

# 1 NORFOLK AVENUE

SOUTH EASTON, MA

# EXECUTIVE SUMMARY

Cushman and Wakefield, as exclusive advisor, is pleased to present the opportunity to purchase 1 Norfolk Avenue (the "Property"), a 78,600 SF, single story, plus mezzanine office, warehouse and logistics facility, located in South Easton, Massachusetts. The vacant property is capable of operating a multitude of industrial applications and presents a user-ready opportunity for any logistics or manufacturing operation to make their own. Located one mile from Route 24, the Property is situated on a 15.27 Acre site featuring  $\pm 107$  parking spaces and a  $\pm 20$  space truck court.

This premium location benefits from centralized proximity to Interstates 495, 95, and 93, providing access to Boston's most vital logistics corridors. The Property is located 20 miles from Boston, 40 miles from Providence, Rhode Island, and 25 miles from Boston's Logan International Airport.

## HIGHLIGHTS



**HEAVY  
POWER**



**USER-READY  
LOGISTICS PROPERTY**  
VACANT PROPERTY READY FOR USE



**EXCELLENT  
EASTON LOCATION**  
IMMEDIATE HIGHWAY ACCESS



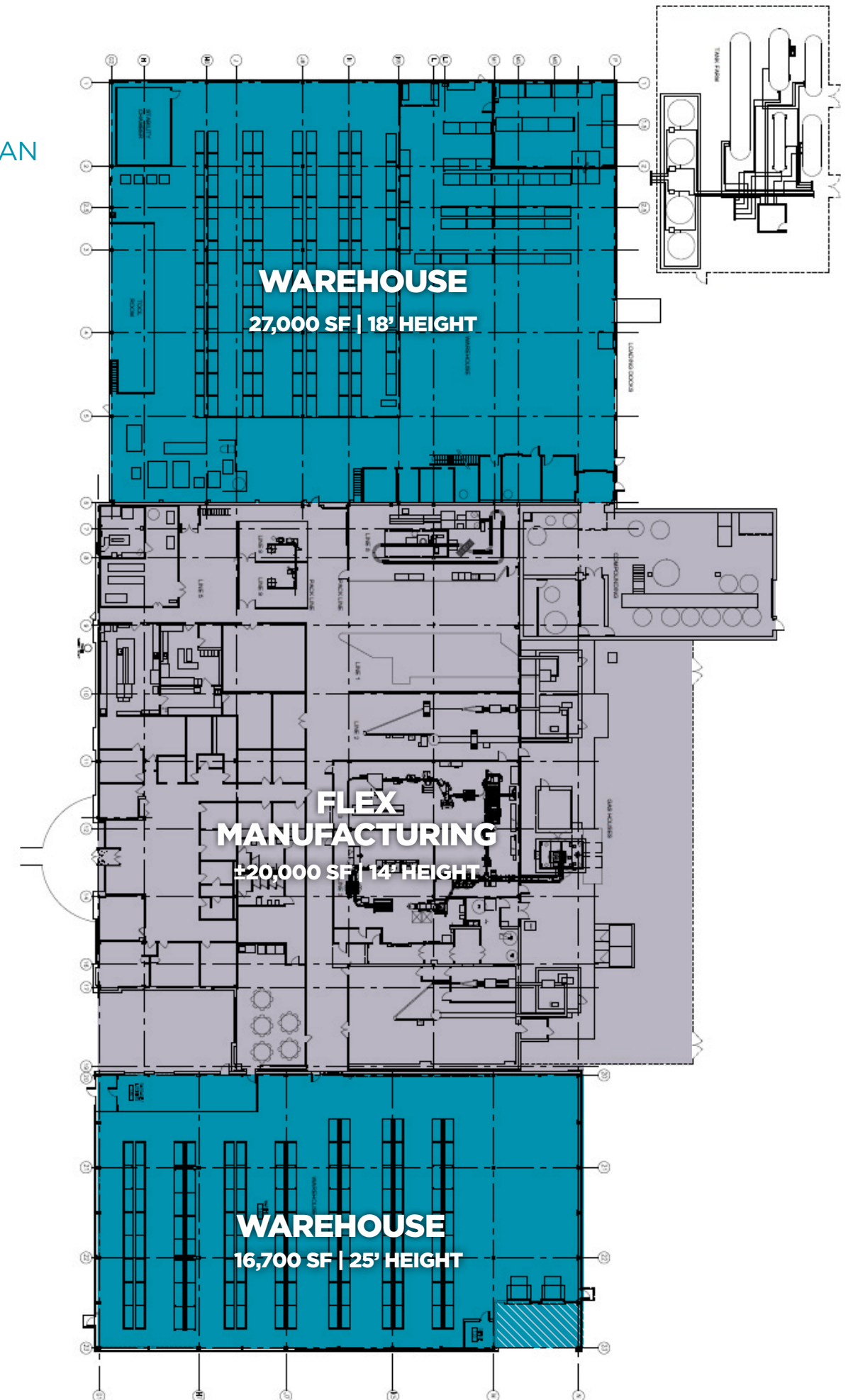
# ASSET OVERVIEW

## PROPERTY SPECIFICATIONS

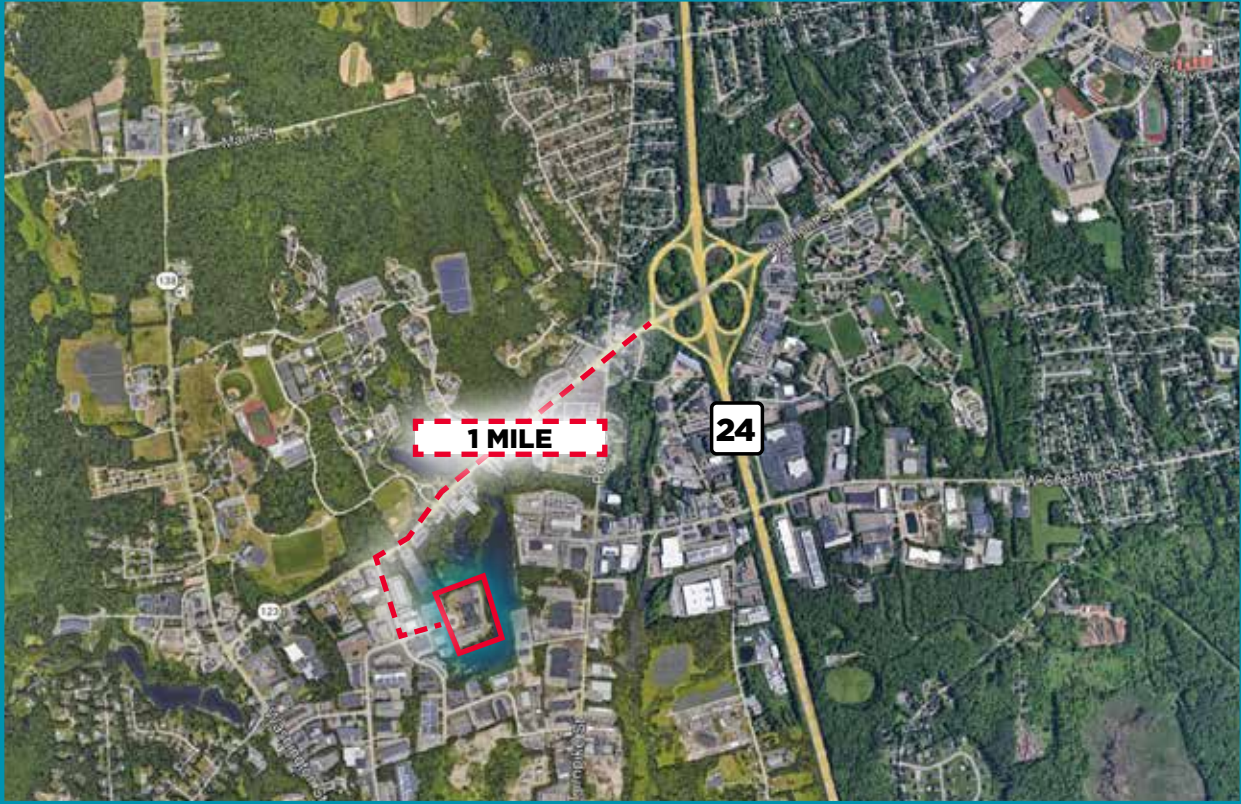
<b>Year Built:</b>	1984
<b>Land Area:</b>	15.27 Acres
<b>Number of Floors:</b>	1 + Mezzanine Office
<b>Rentable Area:</b>	78,600 SF
<b>Total Warehouse:</b>	43,700 SF
<b>Manufacturing:</b>	±20,000 SF
<b>Processing Area:</b>	±4,000 SF
<b>Lab/Office:</b>	±5,000 SF
<b>Clear Height:</b>	Warehouse: 18' - 25'   Manufacturing: 14.5'
<b>Loading:</b>	7 dock height loading doors
<b>Parking:</b>	±107 Spaces
<b>Truck Spaces:</b>	±20 Spaces
<b>CONSTRUCTION DETAILS</b>	
<b>Floor:</b>	Reinforced Concrete Slab
<b>Column Spacing:</b>	24'x30'
<b>Exterior Walls:</b>	Concrete block & Metal
<b>Roof:</b>	Replaced 2012
<b>BUILDING SYSTEMS</b>	
<b>Fire:</b>	ESFR sprinkler system
<b>Water/Sewer:</b>	Town of South Easton



## FLOOR PLAN



# LOCATION OVERVIEW



## DRIVE TIMES

<b>BOSTON</b>	<b>20 MINUTES</b>
<b>PROVIDENCE</b>	<b>40 MINUTES</b>
<b>WORCESTER</b>	<b>60 MINUTES</b>
<b>ROUTE 24</b>	<b>4 MINUTES</b>
<b>I-495</b>	<b>10 MINUTES</b>
<b>I-93</b>	<b>15 MINUTES</b>
<b>I-95</b>	<b>17 MINUTES</b>

# CONTACTS

**TONY COSKREN**

Vice Chair

tony.coskren@cushwake.com

+1 508 641 4895

**BRIAN PINCH**

Vice Chair

brian.pinch@cushwake.com

+1 617 529 6411

**THOMAS COSTELLO**

Associate

thomas.costello@cushwake.com

+1 203 448 8137

**BEN COLEMAN**

Senior Financial Analyst

ben.coleman@cushwake.com

+1 617 219 7658

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