

# 15 Leonard Street

NORTON, MA

LOCATED IN BLUESTAR BUSINESS PARK



**±50,000-87,771 SF**

CLASS A HIGH-BAY WAREHOUSE  
SPACE AVAILABLE

EXCLUSIVE PARKING/  
OUTDOOR STORAGE AVAILABLE

**CBRE**

# Building Specifications

Building Size	±125,332 SF
Availability	±50,000-87,771 SF
Office	±6,033 SF
Building Dimensions	540'1" x 232'4"
Year Built	2021
Land Area	±10.67 Acres
Clear Height	32'
Floor Slab	7" reinforced slab with 4,000 PSI Concrete
Auto Parking	±0.96/1,000 SF
Excess Pavement	Eight (8) Trailer Spaces Seventy-Two (72) Auto Spaces ±0.80 Acre of Outdoor Storage/ Additional Parking

Column Spacing	42' x 56' with 60' speed bay
Loading Docks	Fifteen (15) 9' x 10' Tailboard Loading Docks with 35,000 lbs. dock levelers; One (1) Drive-In Door
Lighting	LED
Electrical	1,600 amps, 277/480 volt (dedicated to the suite)
Sprinklers	ESFR
Utilities	
Gas	Eversource Energy
Electric	National Grid
Water/Sewer	Town of Norton





# Prime Location

Located less than 40 miles south of downtown Boston, 15 Leonard Street benefits from direct access to the region's most traveled interstates and thoroughfares including Interstate 495, Interstate 95, Route 24 and Interstate 93, among others, as well as immediate proximity to the growing population base in Boston and the broader New England region.



## Travel Distances

-  **Interstate 495:** 0.25 Miles
-  **Interstate 95:** 6.1 Miles
-  **Route 24:** 7.04 Miles

**Boston, MA:** 38.8 Miles  
**Providence, RI:** 24.0 Miles  
**Worcester, MA:** 52.2 Miles  
**New York, NY:** 205.0 Miles

# Amenities



## Contact

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