

FOR
SUBLEASE

176 S. WASHINGTON STREET NORTON, MA



INDUSTRIAL DISTRIBUTION BUILDING 209,643 SF ON 35.80 ACRES

» As the exclusive agent, The Stubblebine Company is pleased to present 176 S. Washington St., Norton, MA.

Salient details include:

- Modern Industrial/Distribution facility
- 80,000 s.f. - 209,643 s.f. available
- Clear height 26' - 28'
- Located off Exit 9/10 on I-495 in Norton
- Formerly Mazda's regional distribution facility. T-1 line/fiberoptic cable installed
- 2,500 foot frontage on Route 495 in Norton with a traffic count of 48,800 cars daily



EXCLUSIVE LISTING AGENT
THE STUBBLEBINE COMPANY
CORFAC INTERNATIONAL



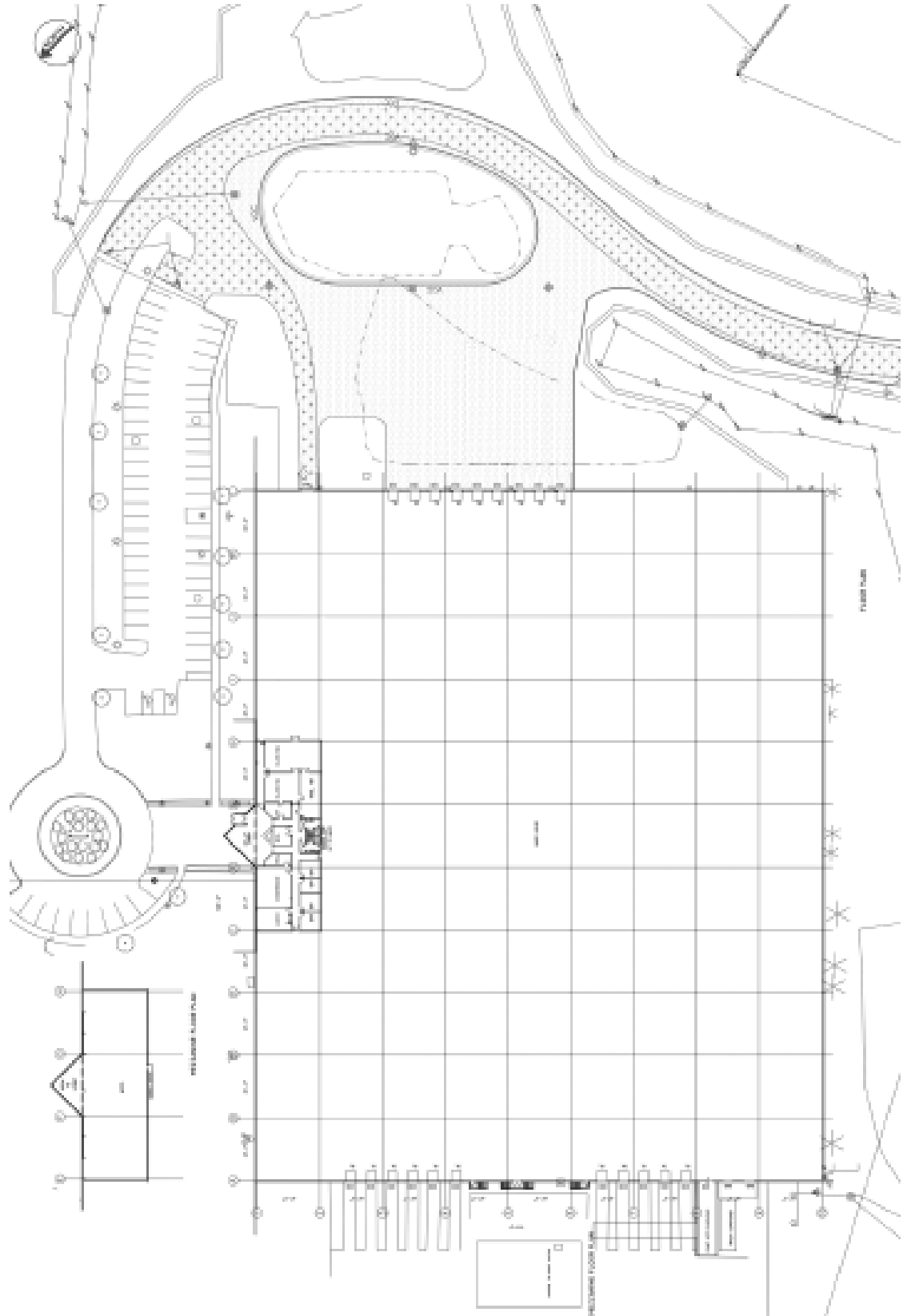
PROPERTY SPECIFICATIONS

BUILDING SIZE	209,643 s.f.
AVAILABLE	80,000 s.f. - 209,643 s.f. (subdividable)
ZONING	Industrial
LAND	35.80 acres
YEAR BUILT	1986
POWER	1,200 amps/277-480 volt 3 phase 4 wire Heavy
CLEAR HEIGHT	26' - 28'
FRONTAGE	2,500' frontage along I-495
LOADING	Twenty (20) with levelers bumpers and seals; two (2) drive-in (16' x 13')
SPRINKLER	ESFR
ROOF	2004
HEAT	Natural Gas
WATER/SEWER	Town of Norton water, Septic Field



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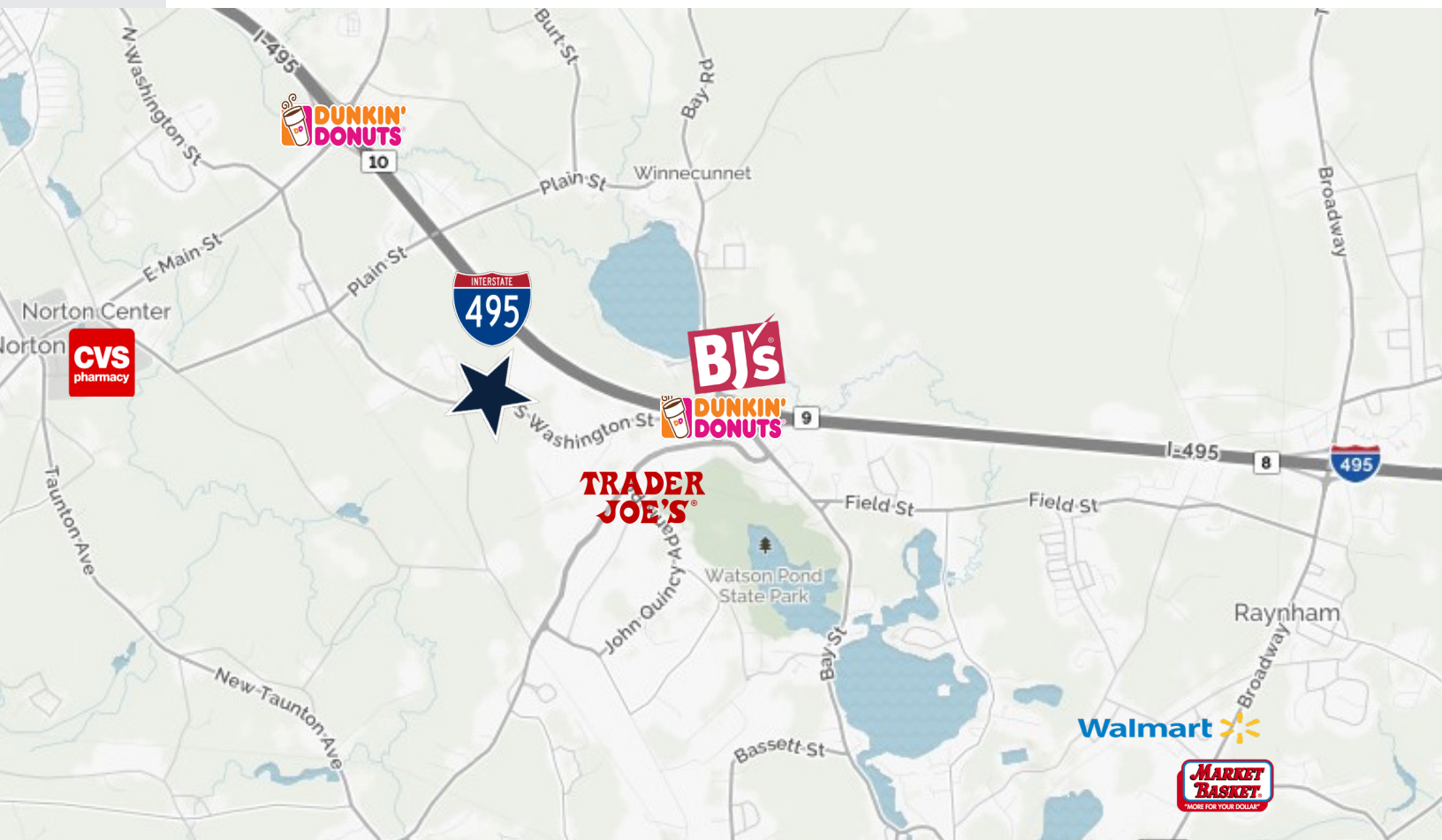
FLOOR PLAN



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LOCATION

- Accessible to I-495 via Exit 9 in Taunton and Exit 10 in Norton
- Minutes from Myles Standish Industrial Park



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