

31 ASTOR AVENUE | NORWOOD, MA



19,260 SF Industrial Building  
Available Immediately for Lease

**contact information**

**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.

Cathy Minnerly, Executive Vice President | 617 457 3334 | [cminnerly@naihunneman.com](mailto:cminnerly@naihunneman.com)

Ovar Osvold, Associate | 617 457 3222 | [osvold@naihunneman.com](mailto:osvold@naihunneman.com)

303 Congress Street | Boston, MA 02210 | 617 457 3400 | [www.naihunneman.com](http://www.naihunneman.com)

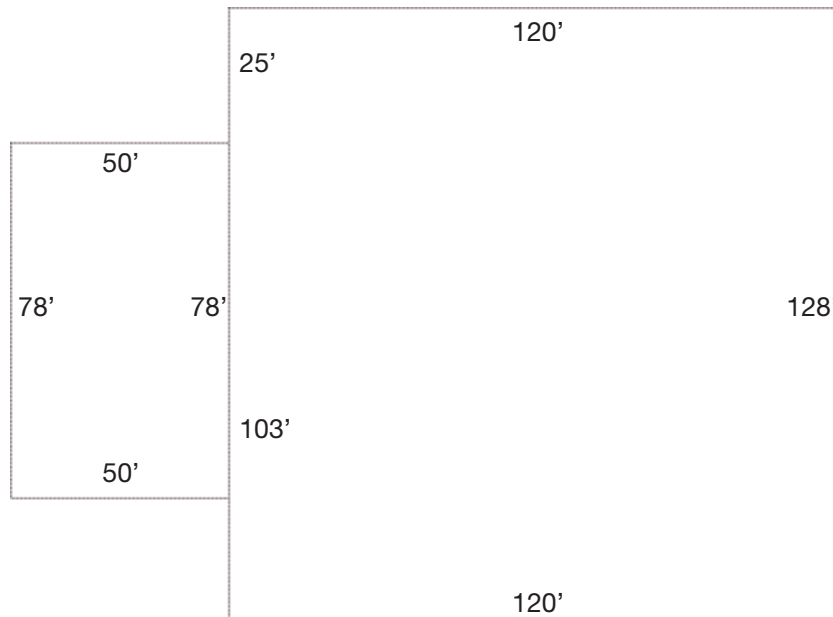
# 31 ASTOR AVENUE | NORWOOD

## 19,260 SF Office/Warehouse Space

### SPECIFICATIONS:

<b>TOTAL SIZE</b>	19,260 SF	<b>AIR CONDITIONING</b>	Office area
<b>AVAILABLE SPACE</b>	19,260 SF	<b>SPRINKLERS</b>	Wet sprinkler system
	Office: 3,900 SF	<b>ROOF</b>	Tar and gravel
	Warehouse: 15,360 SF	<b>CONSTRUCTION</b>	Metal and block construction
<b>AVAILABLE</b>	Immediately	<b>POWER</b>	1,200 amp, 480/277 volt, 3-phase
<b>LAND AREA</b>	3.02 acres	<b>HVAC</b>	Radiant coil heating
<b>PROPERTY TYPE</b>	Office/manufacturing/warehouse	<b>LIGHTING</b>	Sodium halide
<b>ZONING</b>	Limited manufacturing	<b>UTILITIES</b>	Gas: National Grid Electric: Norwood Electric Water/Sewer: Town of Norwood
<b>YEAR BUILT</b>	1979	<b>LEASE RATE</b>	TBD
<b>PARKING</b>	Ample	<b>TAX &amp; CAM</b>	\$1.37/SF; \$0.70/SF (FY 2011)
<b>CLEAR HEIGHT</b>	19' clear ceiling height	<b>LOCATION</b>	Located less than a quarter mile off Route 1 and approximately 1.5 miles off I-95
<b>COLUMN SPACING</b>	40' x 25'		
<b>LOADING DOCKS</b>	One loading dock Two drive in dock		
<b>OUTSIDE STORAGE</b>	Fenced in outside yard		

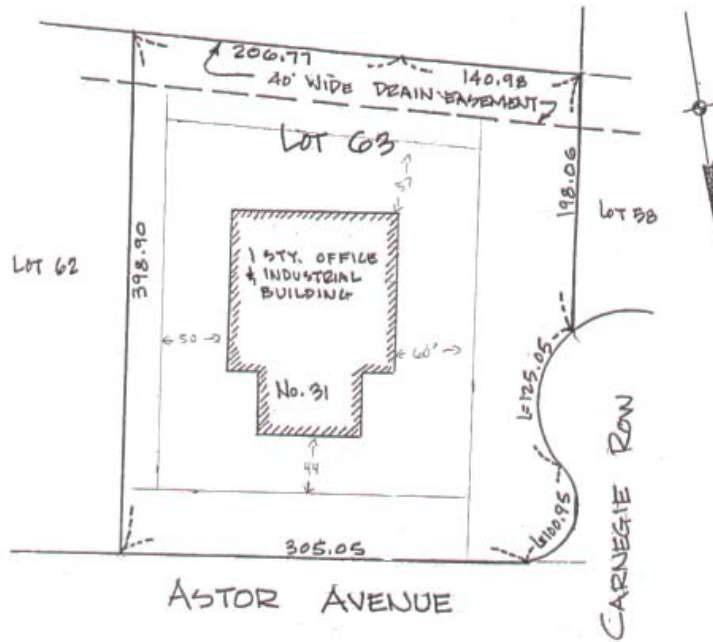
### FLOOR PLAN



# 31 ASTOR AVENUE | NORWOOD

Available Immediately for Lease

## SITE PLAN

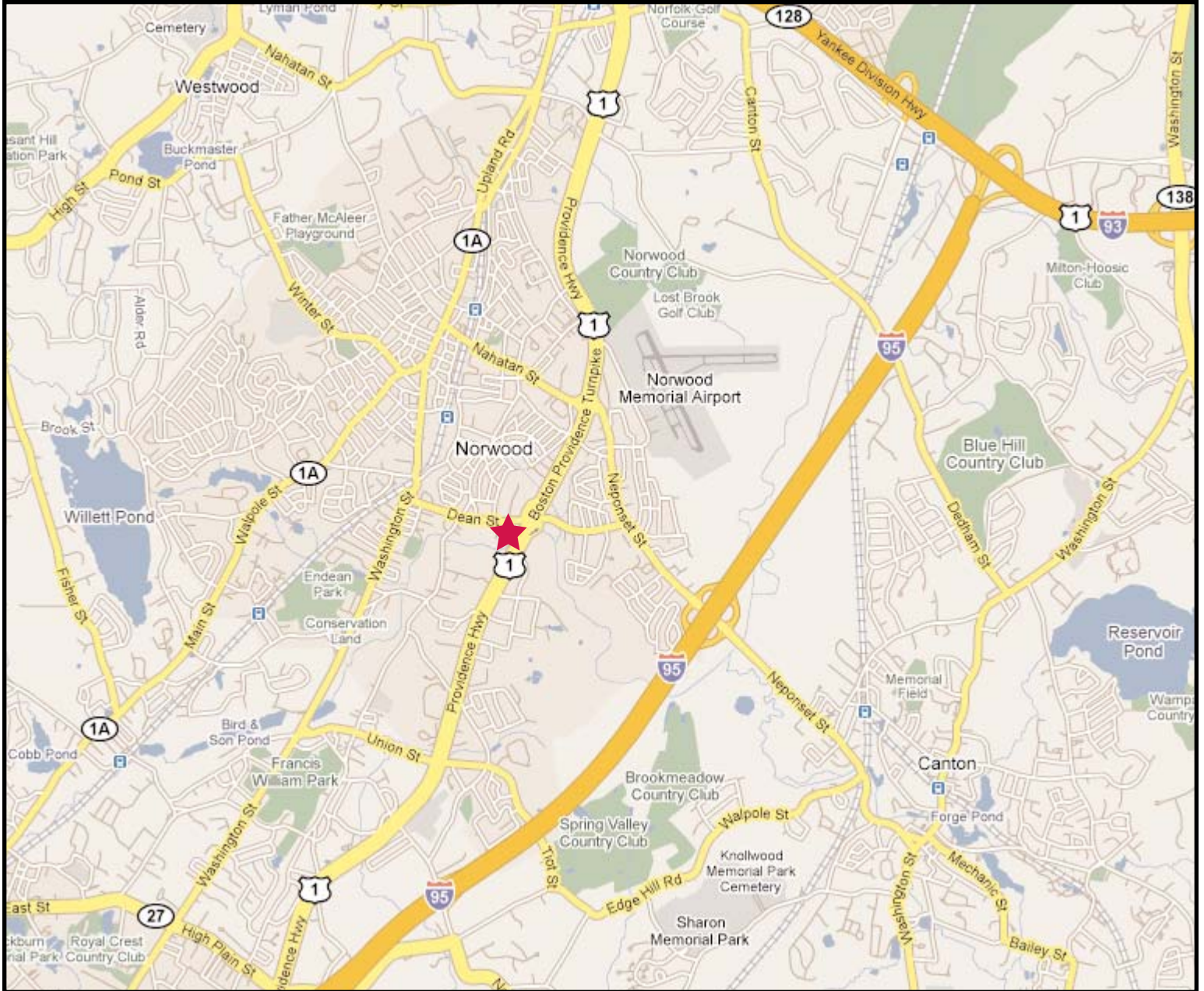


## AERIAL



# 31 ASTOR AVENUE | NORWOOD

19,260 SF Available for Lease



## contact information



Cathy Minnerly, Executive Vice President | 617 457 3334 | [cminnerly@naihunneman.com](mailto:cminnerly@naihunneman.com)

Ovar Osvold, Associate | 617 457 3222 | [oosvold@naihunneman.com](mailto:oosvold@naihunneman.com)

303 Congress Street | Boston, MA 02210 | 617 457 3400 | [www.naihunneman.com](http://www.naihunneman.com)

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.