

85 ASTOR AVENUE | NORWOOD, MA



67,468 SF Subdividable Industrial Building
Available Immediately for Lease

contact information

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

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NAIHunneman

Commercial Real Estate Services, Worldwide.

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85 ASTOR AVENUE | NORWOOD

67,468 SF Office/Warehouse Space

SPECIFICATIONS:

Total SF	67,468 SF	Loading	<ul style="list-style-type: none"> • Nine tailboard loading docks • One ramped-up drive-in
Office Available	±1,000 SF up to 3,200 SF and/or	Zoning	Industrial
Available SF	54,882 SF (subdividable)	Power	2,000 amps, 480 volts (with more available)
Office:	13,000 SF up to 16,918 SF	Utilities	Gas KeySpan
Fully Air-conditioned			Electricity Town of Norwood
Warehouse/Flex:	32,109 SF		Sewer/Water Town of Norwood
Warehouse:	5,855 SF	R.E. Tax & CAM	\$0.99 SF & ±\$1.20 SF
Property Type	Office/Flex/Warehouse	Parking	107 spaces
Land Area	9.75 acres	Available	Immediately
Year Built	1978	Lease Rate	TBD
Clear Height	22'	Location	85 Astor Ave is located just off Route 1
Column Spacing	36' x 40'		
Sprinklers	100% wet sprinkler system		
HVAC	Fully air-conditioned		

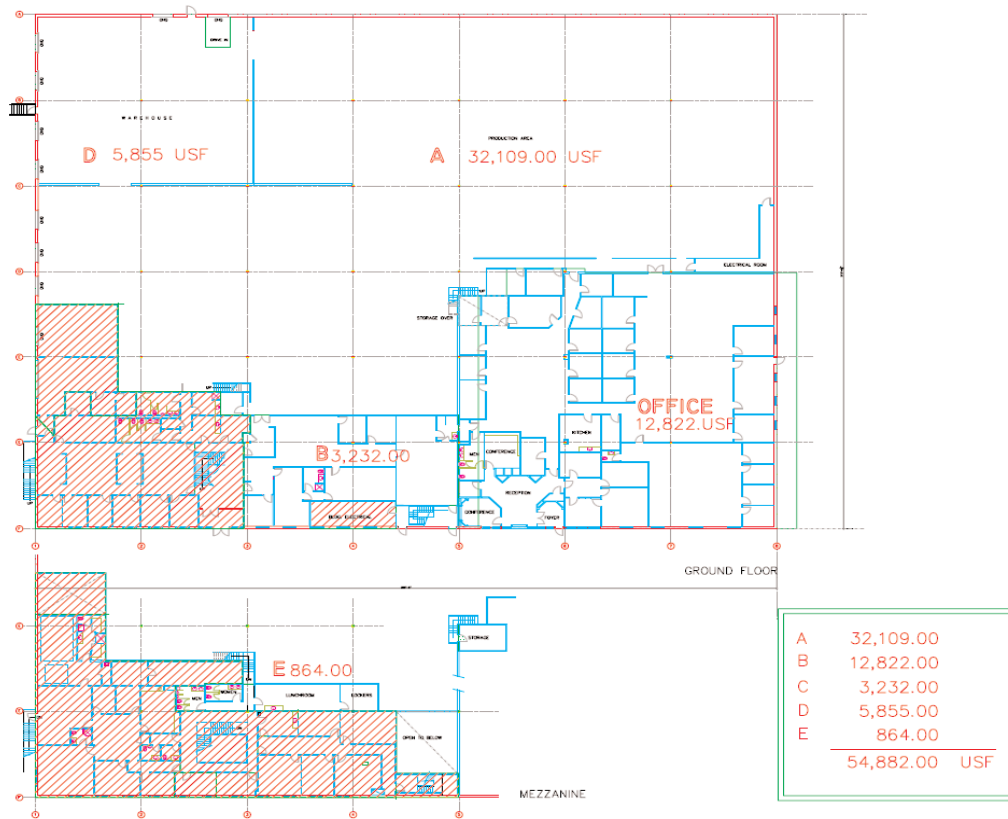
AERIAL



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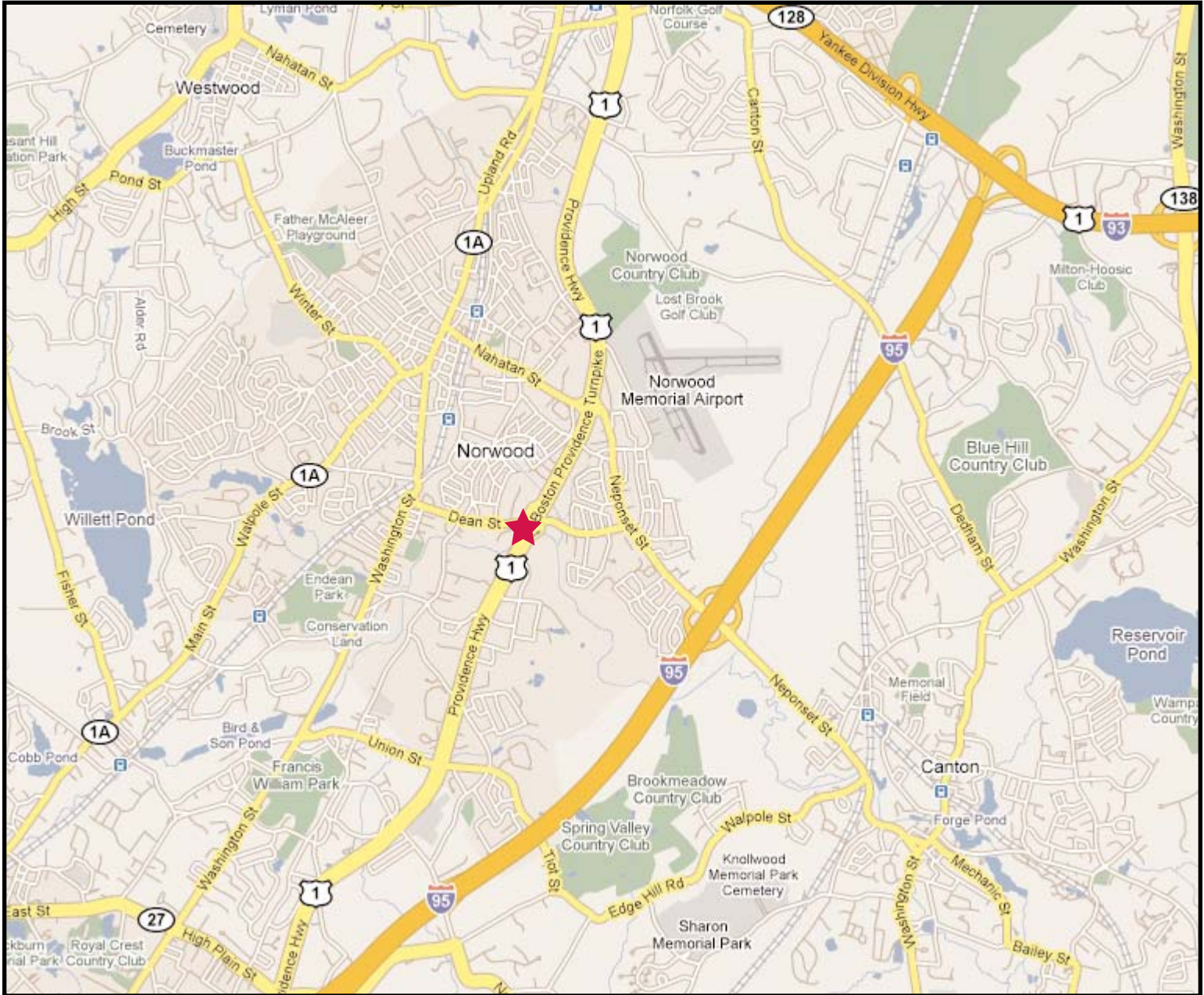
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FLOOR PLAN



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