



NEW ROOF  
COMING

FOR LEASE

# 14,183 - 205,783 SF industrial space for lease

380 S. Worcester Street, Norton



Cooler  
reactivation  
potential



Cross Dock  
Capability



Easy  
access  
to I-495



IOS storage  
or trailer  
parking  
available



Rail access  
potential

## CONTACT US

**Ovar Osvoid**  
+1 978 855 1998  
ovar.osvoid@colliers.com

**Kevin Hanna**  
+1 617 763 0870  
kevin.hanna@colliers.com

**Kevin Brawley**  
+1 617 610 9799  
kevin.brawley@colliers.com

**Sean Hannigan**  
+1 781 570 9822  
sean.hannigan@colliers.com

REICH  BROTHERS

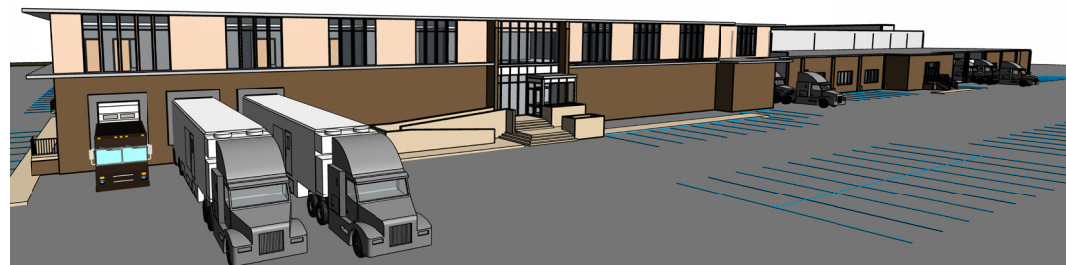
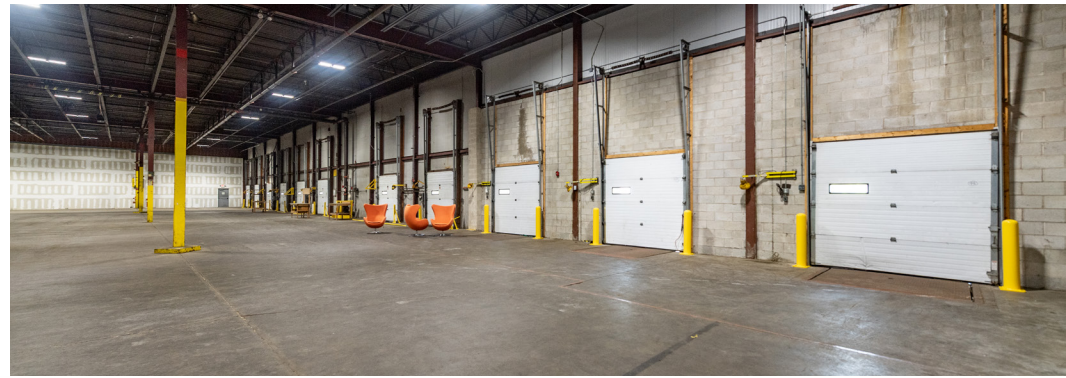


## PROPERTY DETAILS

<b>Building Size</b>	458,248 SF
<b>Available</b>	14,183 - 205,783 SF
<b>Year Built/Renovated</b>	1965/1988/1999
<b>Clear Height</b>	22'
<b>Column Spacing</b>	30' x 50'
<b>Floors</b>	Thick floor loads
<b>Available Power</b>	2,000 amps
<b>Lighting</b>	Motion-sensored LEDs
<b>Sprinkler</b>	Wet sprinkler system
<b>Loading</b>	36 existing tailboard docks
<b>Parking</b>	±1.0/1,000 SF
<b>Trailer Parking</b>	0.3 acres for trailer parking and/or IOS storage
<b>Truck Court</b>	120'+
<b>RE Taxes</b>	\$0.84/SF
<b>CAM</b>	\$1.62/SF
<b>Utilities</b>	Electric: National Grid Gas: Eversource Energy Water/Sewer: Town of Norton

### Planned Building Improvements

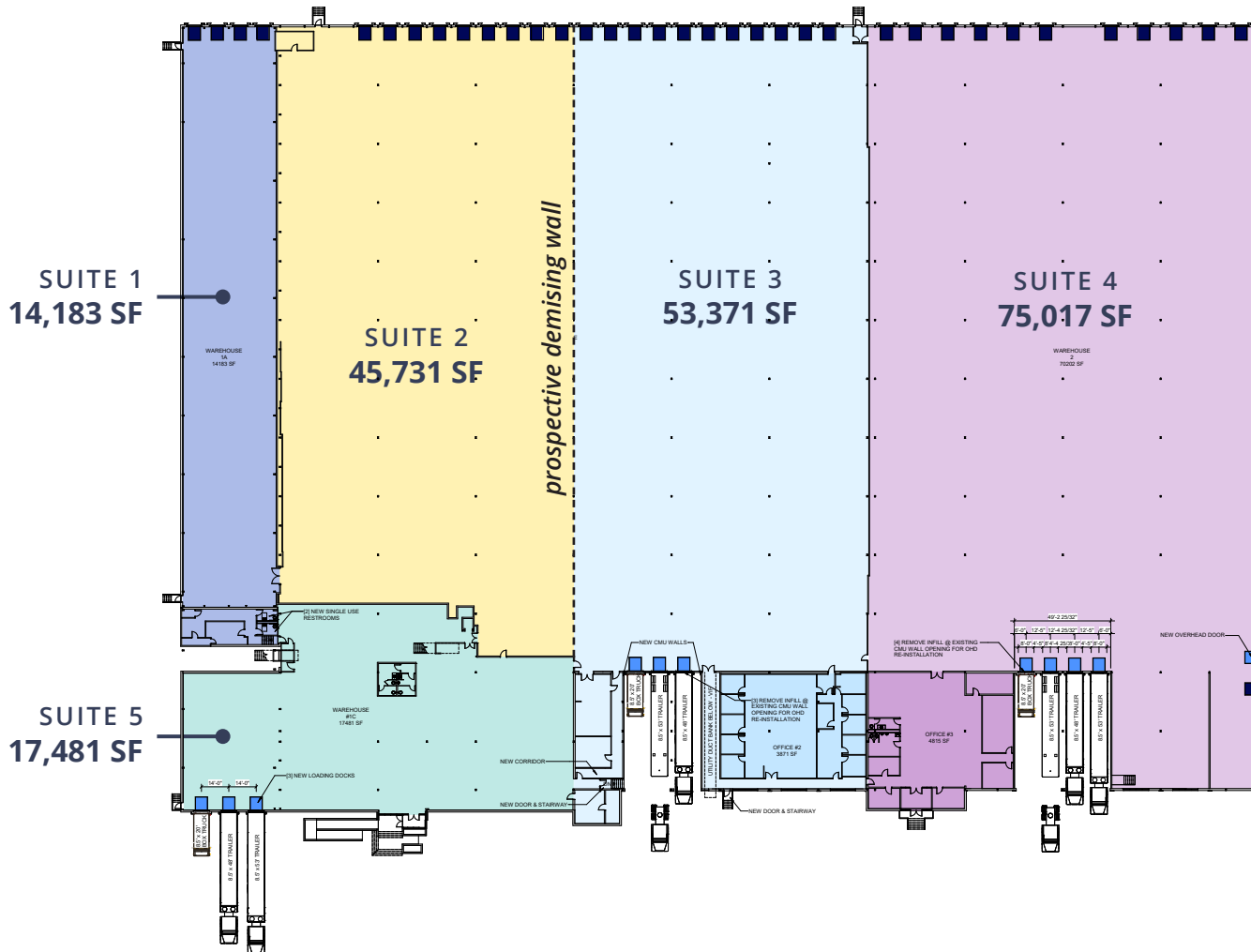
- New roof
- New on-site water tanks
- Upgraded sprinkler, electrical and plumbing systems
- Re-paint interior and exterior
- Renovate restrooms with new fixtures
- New spec office space
- Re-paving of asphalt parking lots and IOS areas
- 11 new dock doors to be added for cross-dock capability



# FLOOR PLANS

## Option 1: Multi-Tenant Plan

- existing tailboard docks
- proposed tailboard docks



### SUITE 1 | 14,183 SF

#### Space Breakdown:

14,183 SF warehouse

#### Loading:

4 existing tailboard docks

Available Immediately

### SUITE 2 | 45,731 SF

#### Space Breakdown:

45,713 SF warehouse

#### Loading:

9 existing tailboard docks

Available January 2028

### SUITE 3 | 53,371 SF

#### Space Breakdown:

49,500 SF warehouse

3,871 SF office

#### Loading:

11 existing tailboard docks

3 proposed tailboard docks

Cross Dock Capability

Available Immediately

### SUITE 4 | 75,017 SF

#### Space Breakdown:

70,202 SF warehouse

4,815 SF office

#### Loading:

11 existing tailboard docks

6 proposed tailboard docks

Cross Dock Capability

Available Immediately

### SUITE 5 | 17,481 SF

#### Space Breakdown:

17,481 SF warehouse

#### Loading:

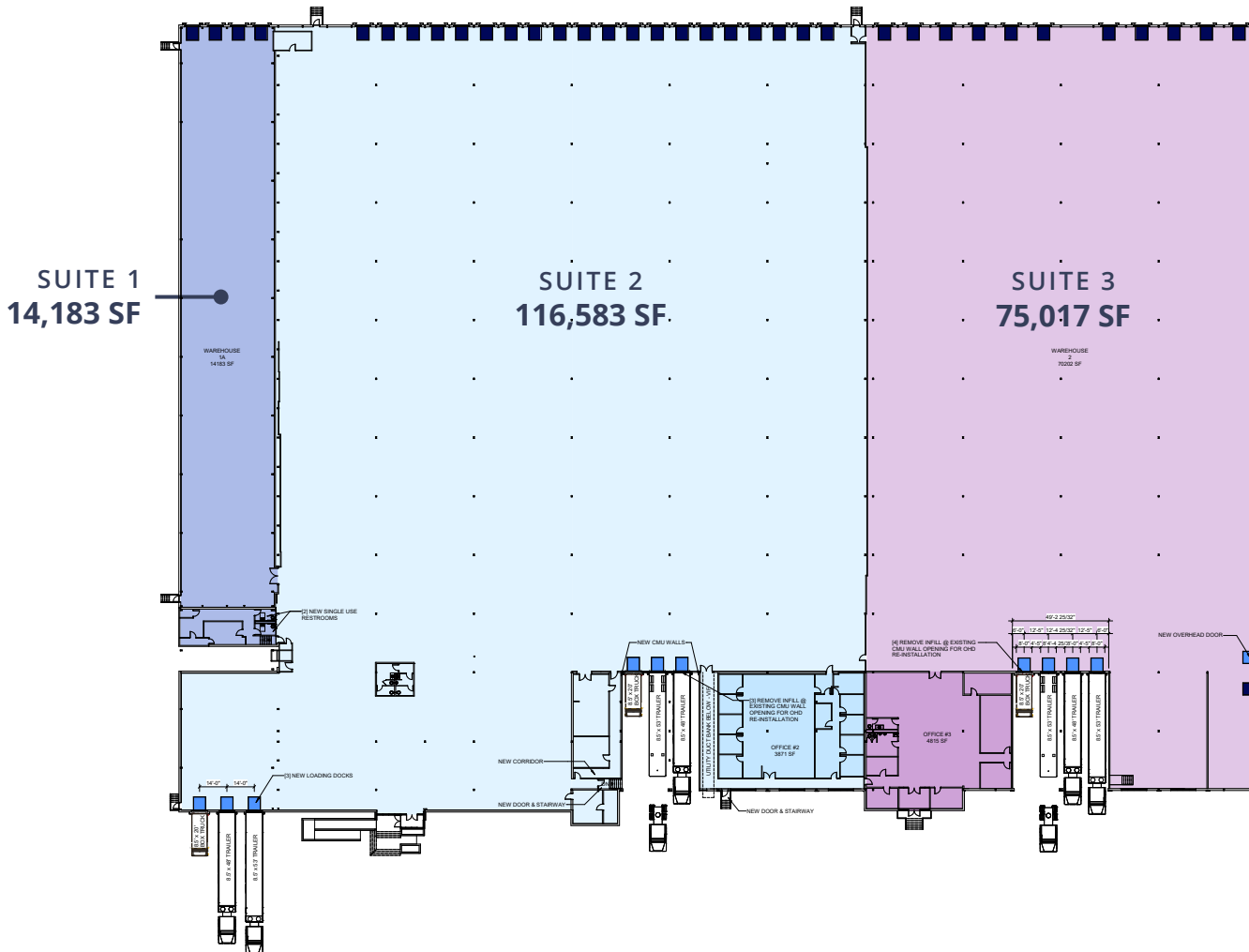
3 proposed tailboard docks

Available Immediately

# FLOOR PLANS

## Option 2: Multi-Tenant Plan

- existing tailboard docks
- proposed tailboard docks



### SUITE 1 | 14,183 SF

**Space Breakdown:**  
14,183 SF warehouse

**Loading:**  
4 existing tailboard docks

Available January 2028

### SUITE 2 | 116,583 SF

**Space Breakdown:**  
112,712 SF warehouse  
3,871 SF office

**Loading:**  
20 existing tailboard docks  
6 proposed tailboard docks

**Cross Dock Capability**

Available January 2028

### SUITE 4 | 75,017 SF

**Space Breakdown:**  
70,202 SF warehouse  
4,815 SF office

**Loading:**  
12 existing tailboard docks  
6 proposed tailboard docks

**Cross Dock Capability**

Available Immediately



## TRAVEL DISTANCES

Route 140	1 mile
I-495	4.8 miles
I-95	6.3 miles
Route 24	7.7 miles
Providence, RI	20 miles
Boston, MA	40 miles
Worcester, MA	47.9 miles



## Myles Standish Industrial Park 2.5 miles

7,800 employees      10M SF Existing  
118 companies      1,029 acres

### Tenants include:



140

CSX rail

## CONTACT US

**Ovar Osvold**  
+1 978 855 1998  
ovar.osvold@colliers.com

**Kevin Hanna**  
+1 617 763 0870  
kevin.hanna@colliers.com

**Kevin Brawley**  
+1 617 610 9799  
kevin.brawley@colliers.com

**Sean Hannigan**  
+1 781 570 9822  
sean.hannigan@colliers.com

Colliers

REICH BROTHERS

Colliers | 100 Federal Street, Boston, MA 02110 | colliers.com

This document/email has been prepared by Colliers for advertising and general information only. Colliers makes no guarantees, representations or warranties of any kind, expressed or implied, regarding the information including, but not limited to, warranties of content, accuracy and reliability. Any interested party should undertake their own inquiries as to the accuracy of the information. Colliers excludes unequivocally all inferred or implied terms, conditions and warranties arising out of this document and excludes all liability for loss and damages arising there from. This publication is the copyrighted property of Colliers and /or its licensor(s). © 2026. All rights reserved. This communication is not intended to cause or induce breach of an existing listing agreement. Colliers International New England, LLC.