

BRAND NEW INDUSTRIAL PARK

BLU ESTAR

BUSINESS PARK

±60,000 SF
OF BRAND NEW
INDUSTRIAL
CONSTRUCTION
DELIVERED

±803,000 SF

HIGH-BAY WAREHOUSE /
MANUFACTURING / FLEX
AND R&D WITHIN THE PARK



 **CONDYNE, LLC**
Real Estate Development

 **UBS**



Property Description

On behalf of Condyne & UBS, CBRE is pleased to present a unique opportunity totaling ±803,000 SF of speculative and build-to-suit space at the new BlueStar Business Park in Norton, Massachusetts. The park can accommodate high-bay warehouse, flex and R&D uses. With four high-bay warehouses already delivered and one under construction today, totaling ±665,000 SF of fully leased space, there will be additional ±60,000 SF building that delivered Q4 2023. The site is fully permitted for two additional buildings, totaling up to ±108,000 SF. The property is located just 25 miles from Boston and a short 0.5-mile drive to Interstate 495, allowing easy access to major highways.

CBRE



Park Overview

BUILDING USES

High-Bay Warehouse/Manufacturing: $\pm 773,000$ SF

Flex/R&D: $\pm 30,000$ SF

TOTAL: $\pm 803,000$ SF

UTILITIES

Gas: Columbia Gas

Electric: National Grid

Water: Town of Norton

Sewer: Tri-Town

POTENTIAL BUILD-TO-SUIT

BUILDING 1

30,000 SF

Flex/R&D

BUILDING 4

Fully Leased

125,000 SF

High-Bay Warehouse
/Manufacturing

BUILDING 5

Fully Leased

220,000 SF

High-Bay Warehouse
/Manufacturing

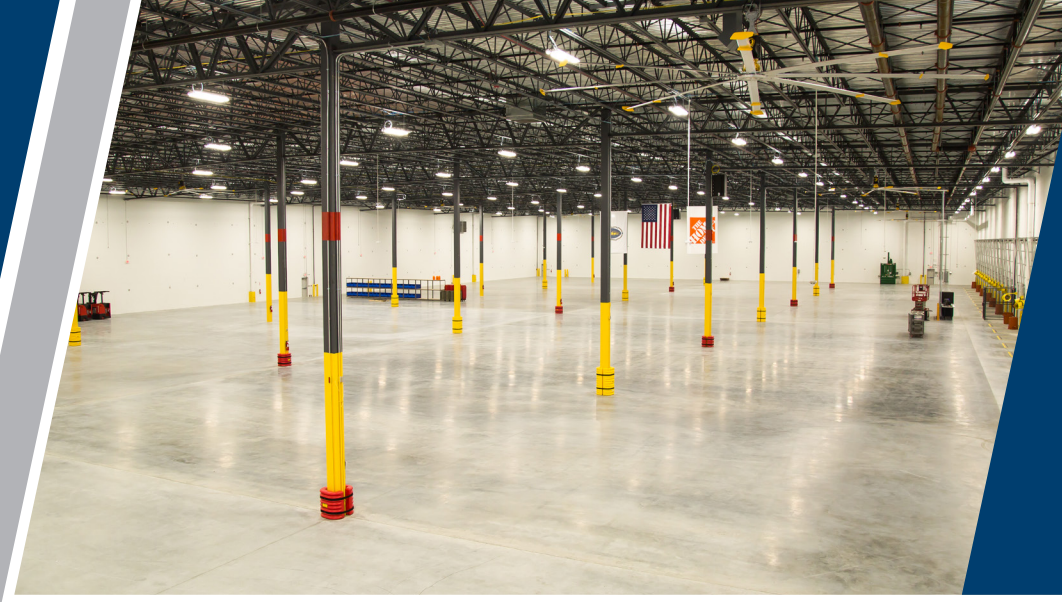
-  LEASED
-  HIGH-BAY WAREHOUSE/MANUFACTURING
-  FLEX/R&D

Building 1
 $\pm 30,000$ SF
Available



**HIGH-BAY
WAREHOUSE/
MANUFACTURING
AND FLEX/R&D
AVAILABLE**

**PHASE I
COMPLETE & DELIVERED
PHASE II
IN THE PIPELINE**



BUILD-TO-SUIT

BUILDING 7

**Fully Leased
100,000 SF**

High-Bay Warehouse
/Manufacturing

BUILDING 8

48,000 SF

High-Bay Warehouse
/Manufacturing

BUILDING 9

**Fully Leased
220,000 SF**

High-Bay Warehouse
/Manufacturing

AVAILABLE

BUILDING 12

60,000 SF

High-Bay Warehouse
/Manufacturing



Building 1

Flex/R&D
±30,000 SF Available

POTENTIAL BUILD-TO-SUIT

Site
Overview

EAST MAIN STREET

1

Building 8

High-Bay Warehouse/Manufacturing
±48,000 SF Available

BUILD-TO-SUIT

Site
Overview

8

Property Specifications

Building Size: ±30,000 SF

Availability: ±30,000 SF

Office Percentage: 5%

Clear Height: 32'

Bottom of Deck: 40'

Structural Type: Tilt-up concrete with architectural accent reveals

Wall Type: 4" concrete/2" insulation/4" concrete

Roof: .60 Mil EPDM roof or TPO, 20-year warranty with two layers of insulation

Windows: Anodized window frames with tinted glazing store front at entry

Slab: 7" unreinforced slab, large aggregate with 4,000 PSI concrete

Loading: 9' x 10' insulated dock doors with vision panel

Levelers: 35,000 lb. dock leveler

HVAC: Cambridge air or equal HVAC systems, split system at office

Electrical: 2000 Amp, 277/480 Volt

Sprinklers: ESFR system

Landscaping: Fully landscaped with irrigation supported by well

Lighting: High-bay LED, 2' x 4' in office

Gas: Columbia Gas

Electric: National Grid

Water: Town of Norton

Sewer: Tri-town

Solar Ready: Yes

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Sewer: Tri-town

Solar Ready: Yes

Building 12

High-Bay Warehouse/Manufacturing
±60,000 SF Available

DELIVERED Q4 2023

Property Specifications

Building Size: ±60,000 SF

Availability: ±60,000 SF

Office Percentage: 5%

Clear Height: 32'

Loading Docks: 16 9' x 10' insulated dock doors and 1 drive-in door

Column Spacing: 50' x 50'

Parking: 51 car spaces; 14 trailer spaces

Bottom of Deck: 32'

Structural Type: Tilt-up concrete with architectural accent reveals

Wall Type: 4" concrete/2" insulation/4" concrete

Roof: .60 Mil EPDM roof or TPO, 20-year warranty with two layers of insulation

Windows: Anodized window frames with tinted glazing store front at entry

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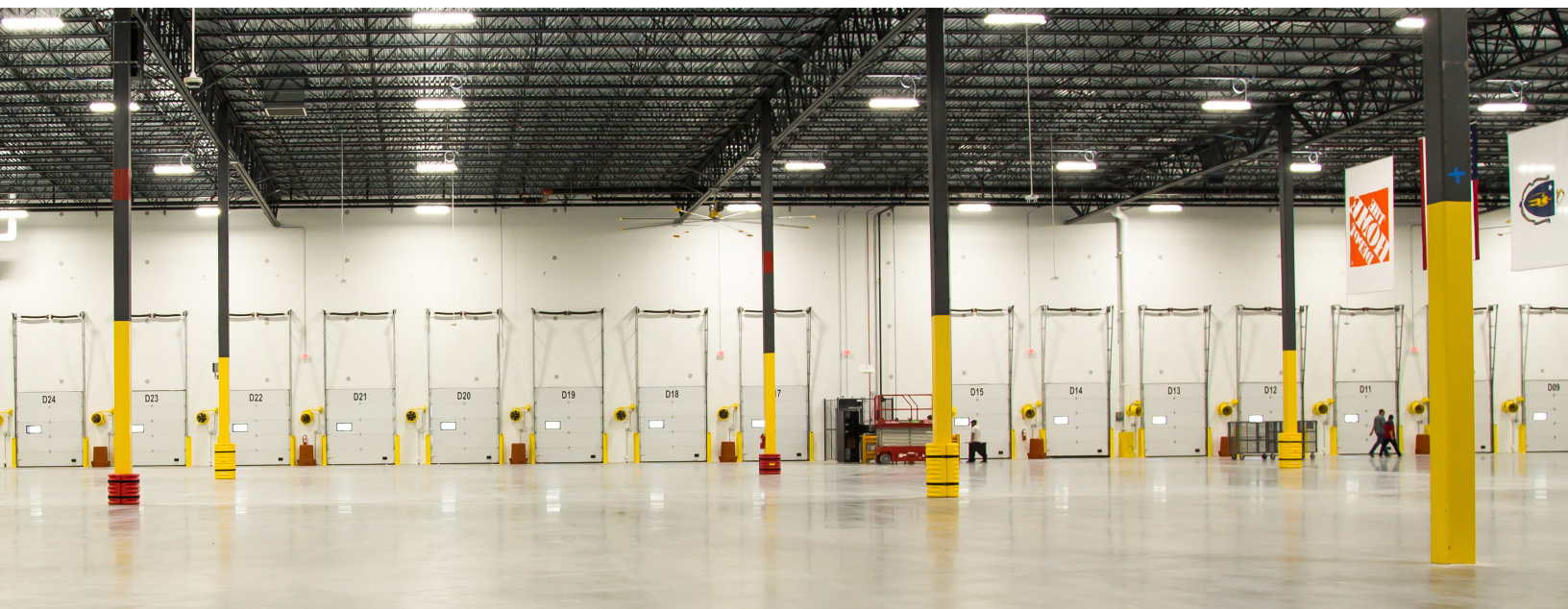
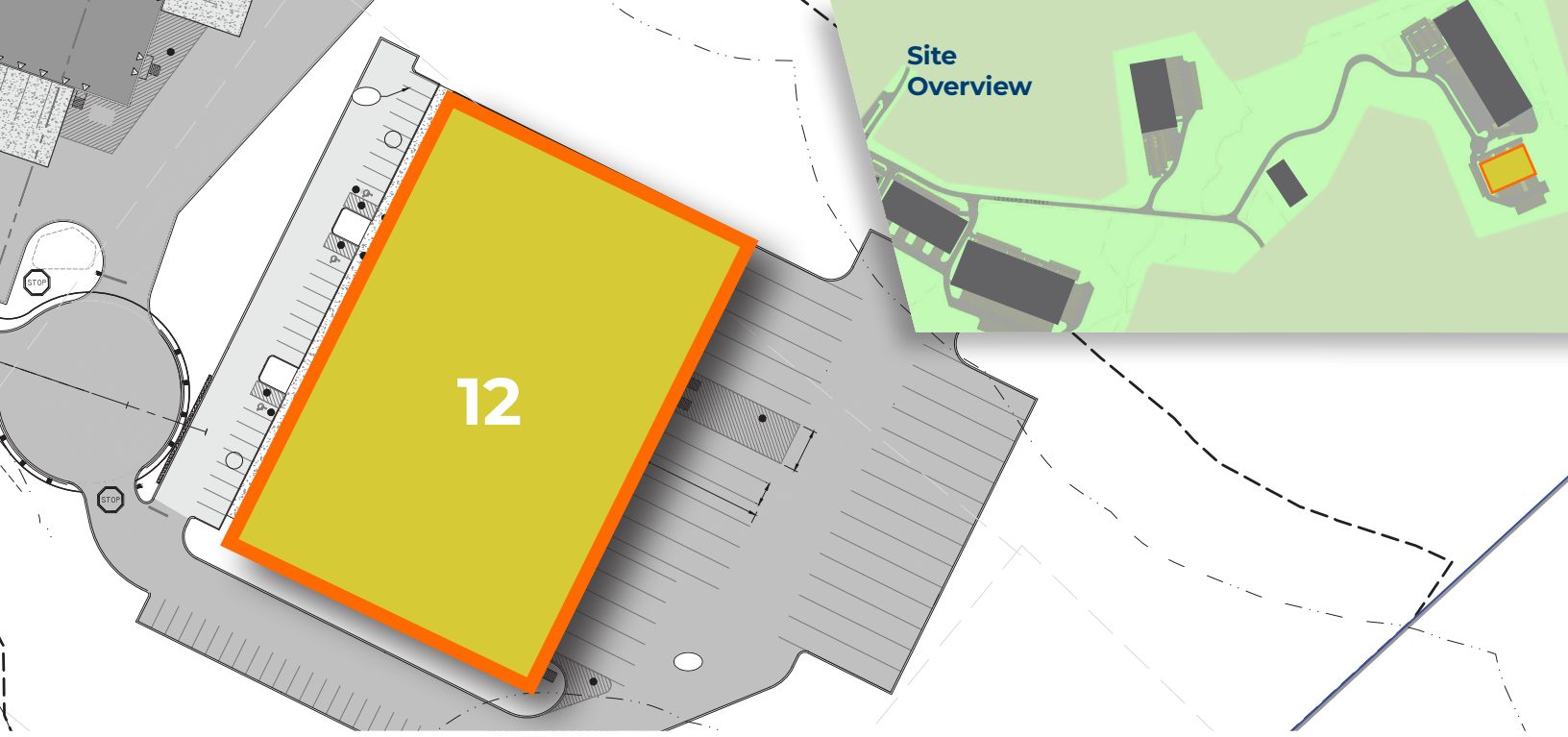
Electric: National Grid

Water: Town of Norton

Sewer: Tri-town

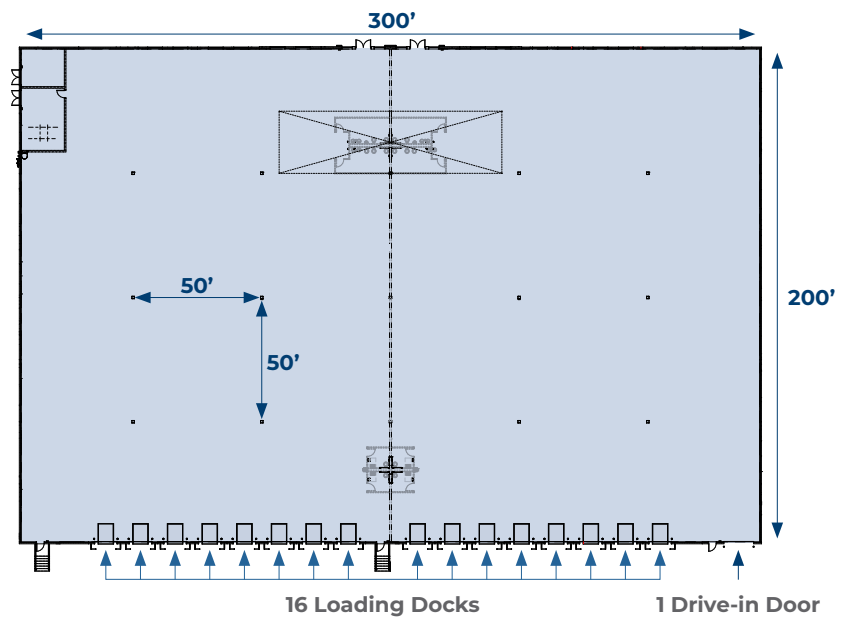
Solar Ready: Yes





Floor Plan

High-Bay Warehouse/Manufacturing
±60,000 SF Available





Amenities



[VIEW VIDEO](#)

DISTANCE FROM

Interstate 495: 0.5 miles	Providence, RI: 20 miles
Interstate 95: 6.5 miles	Boston, MA: 25 miles

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