

176 SOUTH WASHINGTON STREET

NORTON, MA



20-80K SF

INDUSTRIAL
DISTRIBUTION/WAREHOUSE
SPACE FOR SUB-LEASE

- 26' - 28' Clear
- Outstanding visibility from Route 495
- On 36 acres

EXCLUSIVE OFFERING



THE
STUBBLEBINE
COMPANY

CORFAC INTERNATIONAL

PROPERTY SUMMARY



PROPERTY DESCRIPTION

20,000-80,000 SF Industrial Distribution/Warehouse
Space for Sub-Lease

PROPERTY HIGHLIGHTS

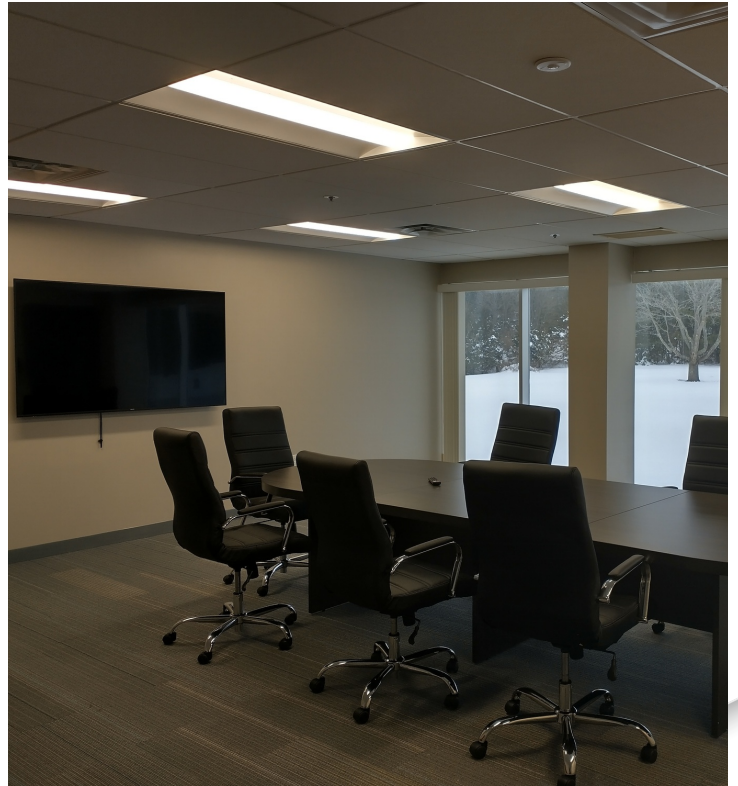
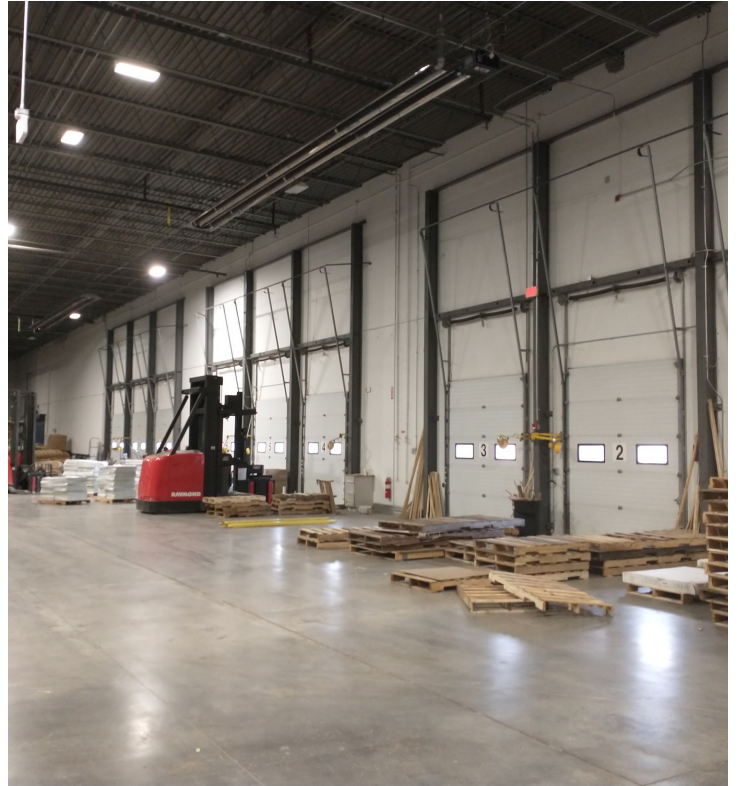
- Modern Industrial/Distribution facility
- 20,000-80,000 s.f. available
- Clear height 26' - 28'
- Pallet racks can hold 5,000 lbs.
- Located off Exit 9/10 on I-495 in Norton
- Formerly Mazda's regional distribution facility with T-1 line/fiber optic cable installed
- 2,500 foot frontage on Route 495 in Norton with a traffic count of 48,800 cars daily

OFFERING SUMMARY

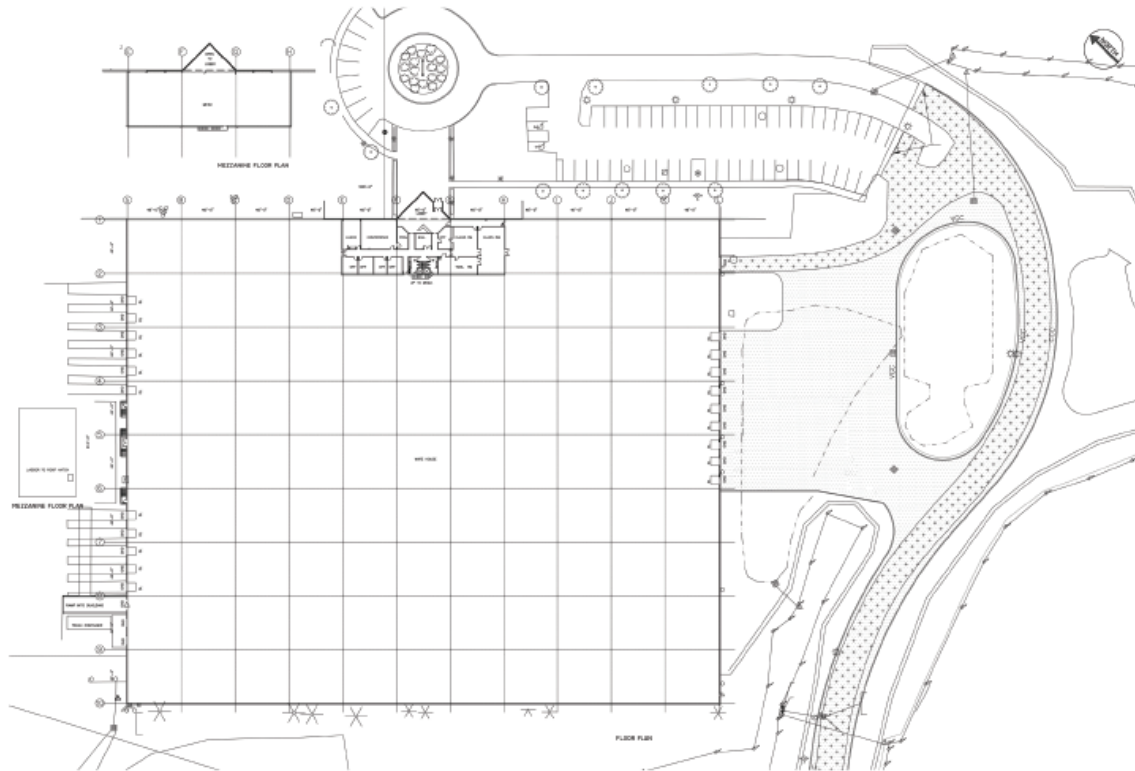
BUILDING SIZE:	209,643 SF
AVAILABLE SF:	20,000-80,000 SF
LOT SIZE:	35.87 Acres
LOADING:	Nine (9) loading docks with levelers/seals
RENTAL RATE:	Market

DEMOGRAPHICS	5 MILES	10 MILES
TOTAL HOUSEHOLDS	21,321	93,952
TOTAL POPULATION	59,942	258,310
AVERAGE HH INCOME	\$88,080	\$89,265

ADDITIONAL PHOTOS



FLOOR PLANS



FINISH SCHEDULE

FINISH DESCRIPTION	MARK	INSTALLATION/COORDINATION
CEILING	1	SPRAY-ON GYP BOARD
FLOOR	1	CONCRETE ON GYP BOARD
WALL	1	SPRAY-ON GYP BOARD
DOOR	1	SPRAY-ON GYP BOARD
TRUSS	1	SPRAY-ON GYP BOARD
MECH	1	SPRAY-ON GYP BOARD
CL	1	SPRAY-ON GYP BOARD
STAIR	1	SPRAY-ON GYP BOARD
FINISH	1	SPRAY-ON GYP BOARD

APPLIANCE FIXTURE SCHEDULE

FIXTURE DESCRIPTION	MARK	INSTALLATION/COORDINATION
AT	1	POSSIBLE TO BE COMPLETED CONTRACTOR
AV	1	POSSIBLE TO BE COMPLETED CONTRACTOR
BA	1	POSSIBLE TO BE COMPLETED CONTRACTOR
BE	1	POSSIBLE TO BE COMPLETED CONTRACTOR
BP	1	POSSIBLE TO BE COMPLETED CONTRACTOR
BR	1	POSSIBLE TO BE COMPLETED CONTRACTOR
BS	1	POSSIBLE TO BE COMPLETED CONTRACTOR
BV	1	POSSIBLE TO BE COMPLETED CONTRACTOR
BT	1	POSSIBLE TO BE COMPLETED CONTRACTOR

FINISH PLAN LEGEND

(Symbol)	FINISH
(Symbol)	MECH
(Symbol)	CL
(Symbol)	STAIR
(Symbol)	FINISH
(Symbol)	MECH
(Symbol)	CL
(Symbol)	STAIR
(Symbol)	FINISH

PLUMBING FIXTURE SCHEDULE

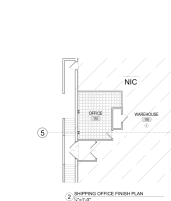
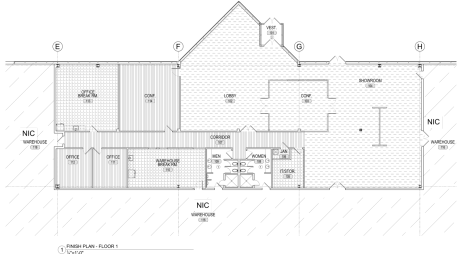
FIXTURE DESCRIPTION	MARK	INSTALLATION/COORDINATION
AT	1	POSSIBLE TO BE COMPLETED CONTRACTOR
AV	1	POSSIBLE TO BE COMPLETED CONTRACTOR
BA	1	POSSIBLE TO BE COMPLETED CONTRACTOR
BE	1	POSSIBLE TO BE COMPLETED CONTRACTOR
BP	1	POSSIBLE TO BE COMPLETED CONTRACTOR
BR	1	POSSIBLE TO BE COMPLETED CONTRACTOR
BS	1	POSSIBLE TO BE COMPLETED CONTRACTOR
BV	1	POSSIBLE TO BE COMPLETED CONTRACTOR
BT	1	POSSIBLE TO BE COMPLETED CONTRACTOR

MISC. CABINETS/LANDING SCHEDULE

MARK	INSTALLATION/COORDINATION
AT	POSSIBLE TO BE COMPLETED CONTRACTOR
AV	POSSIBLE TO BE COMPLETED CONTRACTOR
BA	POSSIBLE TO BE COMPLETED CONTRACTOR
BE	POSSIBLE TO BE COMPLETED CONTRACTOR
BP	POSSIBLE TO BE COMPLETED CONTRACTOR
BR	POSSIBLE TO BE COMPLETED CONTRACTOR
BS	POSSIBLE TO BE COMPLETED CONTRACTOR
BV	POSSIBLE TO BE COMPLETED CONTRACTOR
BT	POSSIBLE TO BE COMPLETED CONTRACTOR

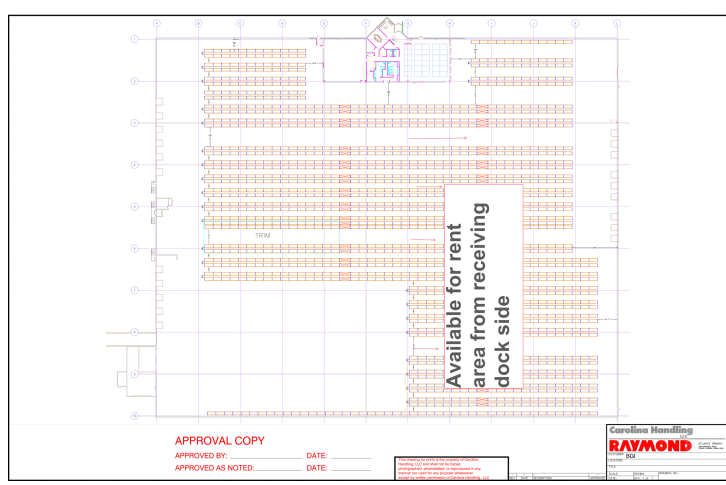
FINISH PLAN GENERAL NOTES

1. FINISH PLAN SHALL BE CONSIDERED AS A PART OF THE FINISH PLAN.
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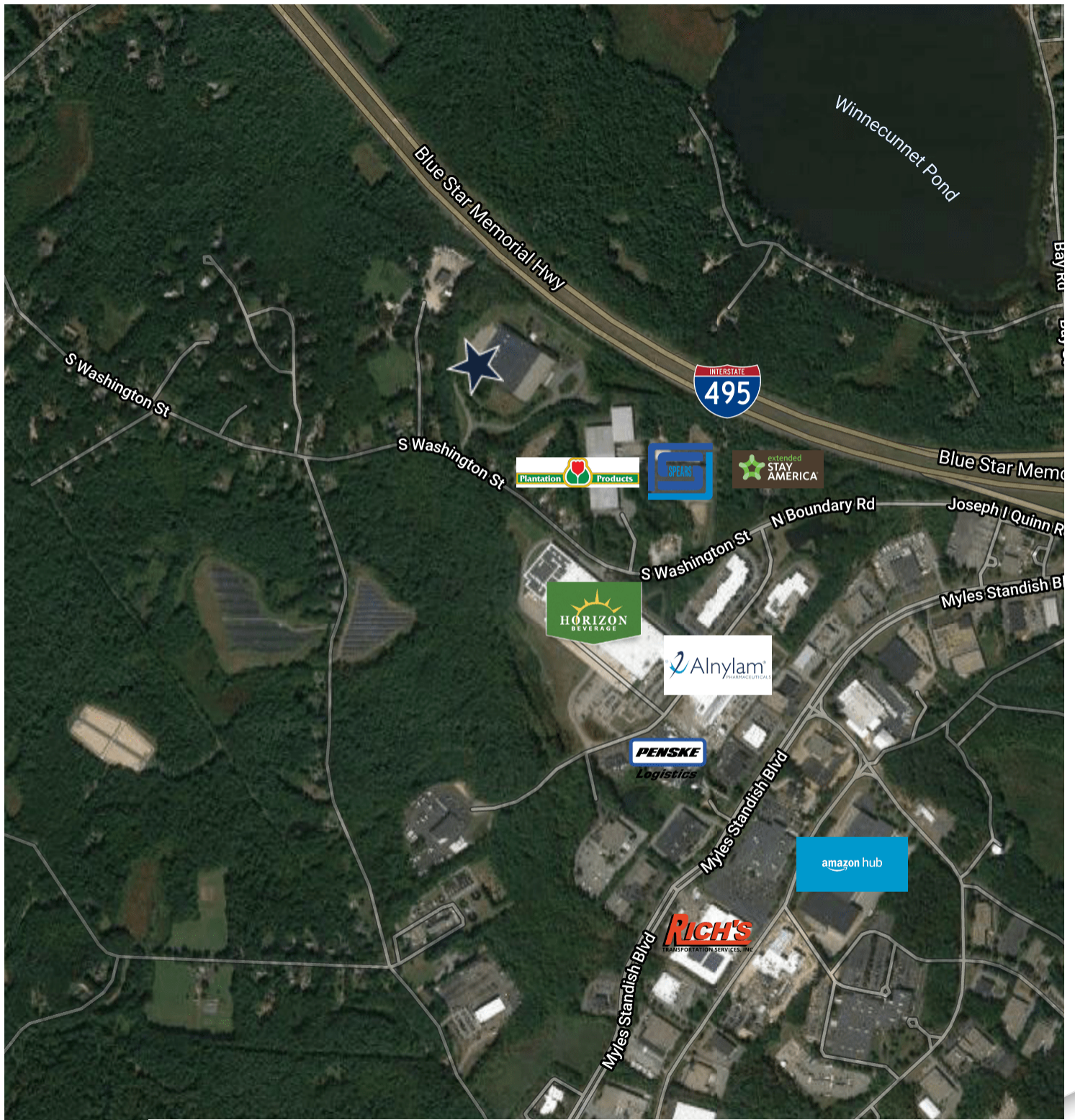


FINISH PLAN, NOTES & SCHEDULES

A5.0



LOCATION MAP



Google

Map data ©2022 Imagery ©2022 , CNES / Airbus, MassGIS, Commonwealth of Massachusetts EOE, Maxar Technologies, RIGIS, USDA Farm Service Agency



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