

625 UNIVERSITY AVE | NORWOOD, MA



Owned and operated by:



For Lease
221,605 SF Warehouse Space Available



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

Cathy Minnerly, Executive Vice President | 617 457 3334 | cminnerly@naihunneman.com

Ovar Osvold, Associate | 617 457 3222 | oosvold@naihunneman.com

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

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221,605 SF Office/Warehouse Space

BUILDING SPECIFICATIONS:

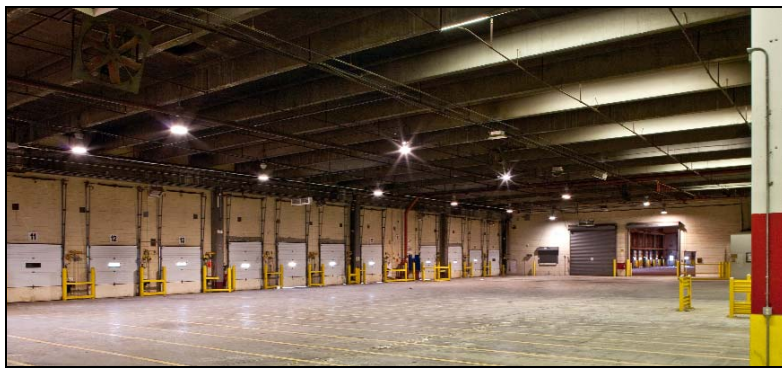
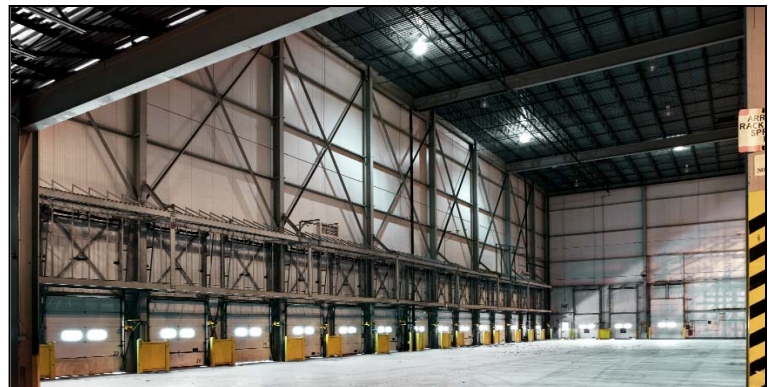
Total SF	449,555 SF
Available SF	221,605 SF
Warehouse A	122,692 SF
Warehouse B	98,913 SF
Property Type	Warehouse
Land Area	55 Acres
Year Built	Original construction 1969; high stud expansion 1988
Roof	Ballasted EPDM roof with internal draining, installed 1988
Sprinklers	High density wet system with multiple sensors
Zoning	Light Manufacturing
Parking	100+
Power	3200 amp electric service w/ 75KW backup generator
Utilities	
Gas:	National Grid
Electric:	Town of Norwood
Water/Sewer:	Town of Norwood
R.E. Tax & CAM	\$0.50psf / \$1.05psf
Available	Immediately
Lease Rate	TBD
Location	Located right off I-95 with immediate access to I-93 and I-90. This property is rail served.

Warehouse A: 122,692 SF

Ceiling Clear Height	54'
Column Spacing	42' x 40' / 40' x 40' / 55' x 42'
Lighting	High Pressure Sodium
Loading	17 8'x10' tailboard loading docks w/ levelers, bumpers, seals & lights; one 10'x14' drive-in door
Heat	Two Johnson Air Rotation Units

Warehouse B: 98,913 SF

Ceiling Clear Height	21'
Column Spacing	48' x 38' throughout; 92' in loading area
Lighting	Staging Area: Metal halide(22ft candles) Storage Area: Energy efficient flourescent (17ft candles)
Loading	5 8'x8' tailboard height docks; 6 8'x10' tailboard height docks, one with leveler all with lights
Heat	Cambridge hung gas blower (2003); supplemented gas radiant units



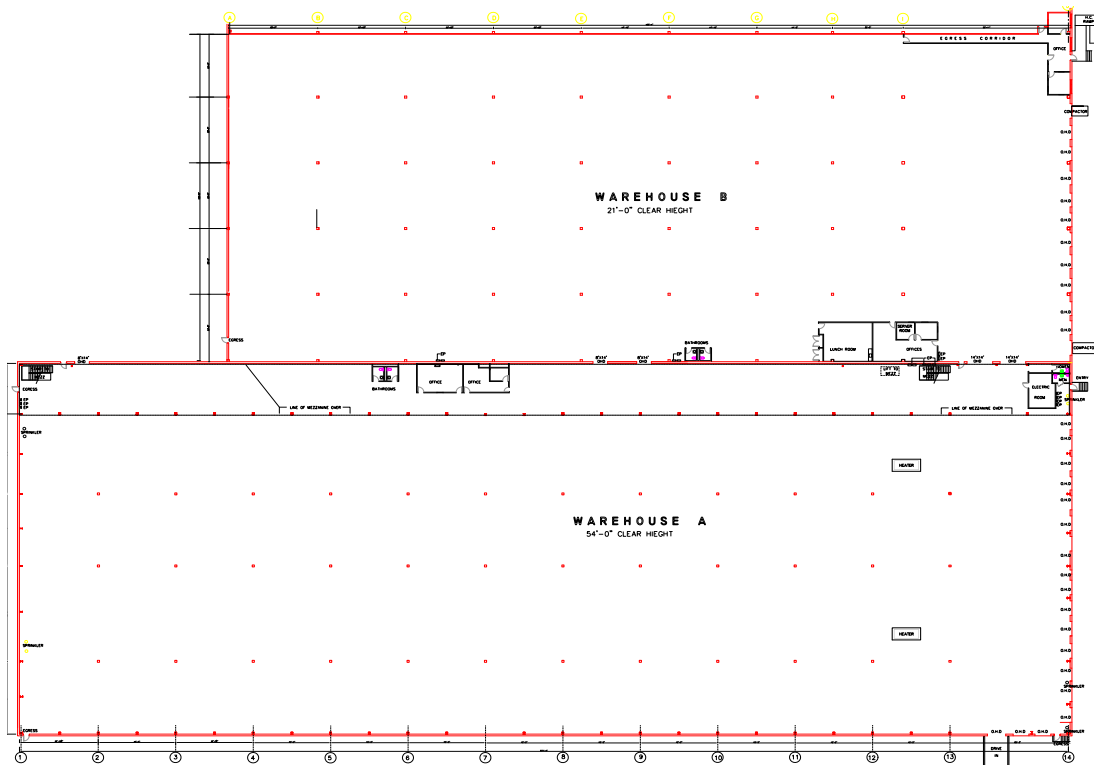
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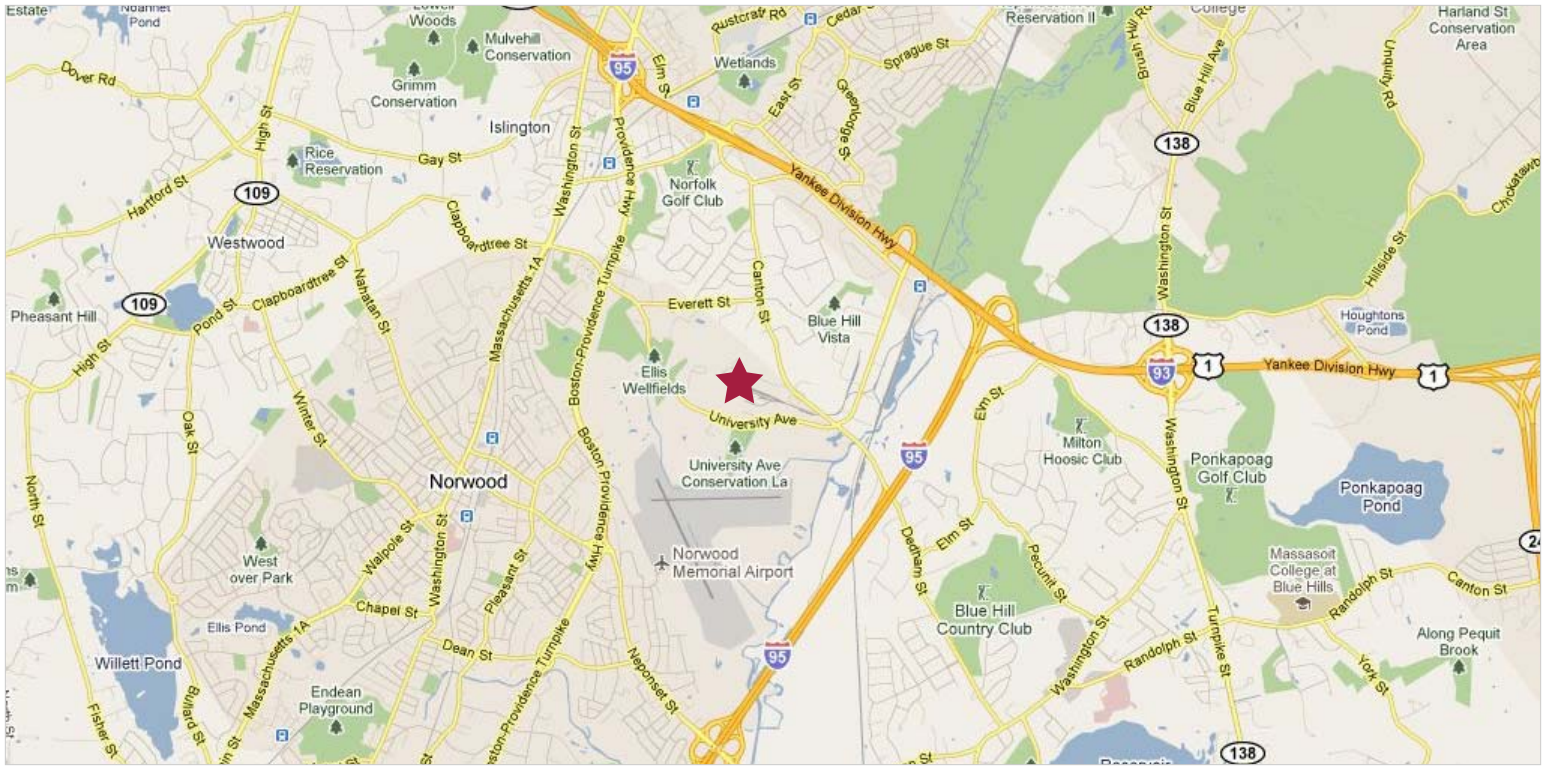
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