

176 SOUTH WASHINGTON STREET | NORTON, MA



Managed by: **PARADIGM**
PROPERTIES

66,000 SF up to 83,000 SF
w/ Expansion Capability to $\pm 200,000$ SF
Available Immediately for Lease

NAI Hunneman

Commercial Real Estate Services, Worldwide.

All information furnished regarding property for sale or lease is from sources deemed reliable, but no warranty or representation is made as to the accuracy thereof and same is submitted subject to errors, omissions, change of price, rental or other conditions prior to sale or lease, or withdrawal without notice.

contact information

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303 Congress Street | Boston, MA 02210 | 617 457 3400 | www.naihunneman.com

176 SOUTH WASHINGTON ST | NORTON

Warehouse/Distribution/Office Space

SPECIFICATIONS:

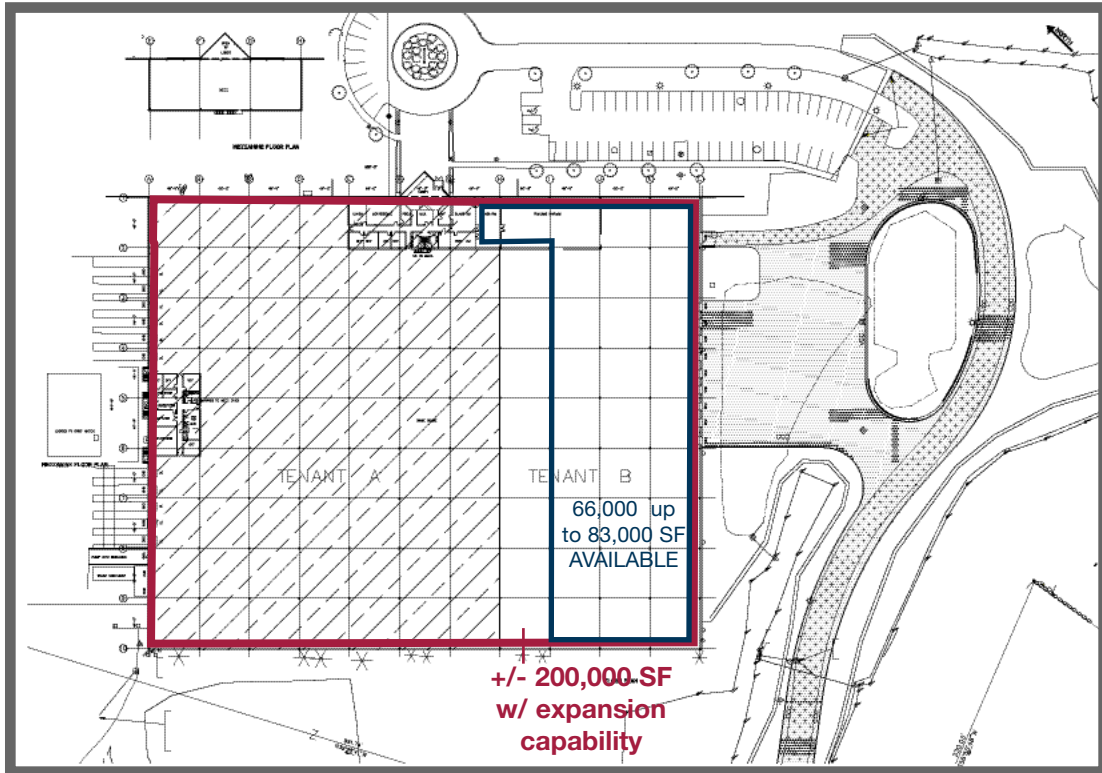
Total Square Feet:	209,643 SF (Foot print)	Sprinklers:	EFSR sprinkler system
Available SF:	66,000 SF up to 83,000 SF - w/ expansion capability to ±200,000 SF	Signage:	30' free-standing double face illuminated sign on I-495
Land Area:	35.8 acres	Lease Rate:	TBD
Clear Height:	26' - 28'	Taxes/CAM:	\$0.61 PSF (2011)/\$0.87 PSF
Column Spacing:	46' x 46'	Power:	400 Amps/277/480 Volt, 3-phase, 4-wire
Zoning:	Industrial, including warehouse, storage and distribution	Utilities	
HVAC:	Air-conditioning in office area Radiant gas heat in warehouse	Gas:	Bay State Gas
Loading:	9 loading docks with levelers, bumpers and seals, 1 drive-in door (vacant space only)	Electricity:	National Grid
Floor:	5" wire mesh, reinforced sealed concrete	Sewer:	Septic System
		Water:	Town of Norton
		Traffic Count:	48,800 cars daily on I-495
		Location:	2,500' frontage along I-495 in Norton Accessible to I-495 via Exit 9 in Taunton



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Available for Lease

FLOOR PLAN

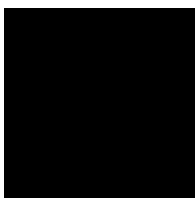
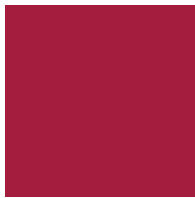
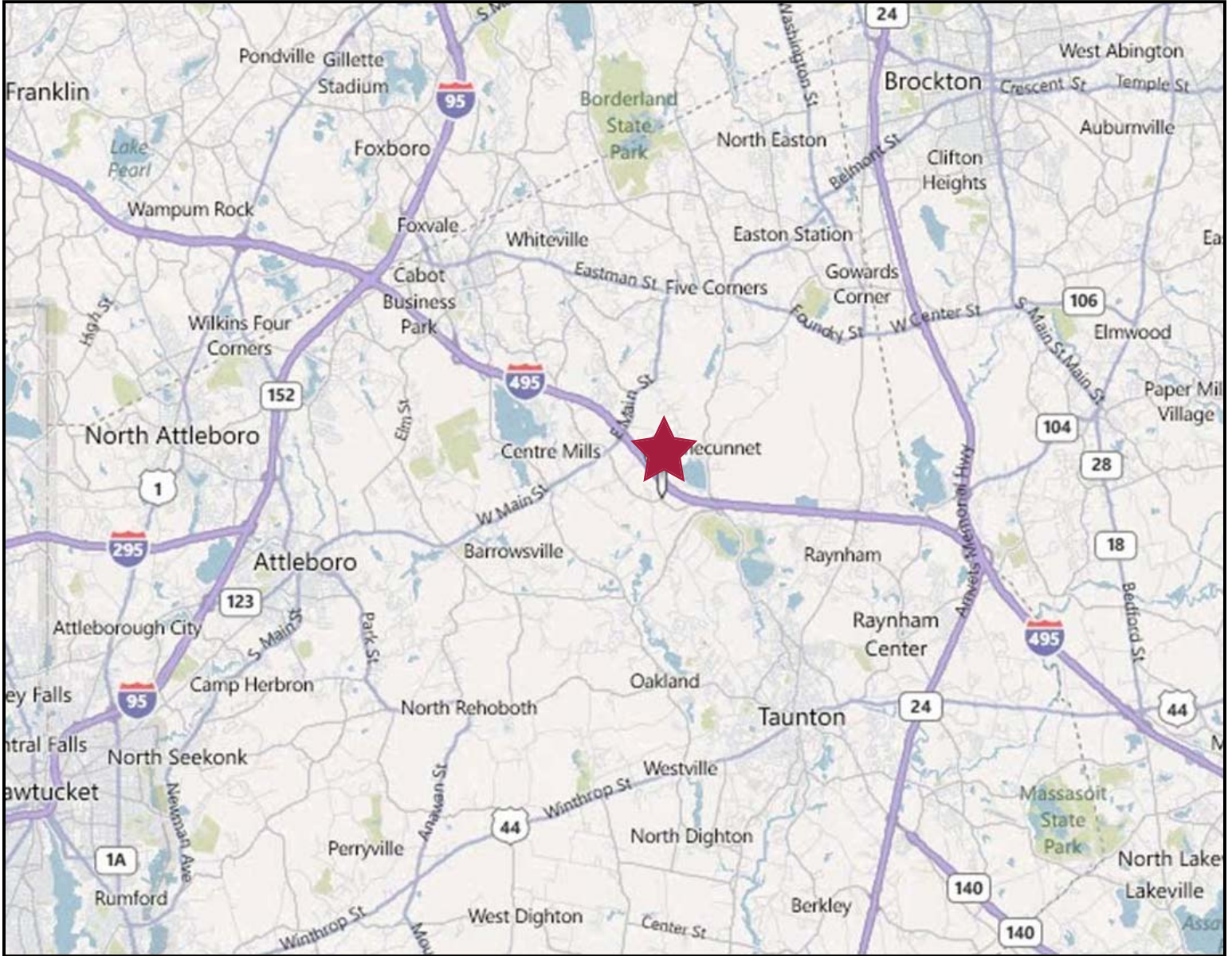


AERIAL



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