176 SOUTH WASHINGTON STREET

NORTON, MA

40-80K SF

INDUSTRIAL
DISTRIBUTION/WAREHOUSE
SPACE FOR SUB-LEASE

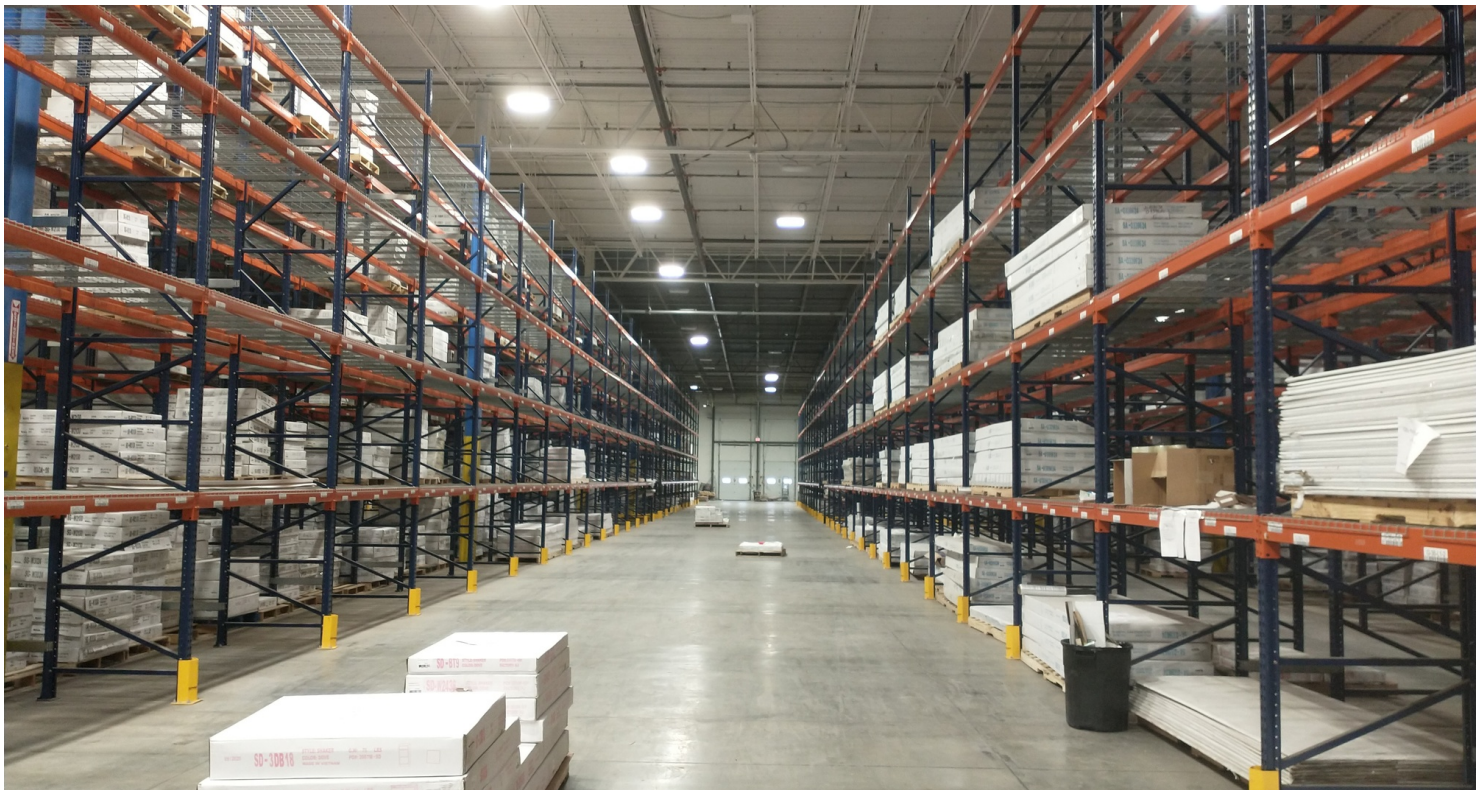
- 26' - 28' Clear
- Outstanding visibility from Route 495
- On 36 acres

EXCLUSIVE OFFERING

THE STUBBLEBINE COMPANY

CORFAC INTERNATIONAL

PROPERTY SUMMARY



PROPERTY DESCRIPTION

40,000-80,000 SF Industrial Distribution/Warehouse Space for Sub-Lease

PROPERTY HIGHLIGHTS

- Modern Industrial/Distribution facility
- 40,000-80,000 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-1line/fiberoptic cable installed
- 2,500 foot frontage on Route 495 in Norton with a traffic count of 48,800 cars daily

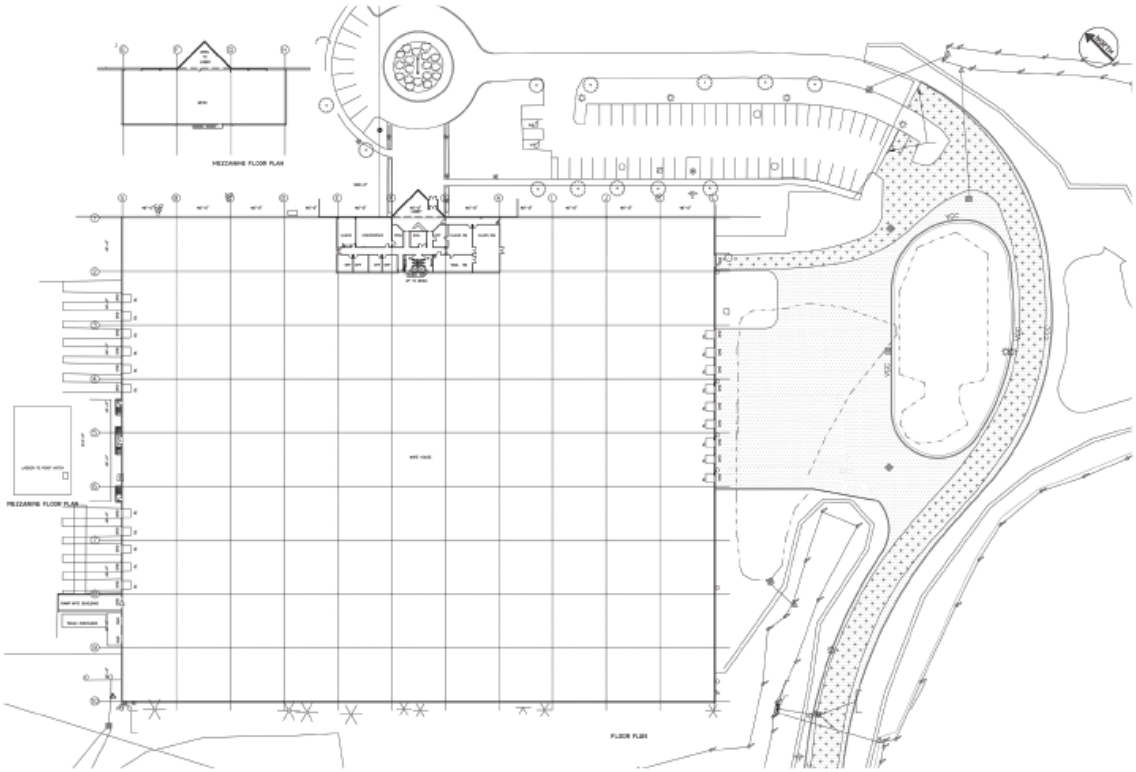
OFFERING SUMMARY

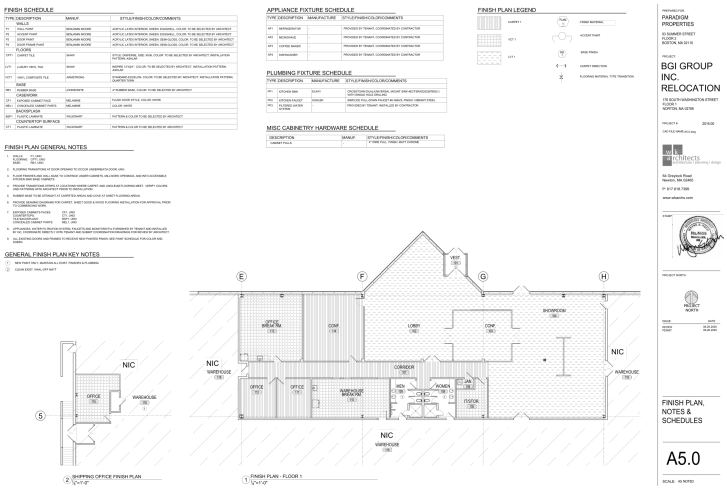
BUILDING SIZE:	209,643 SF
AVAILABLE SF:	40,000-80,000 SF
LOT SIZE:	35.87 Acres
LOADING:	Nine (9) loading docks with levelers/seals
RENTAL RATE:	Market

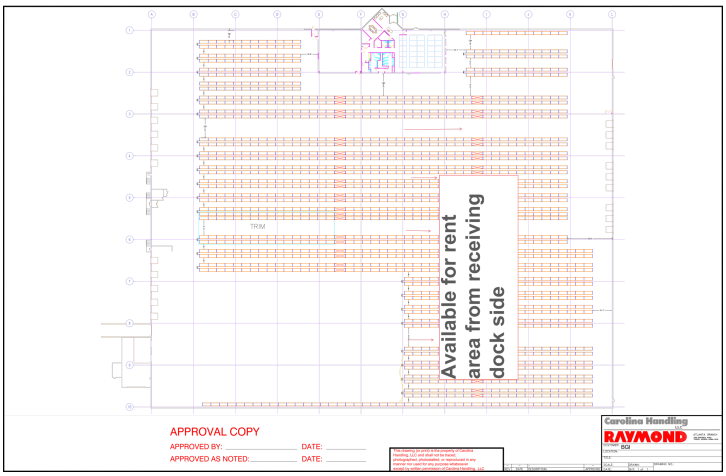
DEMOGRAPHICS	5 MILES	10 MILES
TOTAL HOUSEHOLDS	21,321	93,952
TOTAL POPULATION	59,942	258,310
AVERAGE HH INCOME	$88,080	$89,265

ADDITIONAL PHOTOS

FLOOR PLANS


MEZZANINE FLOOR PLAN
MEZZANINE FLOOR PLAN
FLOOR PLAN


FINISH SCHEDULE
APPLIANCE FIXTURE SCHEDULE
FINISH PLAN LEGEND
PLUMBING FIXTURE SCHEDULE
MISC CABINETRY HARDWARE SCHEDULE
FINISH PLAN GENERAL NOTES
GENERAL FINISH PLAN KEY NOTES
NIC
WAREHOUSE
OFFICE
SHIPPING OFFICE FINISH PLAN
FINISH PLAN - FLOOR 1
PARADIGM PROPERTIES
BGI GROUP INC. RELOCATION
FINISH PLAN, NOTES & SCHEDULES
A5.0


Available for rent
area from receiving
dock side
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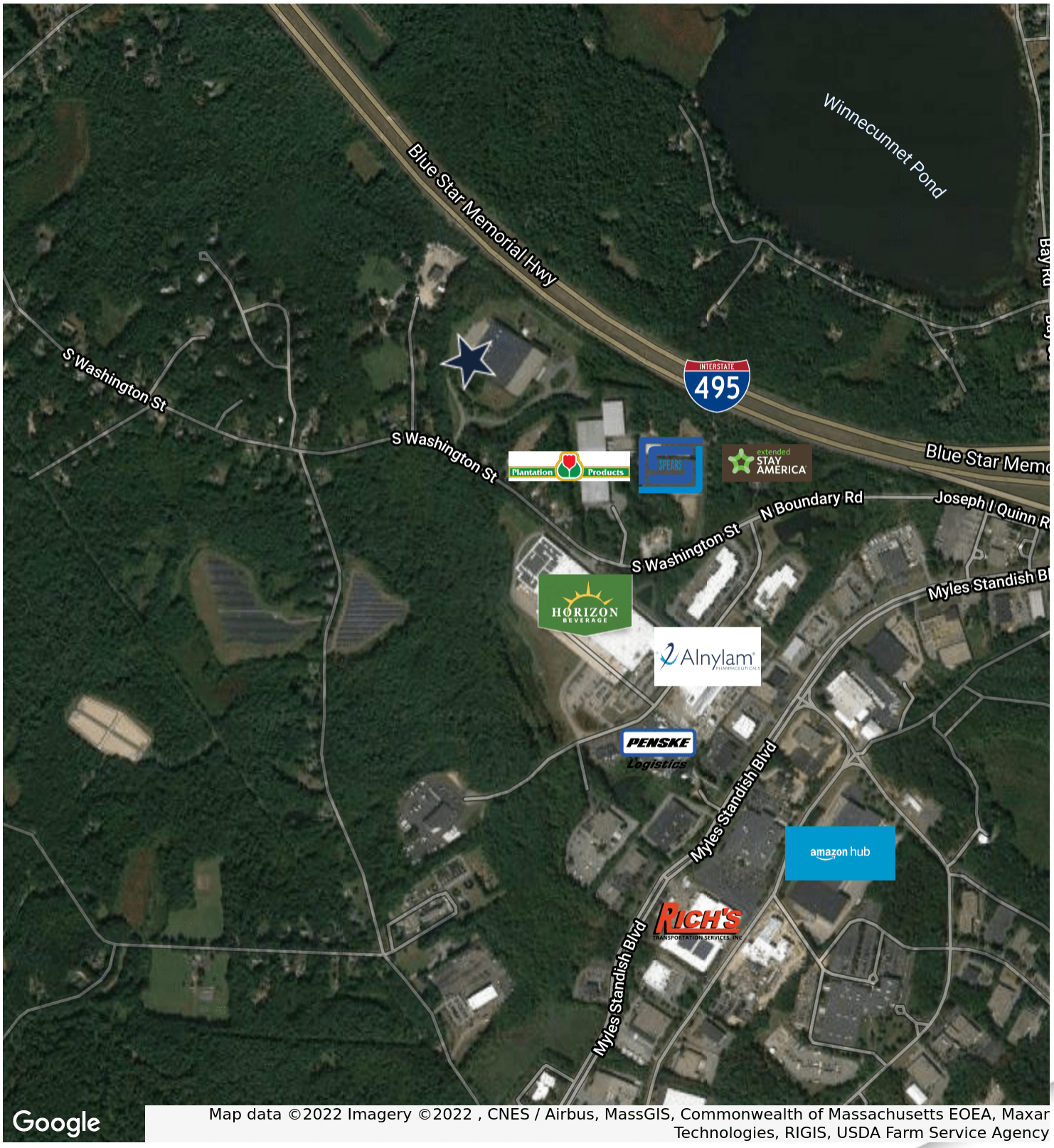
DATE:
APPROVED AS NOTED:
DATE:
Carolina Handling
RAYMOND
BGI

LOCATION MAP



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NORTON, MA

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