

32 PINE ST.

NORFOLK, MA

INDUSTRIAL OUTDOOR STORAGE PROPERTY
16,740 SF +/- BUILDING(S) ON 5.69 AC +/- FOR LEASE

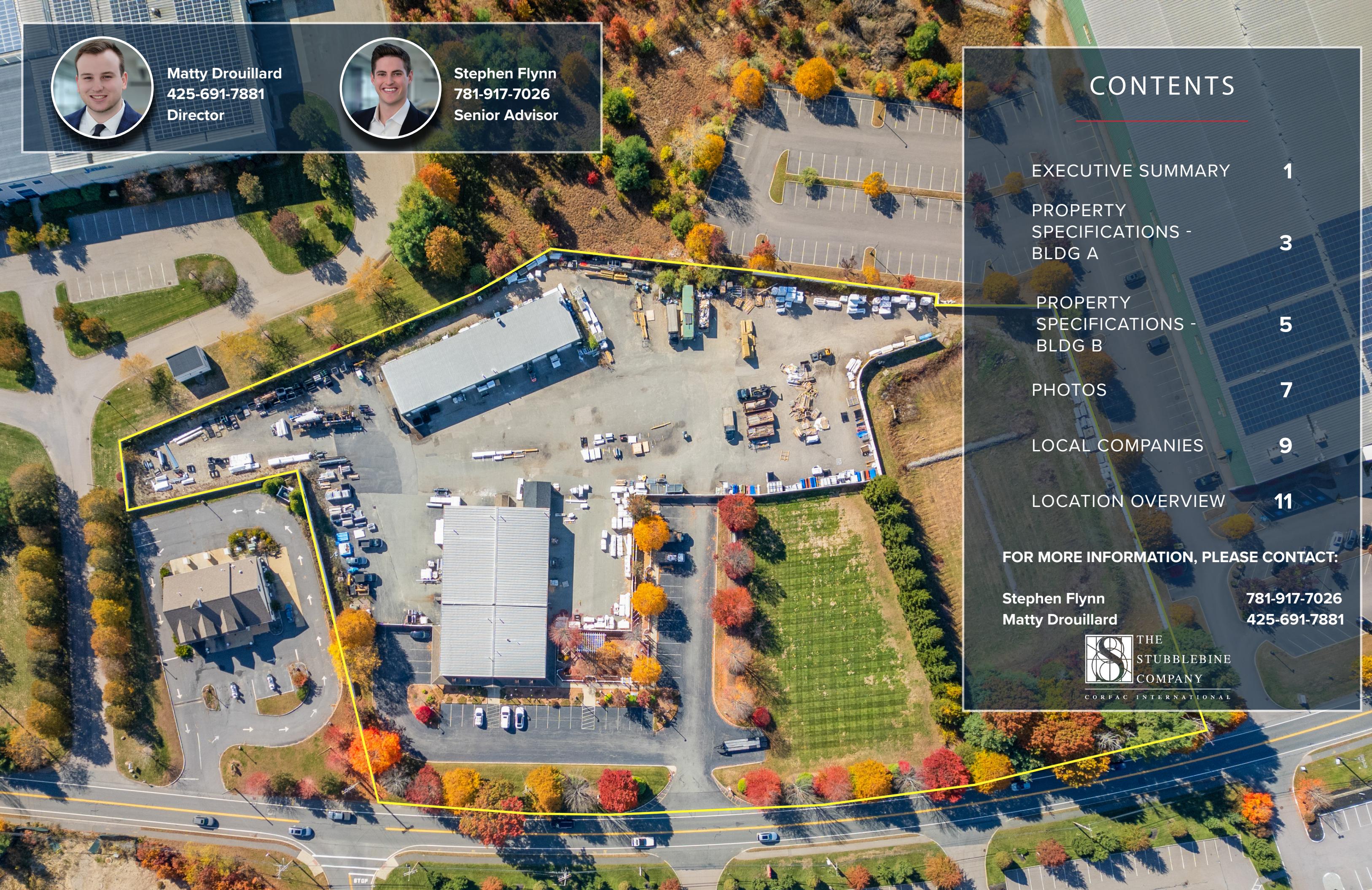




Matty Drouillard
425-691-7881
Director



Stephen Flynn
781-917-7026
Senior Advisor



CONTENTS

EXECUTIVE SUMMARY 1

PROPERTY
SPECIFICATIONS -
BLDG A 3

PROPERTY
SPECIFICATIONS -
BLDG B 5

PHOTOS 7

LOCAL COMPANIES 9

LOCATION OVERVIEW 11

FOR MORE INFORMATION, PLEASE CONTACT:

Stephen Flynn
Matty Drouillard



781-917-7026
425-691-7881

EXECUTIVE SUMMARY

THE OFFERING

As the exclusive agent, The Stubblebine Company/CORFAC International is pleased to offer 32 Pine St. Norfolk, Massachusetts (the “Property”) for lease, an industrial outdoor storage property totaling approximately 4 ± usable acres. Located in Norfolk’s Industrial park and situated just minutes from Route 1, I-495, and I-95, the property provides excellent regional connectivity to Boston, Providence, and Worcester. With ample yard space, flexible layout, and strong access to major highways, this property is ideal for a variety of industrial outdoor storage uses.



PROPERTY SUMMARY

ADDRESS	32 Pine St. Norfolk, MA
BUILDING(S) SIZE	10,638 SF± 6,102 SF±
USABLE ACRES	4 AC +/-
UTILITIES	Full HVAC through office Heat throughout all warehouse spaces
HIGHWAY PROXIMITY	0.2 Miles to RT 1A 0.9 Miles to RT 1 4.2 Miles to I-495 4.6 Miles to I-95

PROPERTY SPECIFICATIONS

PROPERTY SUMMARY - BUILDING A (MAIN BUILDING)

BUILDING AREA 10,638 SF +/- Office & Showroom Space

YEAR BUILT 2004

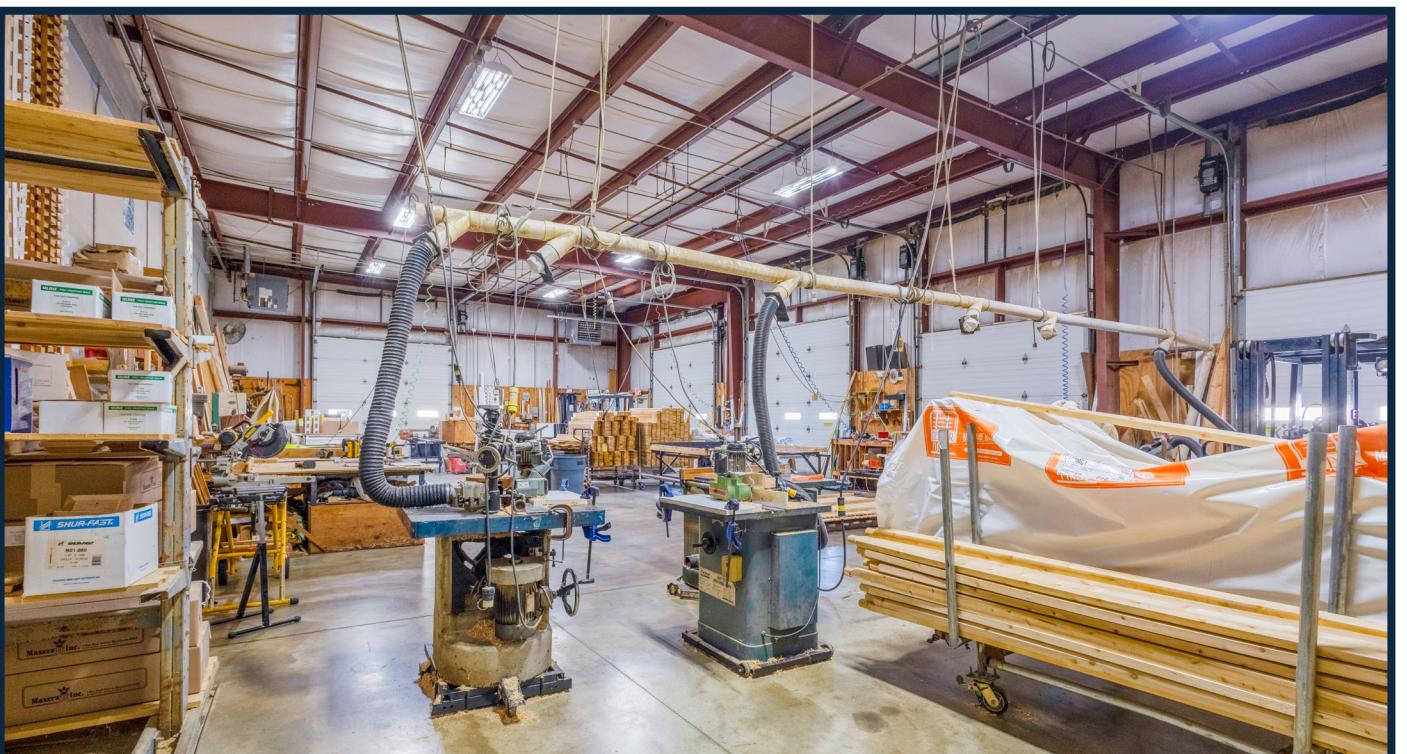
POWER
3 Phase
440 V
600 Amp
3 Panels

CLEAR HEIGHT 16' - 18'

DRIVE IN DOORS 10

DOOR DIMENSIONS
2 - 10x10
7 - 12x12
1 - 12x18

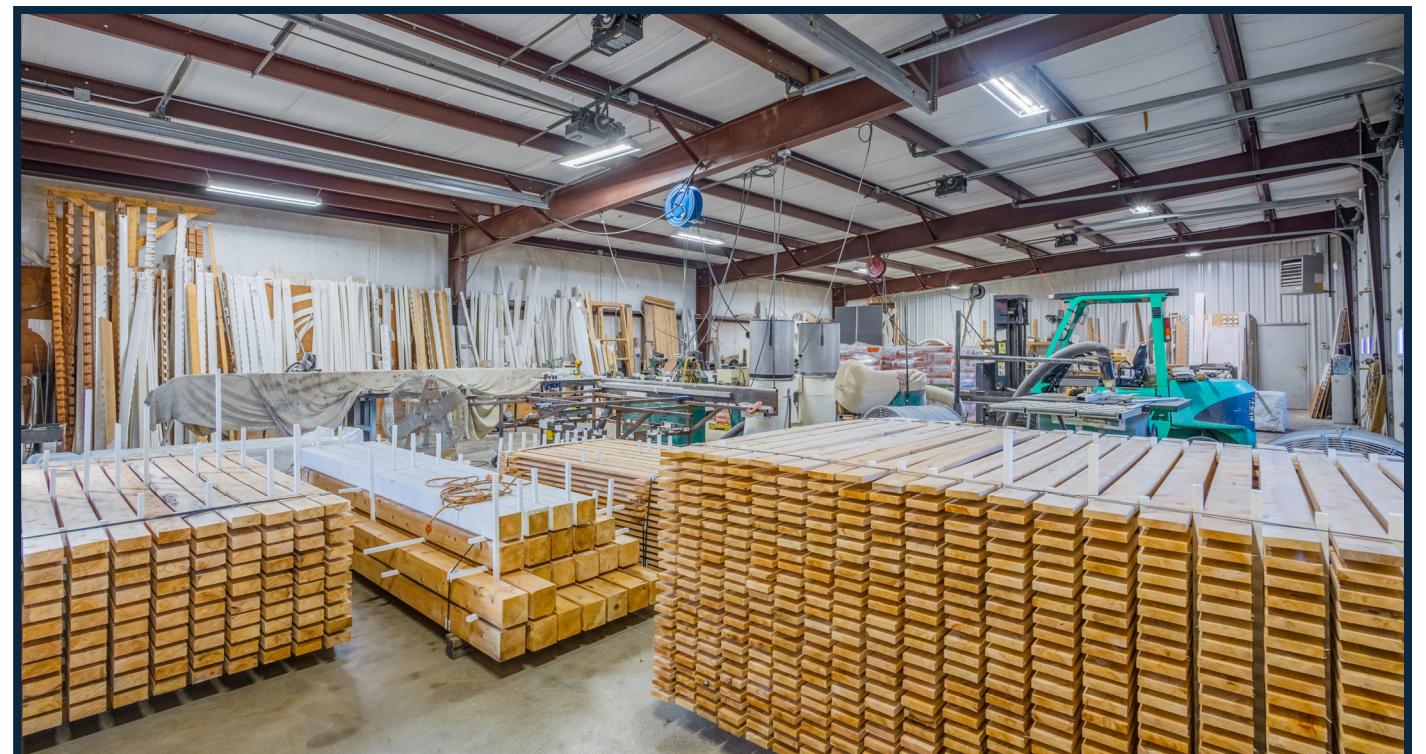
ROOF TYPE Metal



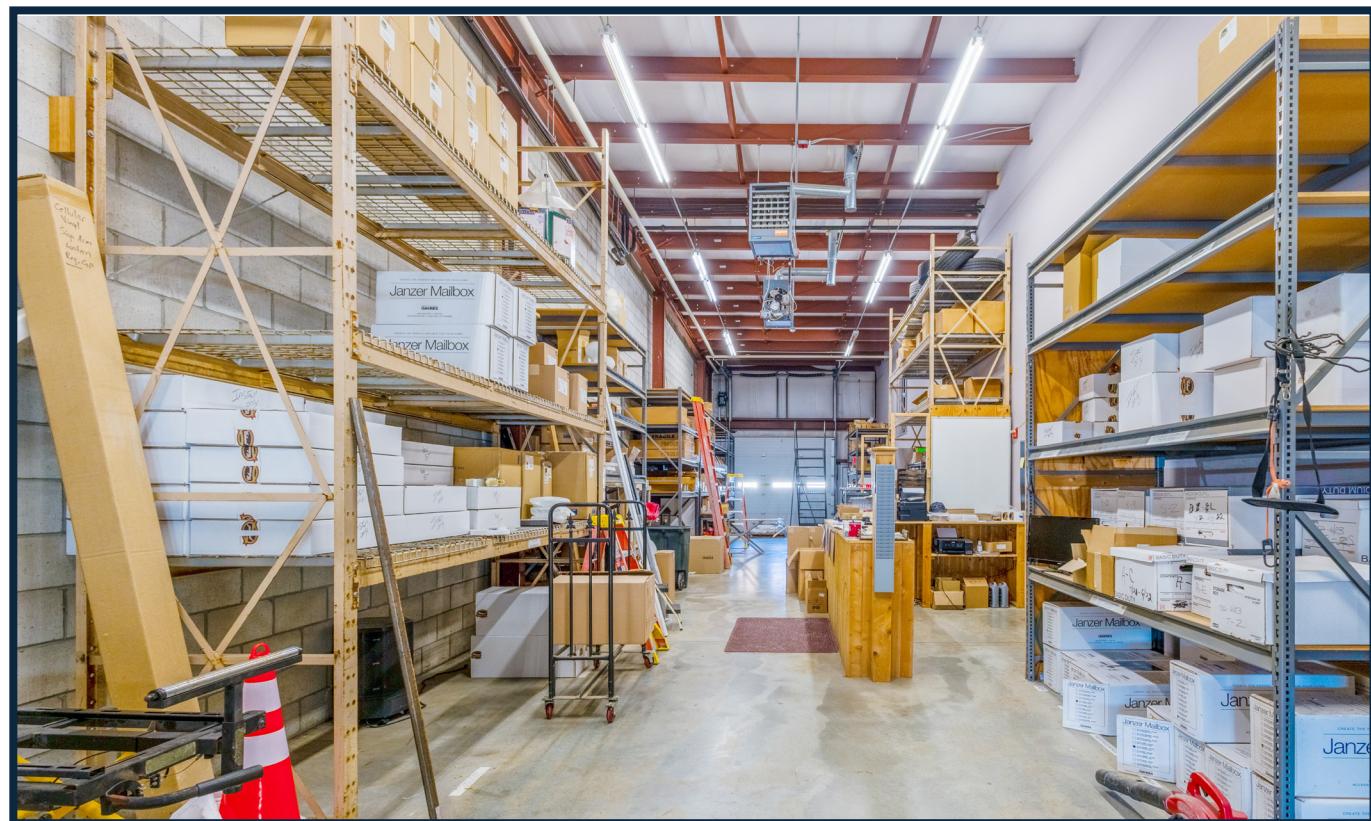
PROPERTY SPECIFICATIONS

PROPERTY SUMMARY - BUILDING B (BACK BUILDING)

BUILDING AREA	6,102 SF +/-
YEAR BUILT	2006
POWER	1 - 600 Panel 1 - 300 Panel 3 Phase
CLEAR HEIGHT	12'-14'
DRIVE IN DOORS	7
DOOR DIMENSIONS	6 - 12x12 1 - 12x18
LIGHTING	Fluorescent
ROOF	Metal



PHOTOS



LOCAL COMPANIES



LOCATION OVERVIEW

HIGHWAY PROXIMITY



CONFIDENTIALITY & DISCLAIMER

CONFIDENTIALITY & DISCLAIMER. All materials and information provided by The Stubblebine Company/CORFAC International, its directors, officers, agents, advisors, and/or affiliates (collectively, "Broker"), and/or the owner of the property, its or their trustees, beneficiaries, directors, officers, agents, advisors, and/or affiliates (collectively, "Owner"), are provided without representation or warranty as to completeness, veracity, or accuracy, condition of the property, compliance or lack of compliance with applicable governmental requirements, developability or suitability, financial performance of the property, projected financial performance of the property for any party's intended use or any and all other matters. Neither Broker nor Owner makes any representation or warranty, express or implied, as to accuracy or completeness of the any materials or information provided, derived, or received. Materials and information from any source, whether written or verbal, that may be furnished for review are not a substitute for a party's active conduct of its own due diligence to determine these and other matters of significance to such party. Neither Broker nor Owner will investigate or verify any such matters or conduct due diligence for a party unless otherwise expressly agreed in writing. EACH PARTY SHALL CONDUCT ITS OWN INDEPENDENT INVESTIGATION AND DUE DILIGENCE. Any party contemplating or under contract or in escrow for a transaction is urged to verify all information and to conduct their own inspections and investigations including through appropriate third-party independent professionals selected by such party. All financial data should be verified by the party, including by obtaining and reading applicable documents and reports and consulting appropriate independent professionals. Neither Broker nor Owner makes any warranties and/or representations regarding the veracity, completeness, or relevance of any financial data or assumptions. Neither Broker nor Owner serves as a financial advisor to any party regarding any proposed transaction. All data and assumptions regarding financial performance, including that used for financial modeling purposes, may differ from actual data or performance. Any estimates of market rents and/or projected rents that may be provided to a party do not necessarily mean that rents can be established at or increased to that level. Parties must evaluate any applicable contractual and governmental limitations as well as market conditions, vacancy factors and other issues in order to determine rents from or for the property. Legal questions should be discussed by the party with an attorney. Tax questions should be discussed by the party with a certified public accountant or tax attorney. Title questions should be discussed by the party with a title officer or attorney. Questions regarding the condition of the property and whether the property complies with applicable governmental requirements should be discussed by the party with appropriate engineers, architects, contractors, other consultants and governmental agencies. All properties and services are marketed by The Stubblebine Company/CORFAC International in compliance with all applicable fair housing and equal opportunity laws.

7273905.2

Unparalleled Local Expertise

**FOR MORE INFORMATION,
PLEASE CONTACT:**

Matty Drouillard 425-691-7881
Stephen Flynn 781-917-7026