

FOR LEASE
INDUSTRIAL PROPERTY



44 INDUSTRIAL WAY

NORWOOD, MA 02062

For More Information

KERRICK PIERCE

781.919.0800 X710

kpierce@ellisrealtyadvisors.com

PAUL TURANO

781.727.1429

pturano@tbxllc.com



44 INDUSTRIAL WAY



PROPERTY DESCRIPTION

Situated in the heart of Norwood's established industrial corridor, 44 Industrial Way serves as the corporate headquarters for Uno Pizzeria & Grill. The property offers excellent accessibility via Route 1 and I-95, positioning it strategically within the Route 1 South submarket of Greater Boston.

PROPERTY HIGHLIGHTS

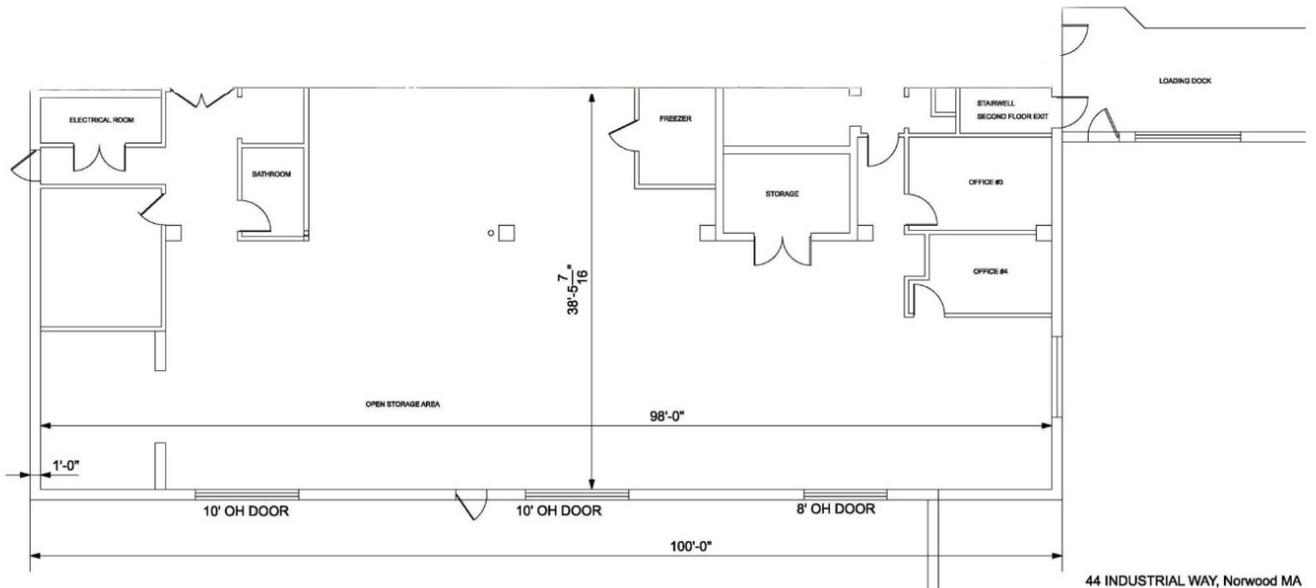
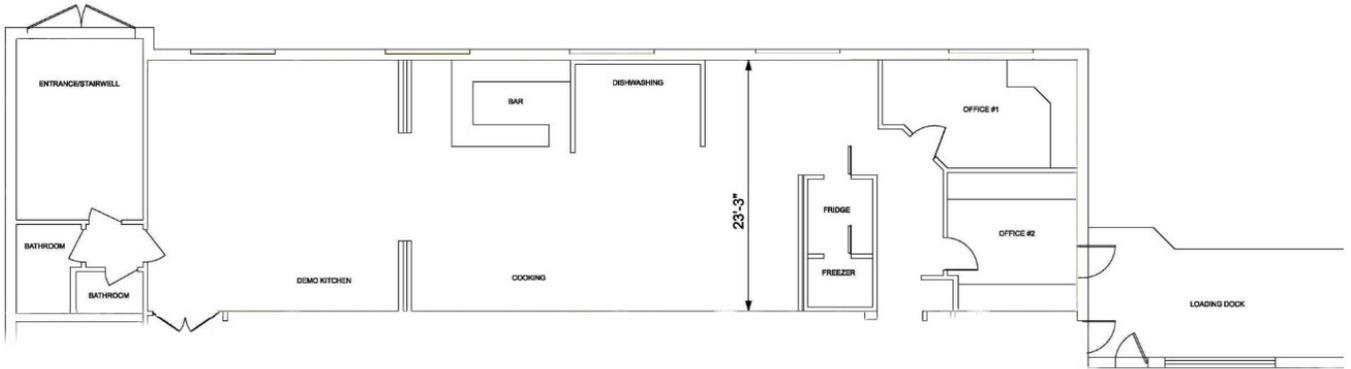
- Former Pizzeria Uno test kitchen
- Flexible floor plans and lease terms
- 3 hoods totalling 42'
- Walk in coolers
- 3 overhead grade level doors
- 1 shared loading dock
- 5 private offices
- 1000 amps of power
- Great for commissary kitchen/food production
- Great for warehouse storage

OFFERING SUMMARY

Lease Rate:	\$14.00 - 18.00 SF/yr (NNN)
Number of Units:	2
Available SF:	2,400 - 6,400 SF
Lot Size:	2.76 Acres
Building Size:	16,059 SF

DEMOGRAPHICS	0.3 MILES	0.5 MILES	1 MILE
Total Households	57	827	4,409
Total Population	153	2,114	11,045
Average HH Income	\$189,821	\$182,503	\$162,410

44 INDUSTRIAL WAY



44 INDUSTRIAL WAY, Norwood MA

ADDITIONAL PHOTOS

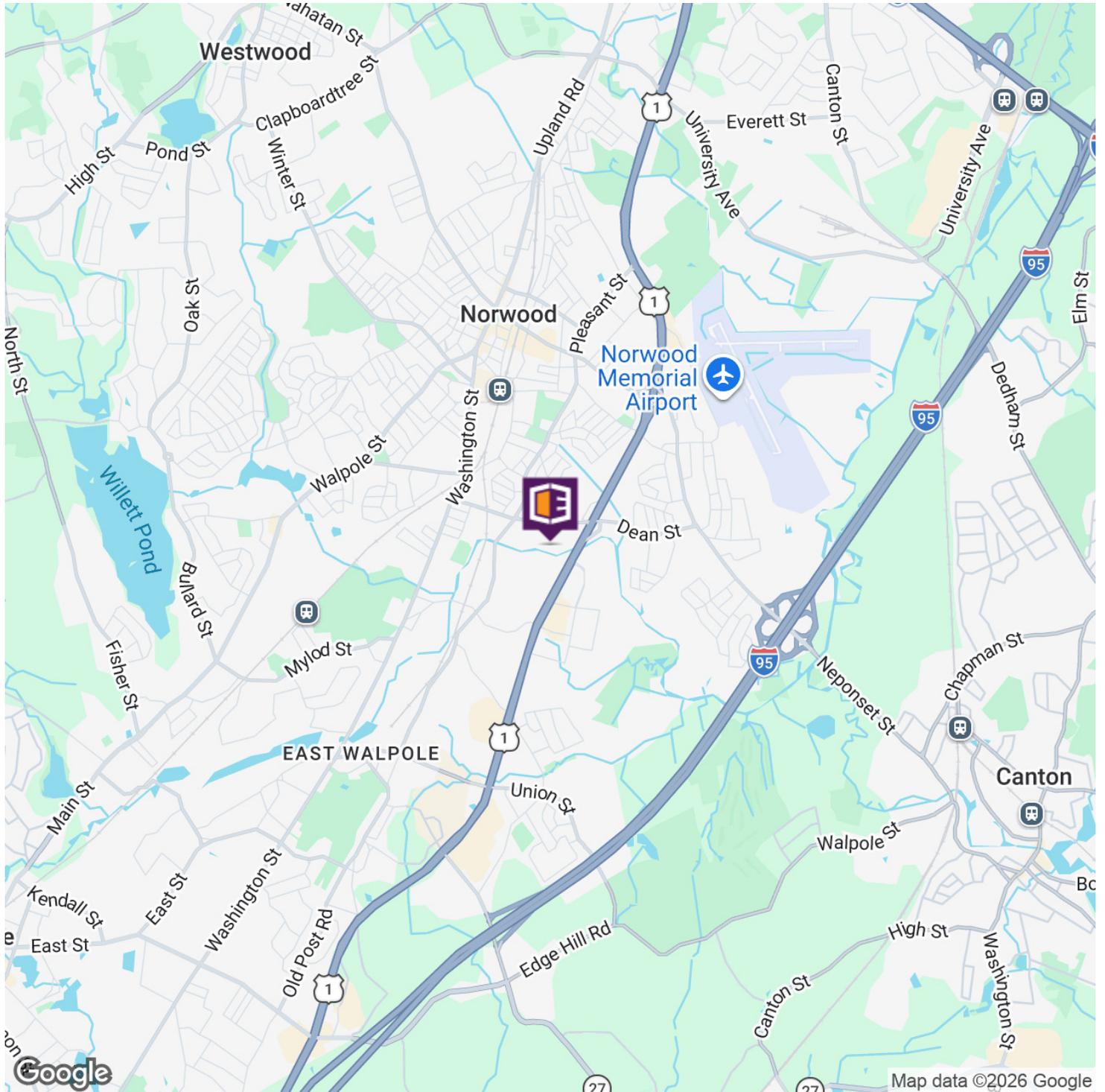
44 INDUSTRIAL WAY



KERRICK PIERCE
781.919.0800 x710
kpierce@ellisrealtyadvisors.com

PAUL TURANO
781.727.1429
pturano@tbxllc.com

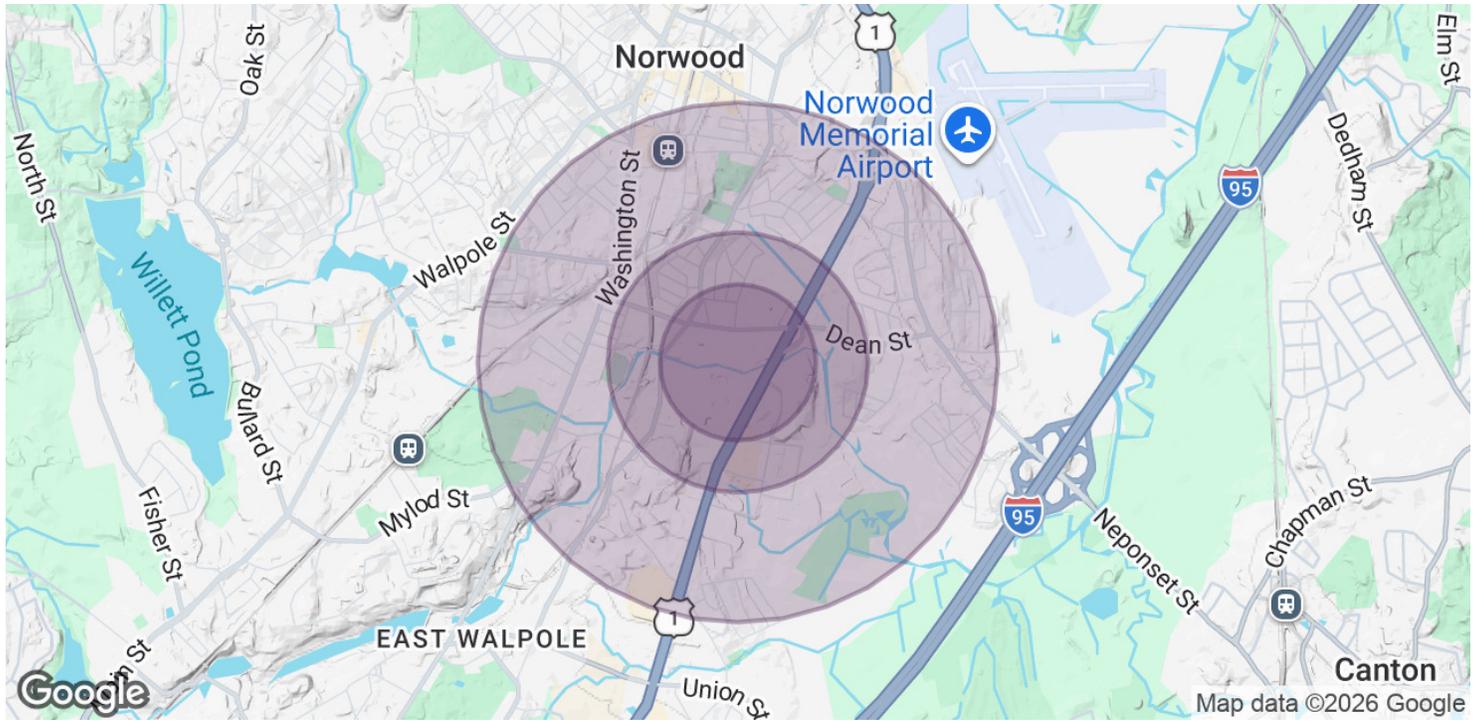
44 INDUSTRIAL WAY



KERRICK PIERCE
781.919.0800 x710
kpierce@ellisrealtyadvisors.com

PAUL TURANO
781.727.1429
pturano@tbxllc.com

44 INDUSTRIAL WAY



POPULATION	0.3 MILES	0.5 MILES	1 MILE
Total Population	153	2,114	11,045
Average Age	43	42	42
Average Age (Male)	40	40	41
Average Age (Female)	45	44	44

HOUSEHOLDS & INCOME	0.3 MILES	0.5 MILES	1 MILE
Total Households	57	827	4,409
# of Persons per HH	2.7	2.6	2.5
Average HH Income	\$189,821	\$182,503	\$162,410
Average House Value	\$637,625	\$615,845	\$650,517

Demographics data derived from AlphaMap



KERRICK PIERCE
 781.919.0800 x710
 kpierce@ellisrealtyadvisors.com

PAUL TURANO
 781.727.1429
 pturano@tbxllc.com