

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	$\pm 125,332$ SF
Availability	$\pm 50,000$ -87,771 SF
Office	$\pm 6,033$ 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	$\pm 0.96/1,000$ 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

ROB BYRNE

Executive Vice President
+1 617 827 7486
robert.byrne@cbre.com

CHRIS MULLEN

Senior Vice President
+1 781 801 4432
chris.mullen2@cbre.com

DANIELLE FRISCH

Senior Vice President
+1 781 964 0575
danielle.frisch@cbre.com

KENDALL LYNCH

Vice President
+1 781 812 6435
kendall.lynch@cbre.com

JULIANA FIORE

Senior Associate
+1 781 801 3423
juliana.fiore@cbre.com

CBRE

© 2025 CBRE, Inc. All rights reserved. This information has been obtained from sources believed reliable, but has not been verified for accuracy or completeness. You should conduct a careful, independent investigation of the property and verify all information. Any reliance on this information is solely at your own risk. CBRE and the CBRE logo are service marks of CBRE, Inc. All other marks displayed on this document are the property of their respective owners. Photos herein are the property of their respective owners. Use of these images without the express written consent of the owner is prohibited.