

FOR SALE

# Two Prime Norwood Income/Redevelopment Properties

930-932 WASHINGTON STREET | NORWOOD, MASSACHUSETTS



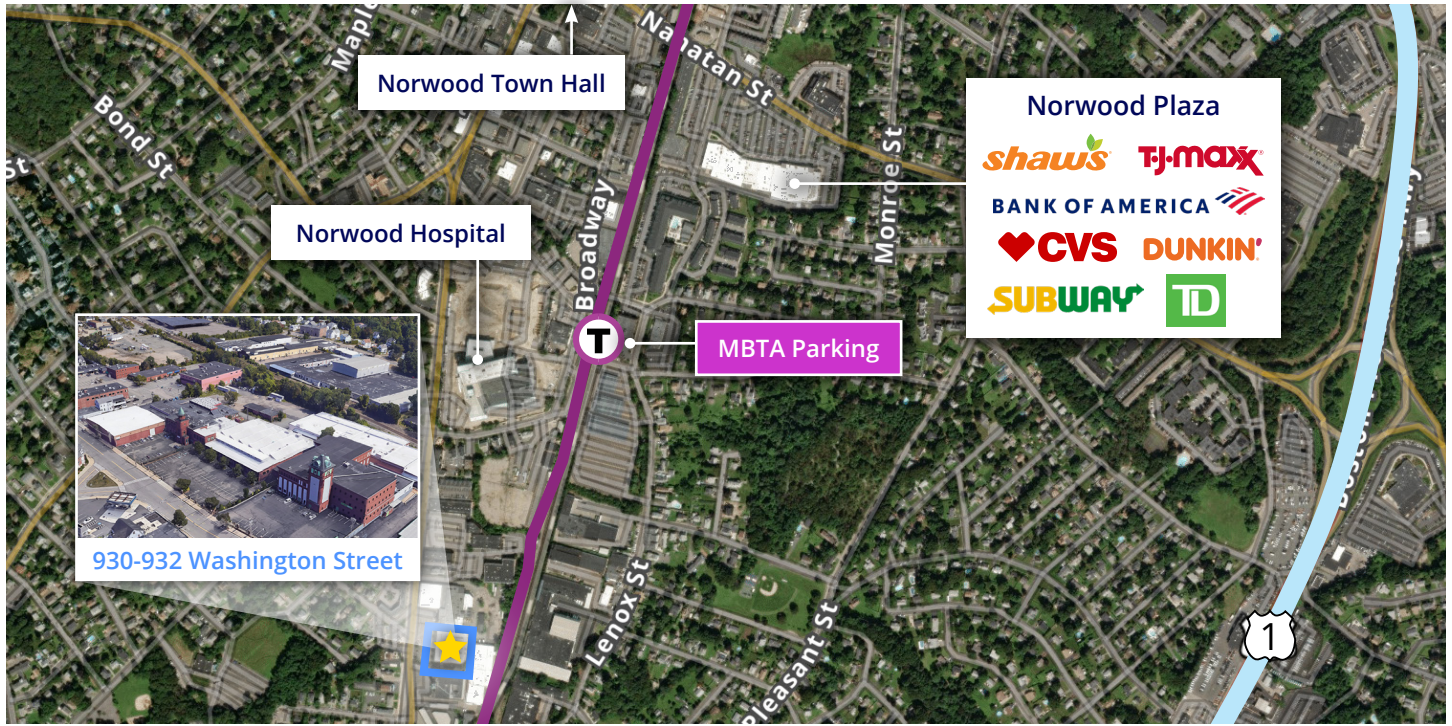
## Property Specifications

	Building A	Building B
<b>Address:</b>	930 Washington Street   Norwood, MA	932 Washington Street   Norwood, MA
<b>Tenant:</b>	MRG USA LLC	Exploration School, Inc.
<b>Building Area SF:</b>	Office: ±3,000 SF Manufacturing/Warehouse: ±43,000 SF	Office: ±41,000 SF Manufacturing/Warehouse: ±24,000 SF
<b>Total SF:</b>	±46,000 SF	±65,000 SF
<b>Land Area:</b>	1.8 Acres	1.48 Acres
<b>Zoning:</b>	Manufacturing	Manufacturing
<b>Permitted Uses:</b>	* Office, R&D/Mfg, Medical, Retail, Hotel/ Motel, Warehouse	* Office, R&D/Mfg, Medical, Retail, Hotel/ Motel, Warehouse
<b>Lease Income Remaining:</b>	±\$1,230,000	Available to owner/buyer or new lease tenant
<b>Lease Termination:</b>	12/31/26	
<b>Space Available:</b>	Early 2027	±6 months from closing sale transaction

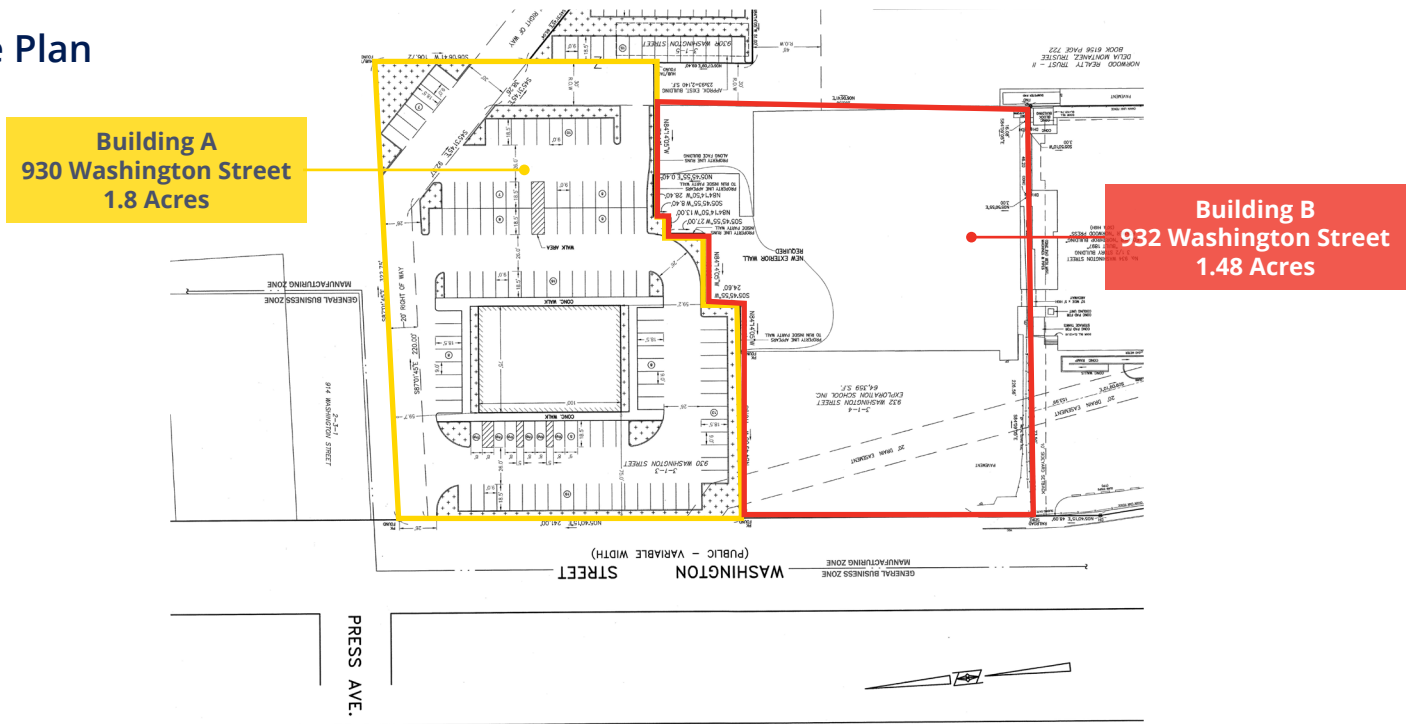
\*Subject to Buyer Confirmation of Current Zoning

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## Site Plan



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