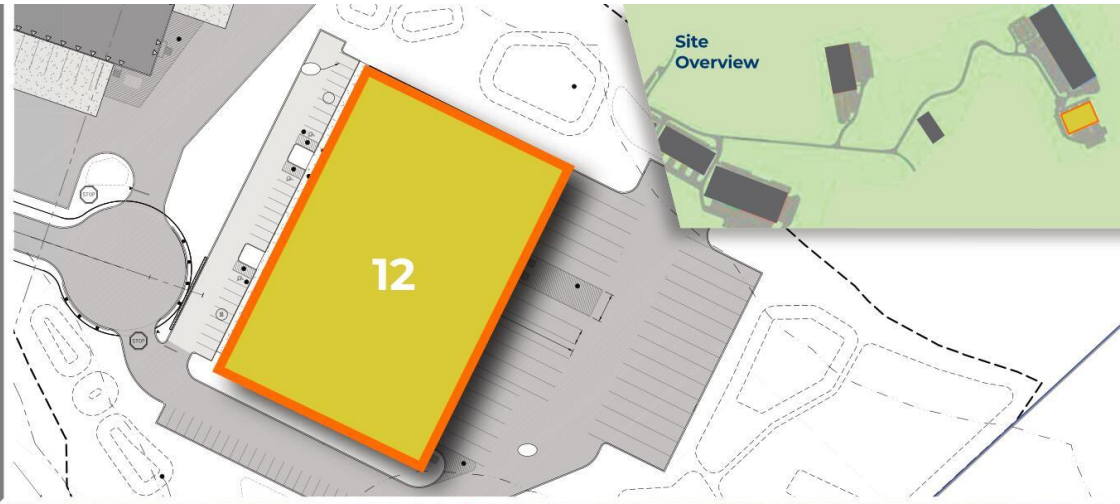
Gas: Columbia Gas

Electric: National Grid

Water: Town of Norton

Sewer: Tri-town

Solar Ready: Yes





# Amenities



## DISTANCE FROM

Interstate 495: 0.5 miles

Providence, RI: 20 miles

Interstate 95: 6.5 miles

Boston, MA: 25 miles

## Contact

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