

**UP TO ±216,400 SF  
FLEX & ADVANCED MANUFACTURING SPACE  
AVAILABLE FOR LEASE**



**SUBDIVIDABLE**

**63 NAHATAN  
STREET** NORWOOD, MA

Crosspoint

**CBRE**

# PROPERTY OVERVIEW

On behalf of Crosspoint Associates, CBRE is pleased to bring your attention to 63 Nahatan Street, a ±216,400 SF manufacturing facility situated on a ±26.63 acre parcel in Norwood, Massachusetts. Located less than 15 miles from downtown Boston, 63 Nahatan is ideally situated along Route 1 and within minutes to the Interstate 95/Interstate 93 interchange, providing seamless access to all of Greater Boston's major highway systems and population centers. The property's urban infill address positions the asset as a premier location for established users looking to take advantage of its unmatched proximity to downtown Boston and the surrounding affluent communities.

The Route 128 inner-belt is home to some of Greater Boston's deepest pool of advanced manufacturing, flex and R&D users. Corporate neighbors include Moderna, Siemens, Advanced Instruments, ImmunoGen Inc., Tekscan, and Organogenesis to name a few.

## BUILDING SPECIFICATIONS

Total Building Area/Availability	±216,400 SF
Year Built/Renovated	1958 / 1985 / 2014
Site Area	±26.63 Acres
Clear Height	Floor to bottom of joist: 19'6"; Floor to deck: 20'9"
Column Spacing	20' x 30'
Loading Docks	14 tailboard dock doors, 1 drive-in door (expandable)
Sprinklers	Wet
Elevators	Two (2)
Auto Parking	±2.13/1,000 SF (461 auto spaces - expandable)
Roof	Rubber EPDM fully adhered
Power	7,000 amps, 480/277 volt, 3-phase, 4-wire
Utilities	
Water/Sewer	Town of Norwood
Gas	National Grid
Electricity	Norwood Municipal Light Department



**PARKING:**  
2.13/1,000 SF



**POWER:**  
7,000 AMPS



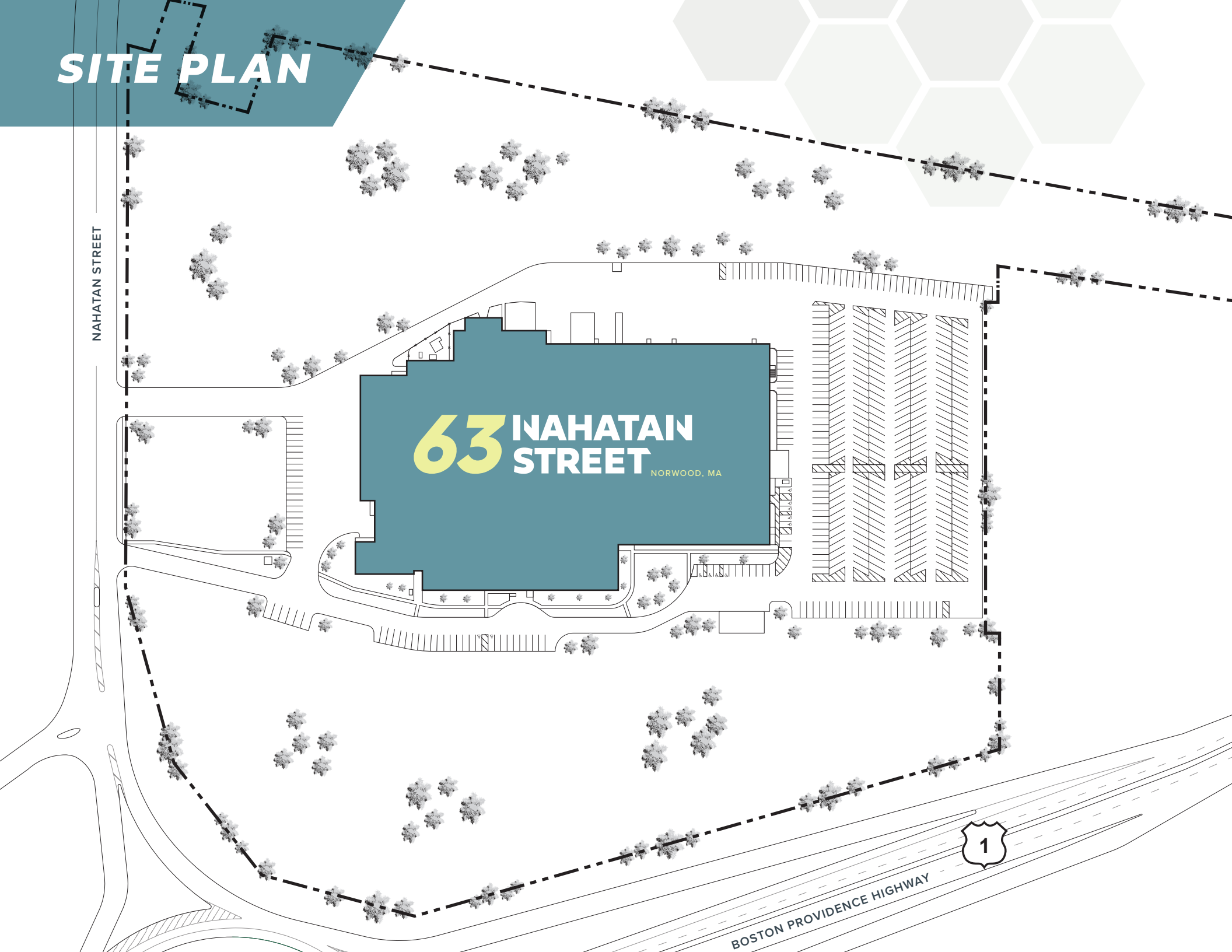
**CLEAR HEIGHT:**  
20'9"

# SITE PLAN

NAHATAN STREET

**63** NAHATAN STREET  
NORWOOD, MA

BOSTON PROVIDENCE HIGHWAY



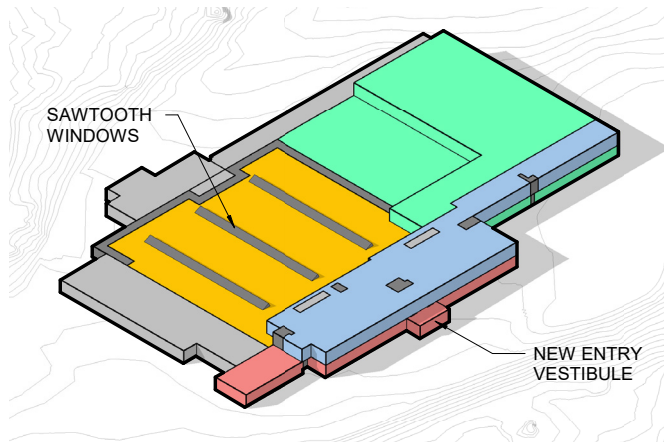




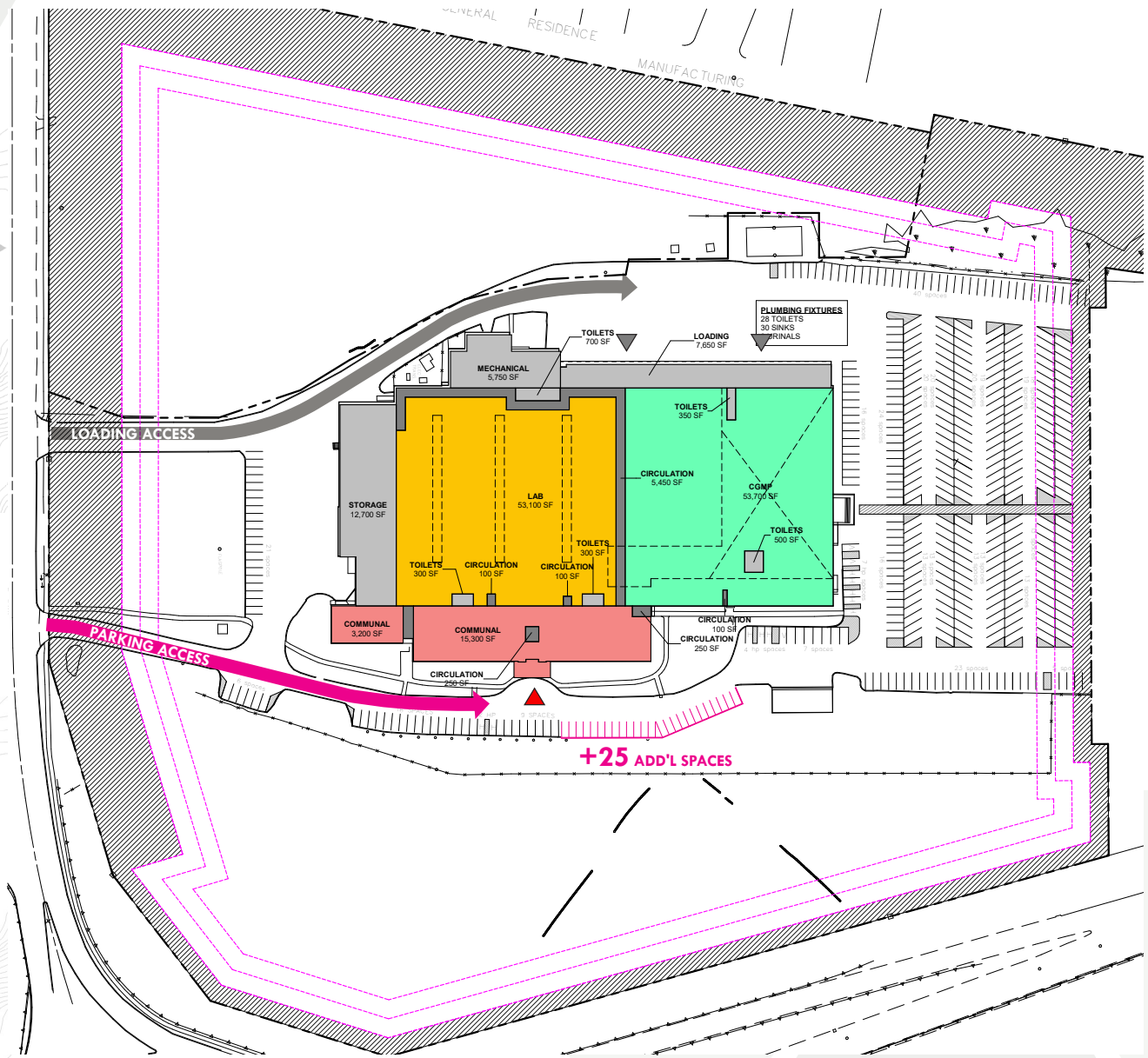
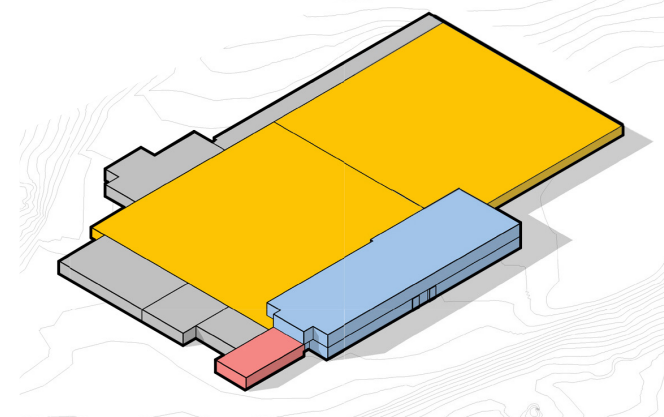
# HYPOTHETICAL RETROFIT

## MEZZANINE REMOVAL + SKYLIGHTS

### EXISTING BUILDING WITH SKYLIGHTS



### REMOVAL OF SECOND FLOOR MEZZANINE

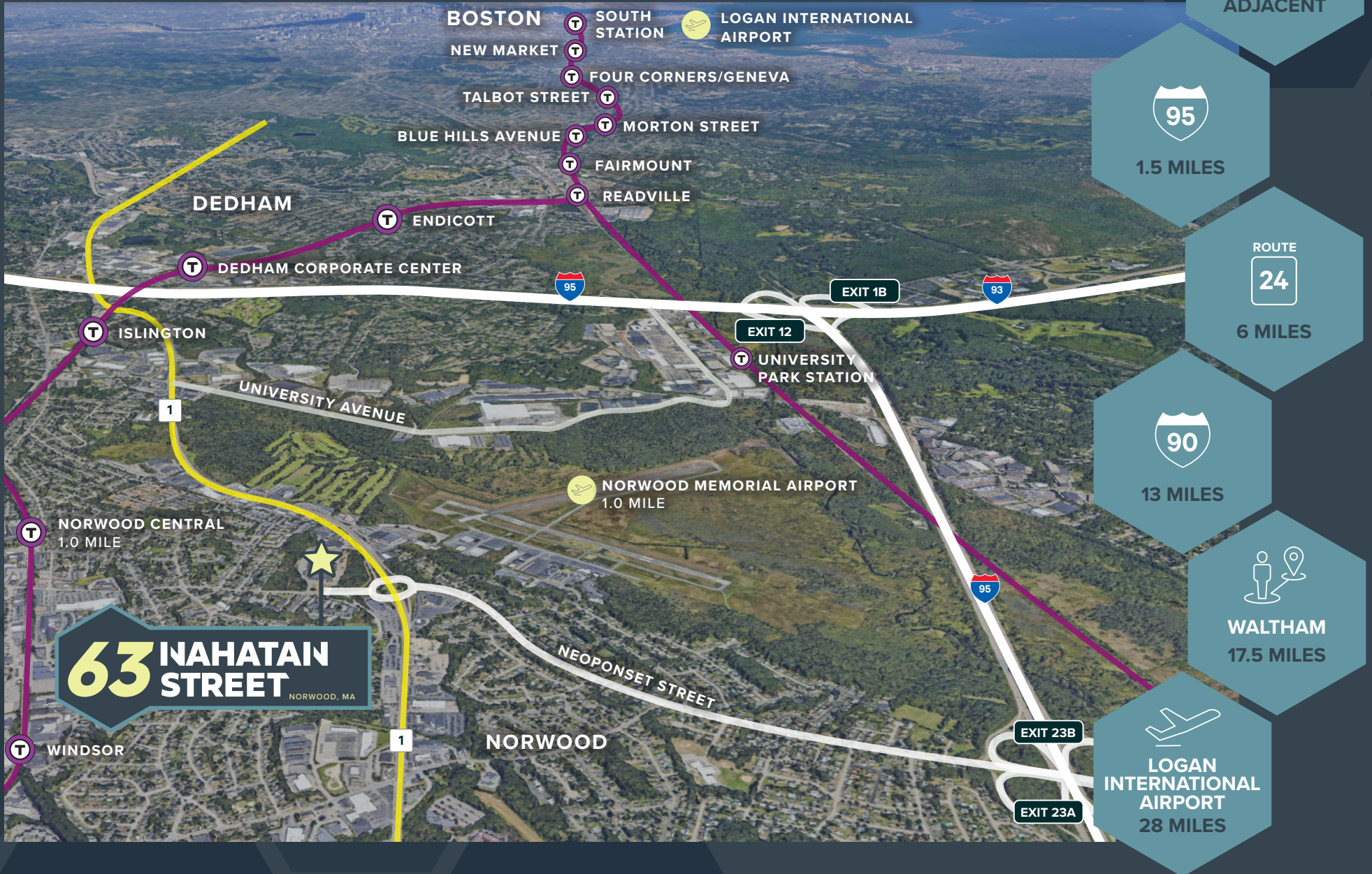


# ADVANCED / BIOMANUFACTURING AND MEDICAL TENANTS





# LOCATION AND ACCESS





# 63 NAHATAIN STREET

NORWOOD, MA

UP TO ±216,400 SF FLEX & ADVANCED MANUFACTURING SPACE AVAILABLE

WITHIN A 3 MILE RADIUS:



CASUAL AND FINE DINING RESTAURANTS



25

CAFE AND QUICK SERVE RESTAURANTS



25

CONVENIENCE RETAIL



54

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