

32 PINE ST.

NORFOLK, MA

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



THE
STUBBLEBINE
COMPANY

CORFAC INTERNATIONAL



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THE
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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

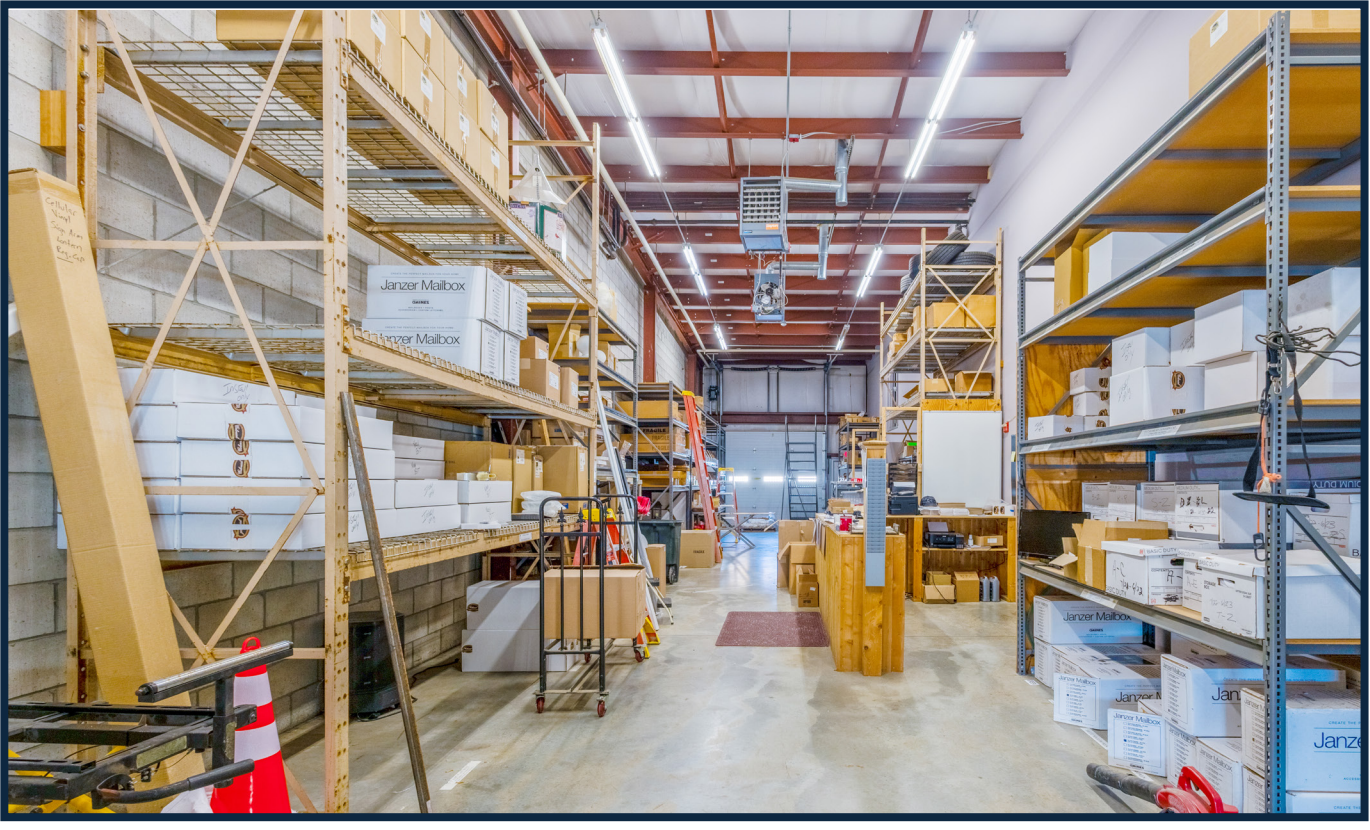


PROPERTY SPECIFICATIONS

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



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Unparalleled Local Expertise

**FOR MORE INFORMATION,
PLEASE CONTACT:**

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