

# BRAND NEW INDUSTRIAL PARK

# BLUE STAR

B U S I N E S S P A R K

**±60,000 SF  
OF BRAND NEW  
INDUSTRIAL  
CONSTRUCTION  
DELIVERED**

**±803,000 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 ±803,000 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 four high-bay warehouses already delivered and one under construction today, totaling ±665,000 SF of fully leased space, there will be additional ±60,000 SF building that delivered Q4 2023. The site is fully permitted for two additional buildings, totaling up to ±108,000 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:  $\pm 773,000$  SF

Flex/R&D:  $\pm 30,000$  SF

**TOTAL:  $\pm 803,000$  SF**

## UTILITIES

Gas: Columbia Gas

Electric: National Grid

Water: Town of Norton

Sewer: Tri-Town

### 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



LEASED



HIGH-BAY WAREHOUSE/MANUFACTURING



FLEX/R&D

**Building 1**  
 $\pm 30,000$  SF  
Available

EAST MAIN STREET

1

4

LEONARD STREET

5

EXIT 27





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

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

**BUILD-TO-SUIT**

**BUILDING 7**

**Fully Leased  
100,000 SF**

High-Bay Warehouse  
/Manufacturing

**BUILDING 8**

**48,000 SF**

High-Bay Warehouse  
/Manufacturing

**BUILDING 9**

**Fully Leased  
220,000 SF**

High-Bay Warehouse  
/Manufacturing

**AVAILABLE**

**BUILDING 12**

**60,000 SF**

High-Bay Warehouse  
/Manufacturing



# Building 1

Flex/R&D  
±30,000 SF Available

POTENTIAL BUILD-TO-SUIT

EAST MAIN STREET

1

Site  
Overview

# Building 8

High-Bay Warehouse/Manufacturing  
±48,000 SF Available

BUILD-TO-SUIT

8

Site  
Overview

# 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

# Property Specifications

Building Size: ±48,000 SF

Availability: ±48,000 SF

Office Percentage: 5%

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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

DELIVERED Q4 2023

## Property Specifications

Building Size: ±60,000 SF

Availability: ±60,000 SF

Office Percentage: 5%

Clear Height: 32'

Loading Docks: 16 9' x 10' insulated dock doors and 1 drive-in door

Column Spacing: 50' x 50'

Parking: 51 car spaces; 14 trailer spaces

Bottom of Deck: 32'

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

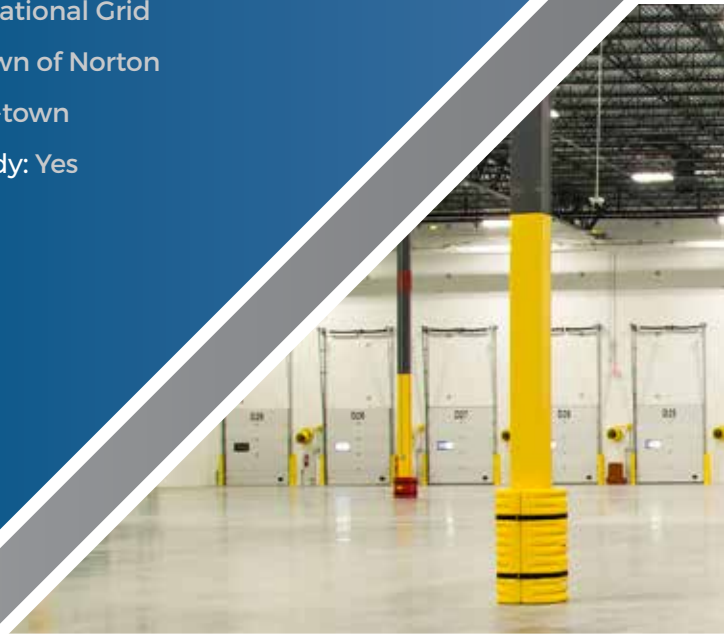
Gas: Columbia Gas

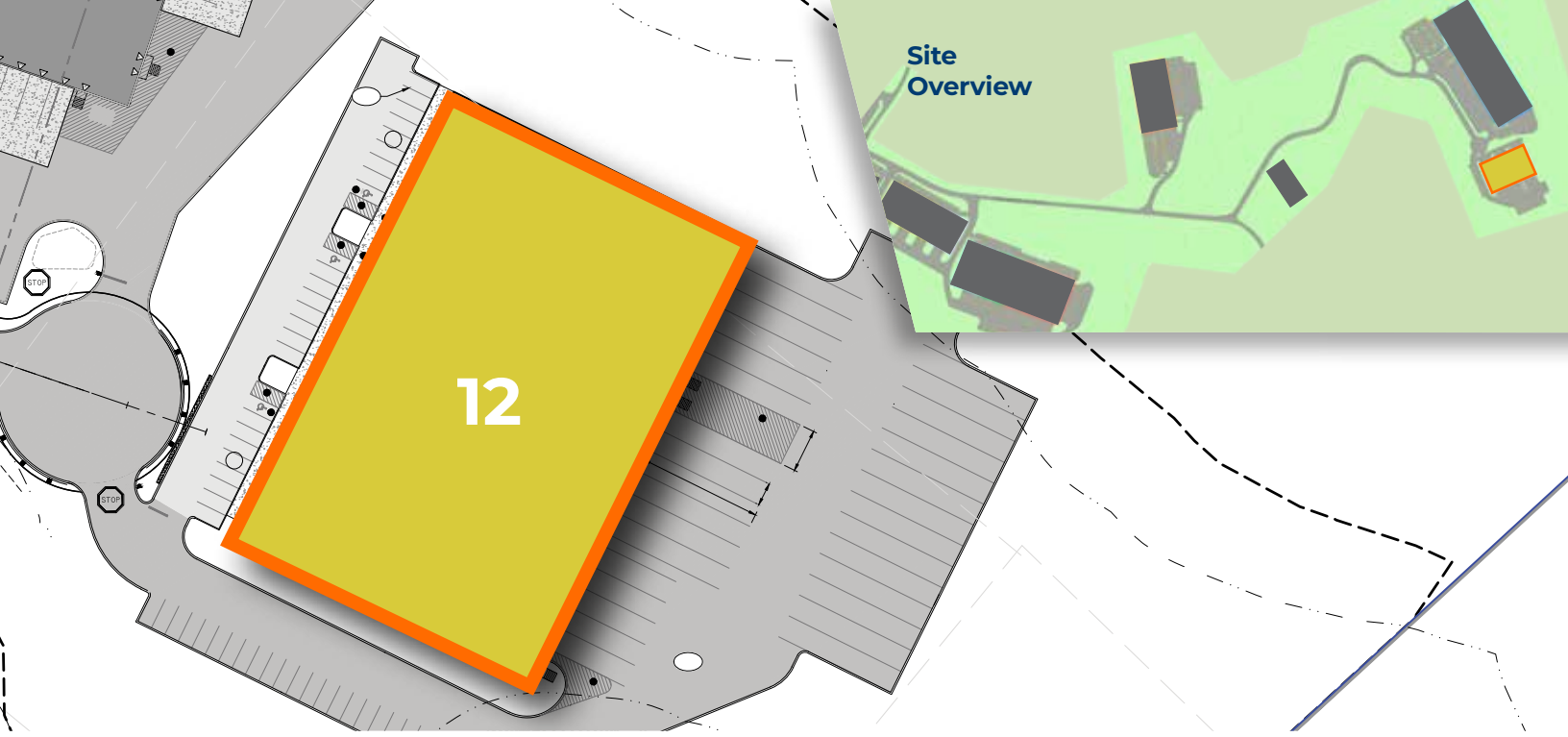
Electric: National Grid

Water: Town of Norton

Sewer: Tri-town

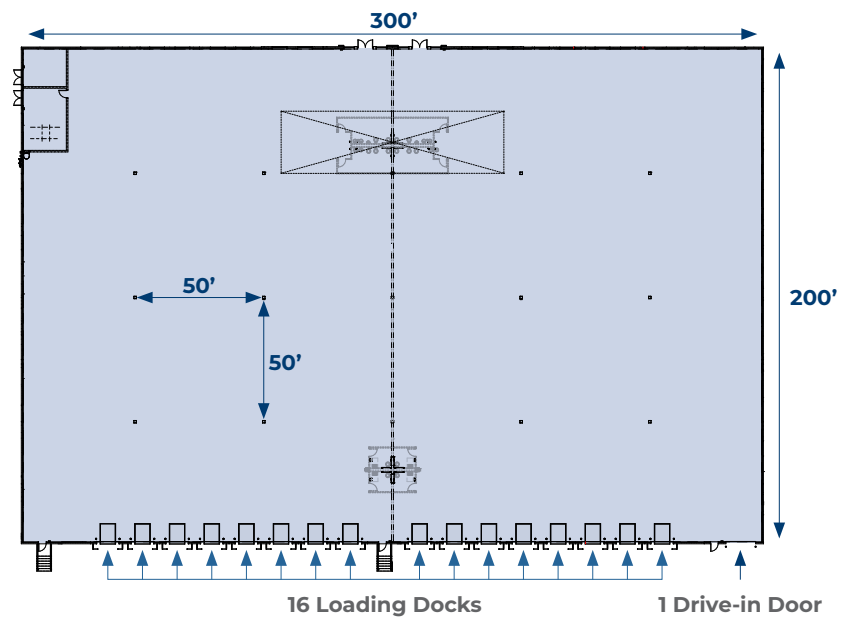
Solar Ready: Yes





## Floor Plan

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





# Amenities



## DISTANCE FROM

Interstate 495: 0.5 miles

Providence, RI: 20 miles

Interstate 95: 6.5 miles

Boston, MA: 25 miles

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