

# 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

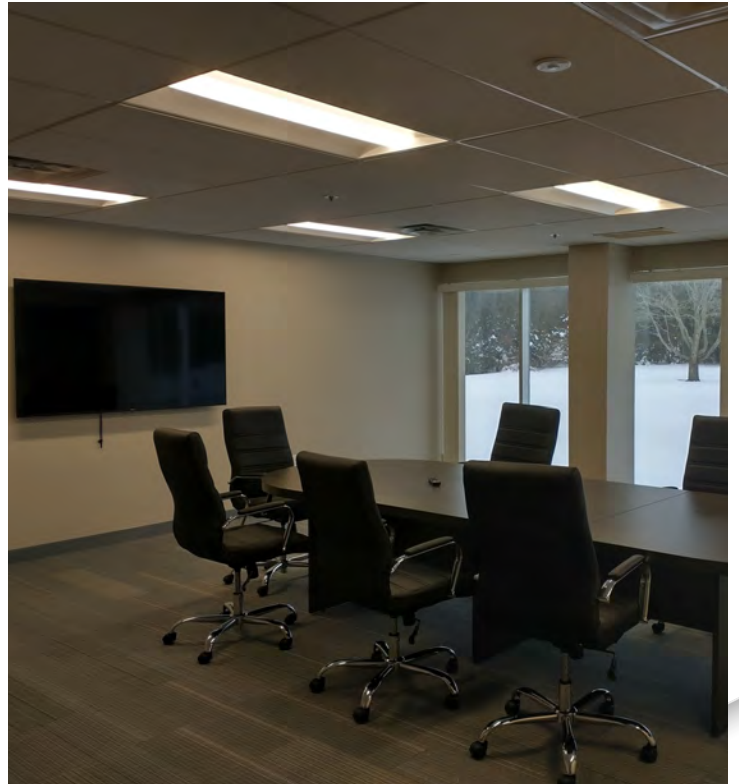
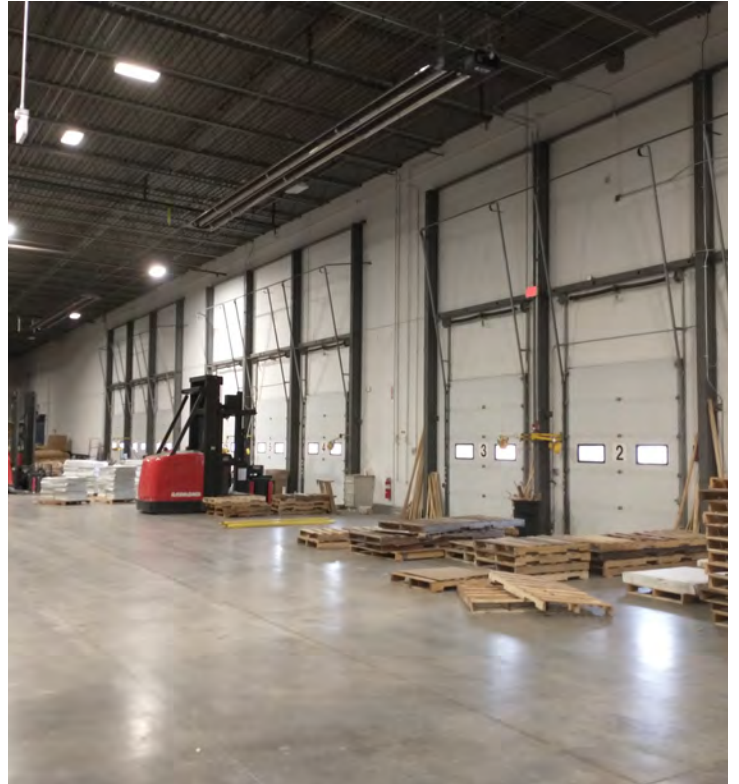
- Modern Industrial/Distribution facility
- 20,000-80,000 s.f. available
- Clear height 26' - 28'
- Pallet racks can hold 5,000 lbs.
- Located off Exit 9/10 on I-495 in Norton
- Formerly Mazda's regional distribution facility with T-1 line/fiber optic cable installed
- 2,500 foot frontage on Route 495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

### OFFERING SUMMARY

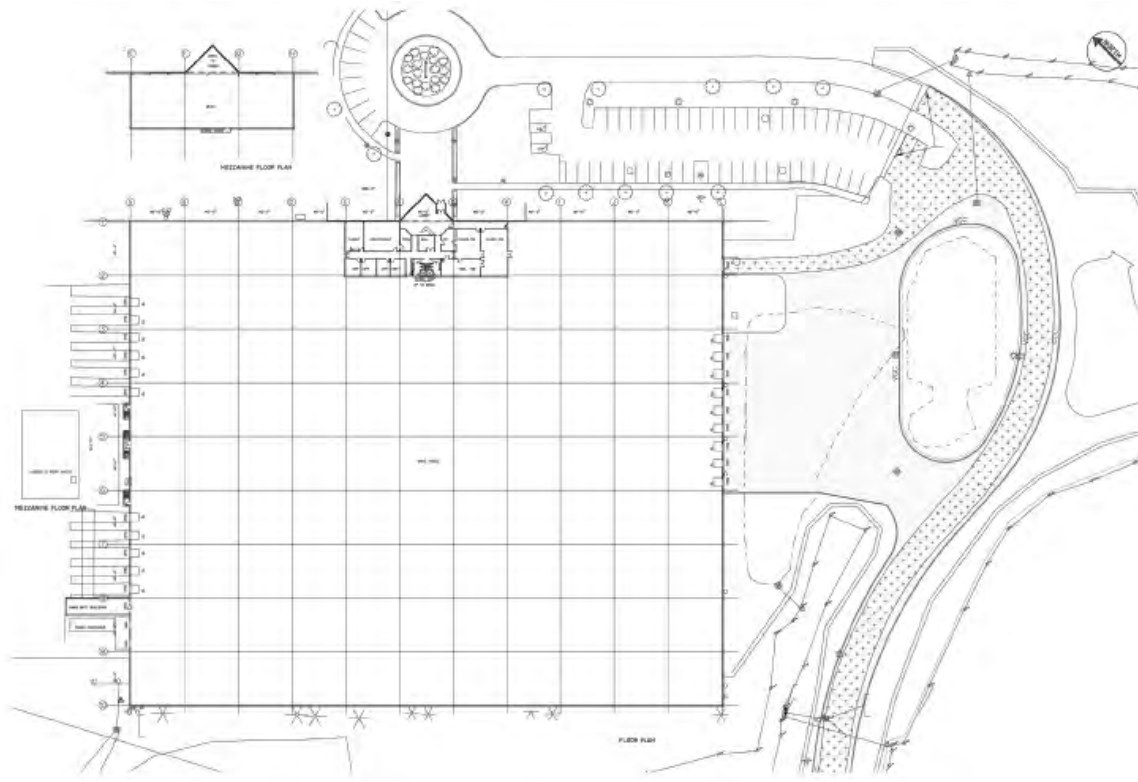
BUILDING SIZE:	209,643 SF
AVAILABLE SF:	20,000-80,000 SF
LOT SIZE:	35.87 Acres
LOADING:	Nine (9) loading docks with levelers/seals
RENTAL RATE:	Market

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	ATTACHED-COMMENTS
AC-CERAMIC	AC	176 SOUTH WASHINGTON STREET, NORTON, MA
AC-PAVING	PA	176 SOUTH WASHINGTON STREET, NORTON, MA
AC-CONCRETE	CC	176 SOUTH WASHINGTON STREET, NORTON, MA
AC-GRASS	GR	176 SOUTH WASHINGTON STREET, NORTON, MA
AC-SURFACE	SR	176 SOUTH WASHINGTON STREET, NORTON, MA
AC-TERRAZZO	TR	176 SOUTH WASHINGTON STREET, NORTON, MA
AC-TRAP	TR	176 SOUTH WASHINGTON STREET, NORTON, MA
AC-TILES	TI	176 SOUTH WASHINGTON STREET, NORTON, MA
AC-TILING	TL	176 SOUTH WASHINGTON STREET, NORTON, MA
AC-TRUCK	TR	176 SOUTH WASHINGTON STREET, NORTON, MA
AC-TRUCK	TR	176 SOUTH WASHINGTON STREET, NORTON, MA
AC-TRUCK	TR	176 SOUTH WASHINGTON STREET, NORTON, MA

**APPLIANCE FIXTURE SCHEDULE**

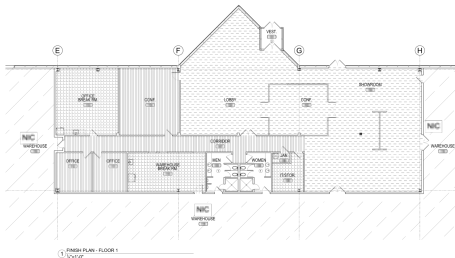
FIXTURE DESCRIPTION	MARK	ATTACHED-COMMENTS
AC-REF	RF	176 SOUTH WASHINGTON STREET, NORTON, MA
AC-RNG	RN	176 SOUTH WASHINGTON STREET, NORTON, MA
AC-SNK	SN	176 SOUTH WASHINGTON STREET, NORTON, MA

**FINISH PLAN LEGEND**

MARK	DESCRIPTION
AC	AC-CERAMIC
PA	AC-PAVING
CC	AC-CONCRETE
GR	AC-GRASS
SR	AC-SURFACE
TR	AC-TERRAZZO
TI	AC-TILES
TL	AC-TILING
TR	AC-TRUCK

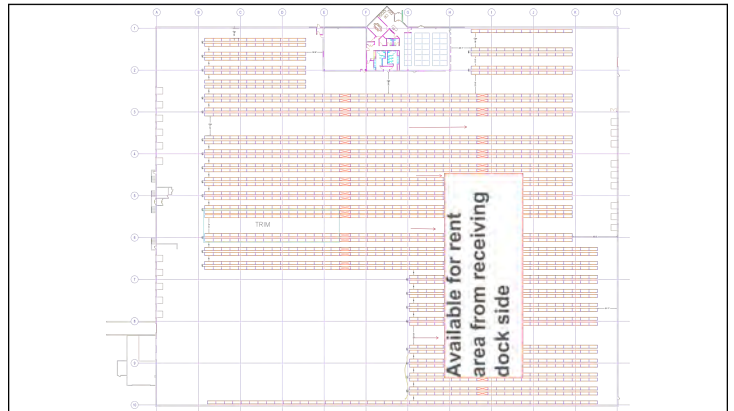
- FINISH PLAN GENERAL NOTES**
1. FINISH SCHEDULE IS SUBJECT TO CHANGE WITHOUT NOTICE.
  2. FINISHES ARE TO BE APPLIED TO THE SURFACE AS NOTED.
  3. FINISHES ARE TO BE APPLIED TO THE SURFACE AS NOTED.

- GENERAL FINISH PLANKEY NOTES**
1. FINISH PLANKEY IS SUBJECT TO CHANGE WITHOUT NOTICE.



**FINISH PLAN, NOTES & SCHEDULES**

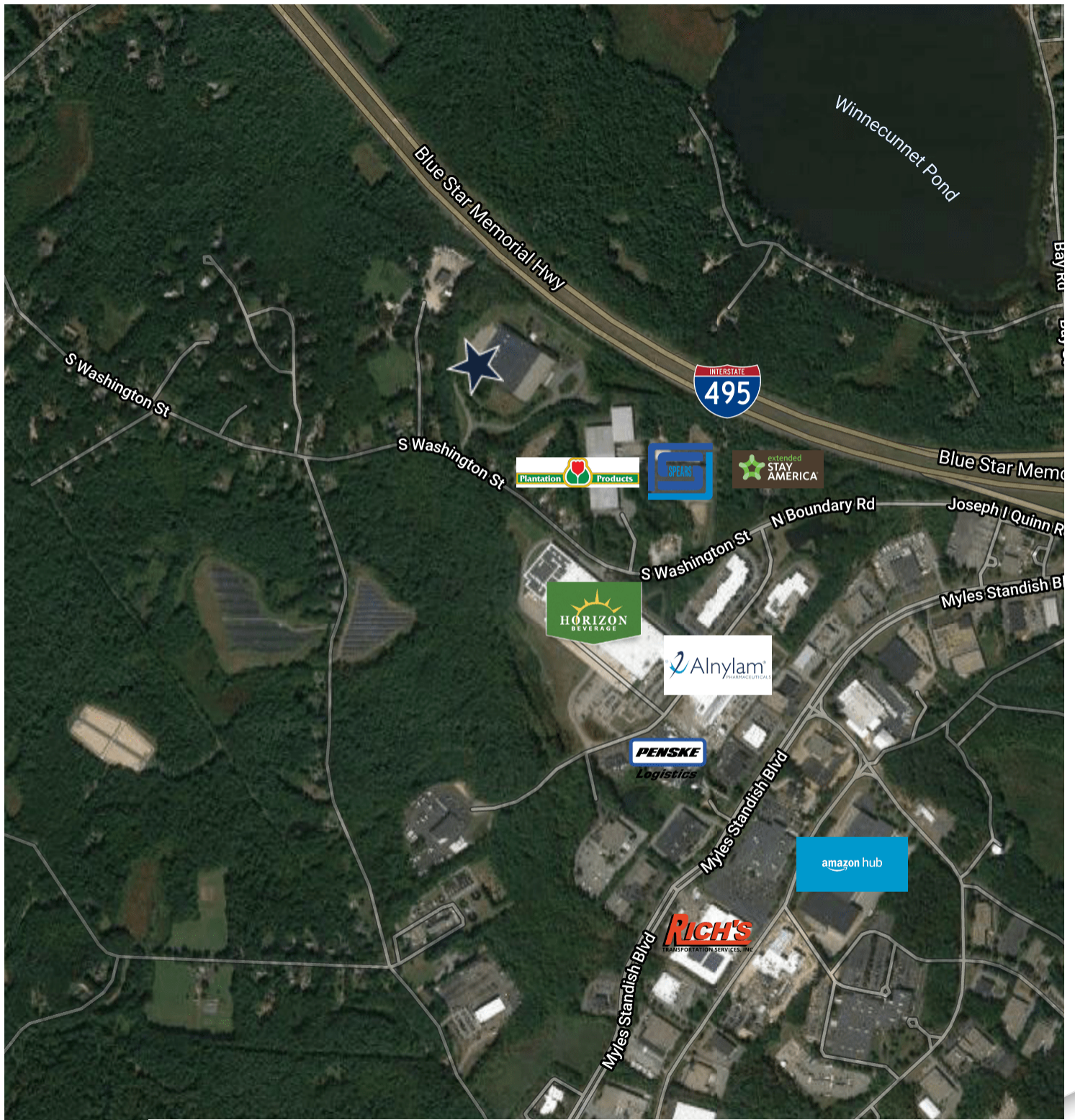
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 APPROVED BY: \_\_\_\_\_ DATE: \_\_\_\_\_  
 APPROVED AS NOTED: \_\_\_\_\_ DATE: \_\_\_\_\_



# LOCATION MAP



Google

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# 176 SOUTH WASHINGTON STREET

NORTON, MA



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