

BLUE STAR

BUSINESS PARK

NORTON, MA

CLASS A FLEX/R&D SPACE
±27,080 SF

±27,080 SF OF BRAND
NEW FLEX/R&D SPACE



CONSTRUCTION
COMMENCING
Q2 2025



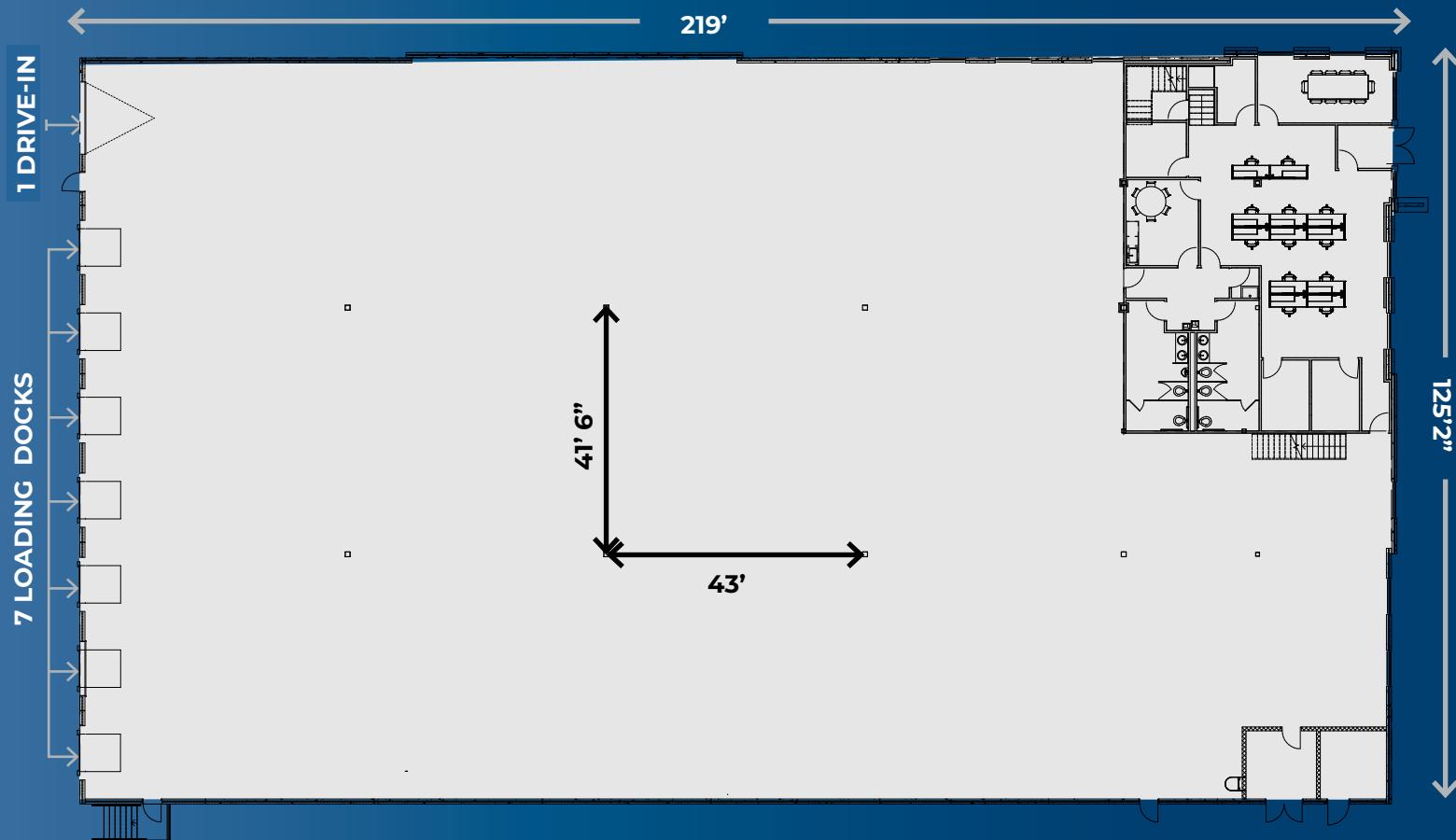
CONDYNE, LLC
Real Estate Development



UBS

CBRE

Floor Plan



Property Specifications

Building Size: ±27,080 SF

Availability: ±27,080 SF

Clear Height: 30'

Loading Docks: Seven (7) tailboard loading docks 9' x 10' insulated dock doors with vision panel; One (1) drive-in door

Levelers: 35,000 lb. dock leveler

Dimensions: 219' x 125'2"

Column Spacing: 41' 6" x 43'

Parking: ±1.65/1,000 SF (45 Spaces)

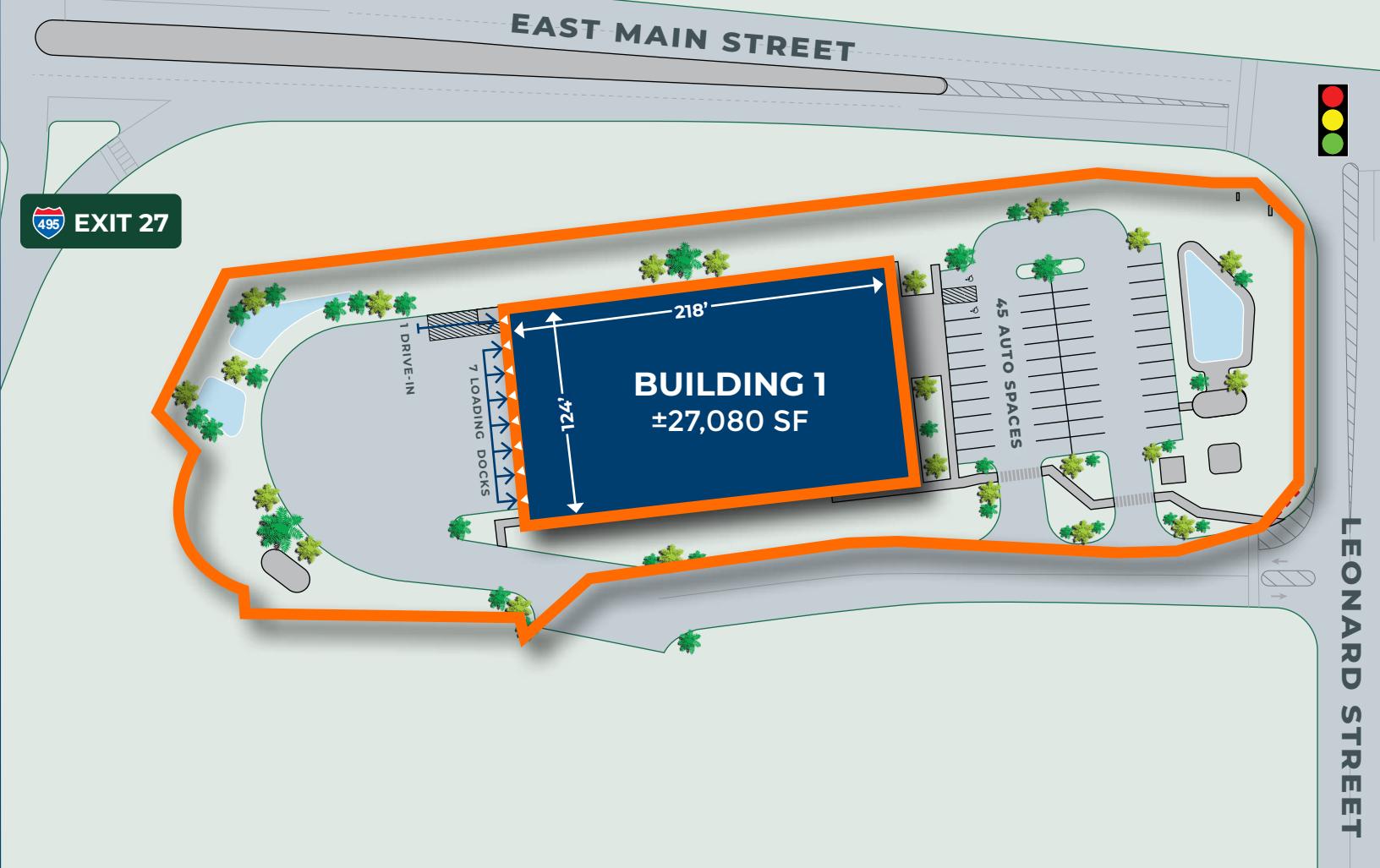
Structural Type: Tilt-up concrete with architectural accent reveals

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 storefront at entry

Site Plan



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

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

Electrical: 2,000 Amps, 277/480 Volt

Sprinklers: ESFR system

Landscaping: Fully landscaped with irrigation supported by well

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

Utilities:

Gas: Eversource Energy

Electric: National Grid

Water: Town of Norton

Sewer: Tri-town

Located within a brand new ±788,000 SF industrial park featuring high-bay warehouse, manufacturing, flex, and R&D uses


CLEAR
30'


AUTO SPACES
45


LOADING DOCKS
7


ELECTRICAL
2,000 Amps


SPRINKLERS
ESFR System



Contact

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 **UBS**

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