

# For Sale or Lease

## 1 Norfolk Avenue Easton, MA



**Easton Industrial Park**

**81,164 sf**

**R&D/ Lab Facility**

**Suitable for Biomedical & Pharmaceutical Uses**

**DONAHUE**  
ASSOCIATES

*Commercial & Industrial Real Estate*

*Tel: 508.588.1717*

*Donahueassociates.com*

# Building Specs

## 81,164 SF Total - Will Sub-Divide

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*North Warehouse 24,913 SF @ 18 ft clear -Air Conditioned  
5 loading docks*

*South Warehouse 17,257 SF @ 25 ft clear  
2 loading docks*

*29,684 SF Air conditioned production space  
Suitable for many R&D/ Lab uses*

*Includes 8,689 SF ISO 8 clean rooms and lab  
areas suitable for pharmaceutical, medical  
device, &electronics manufacturing*

*Office Area - 9,310 SF*

### ADDITIONAL INFORMATION

*1200 amps 600 volt 3 phase electrical power*

*Zoning - Industrial*

*Real Estate Taxes - \$84,964.00*

*Land Area 15.27 acres (7.27 acres upland)*

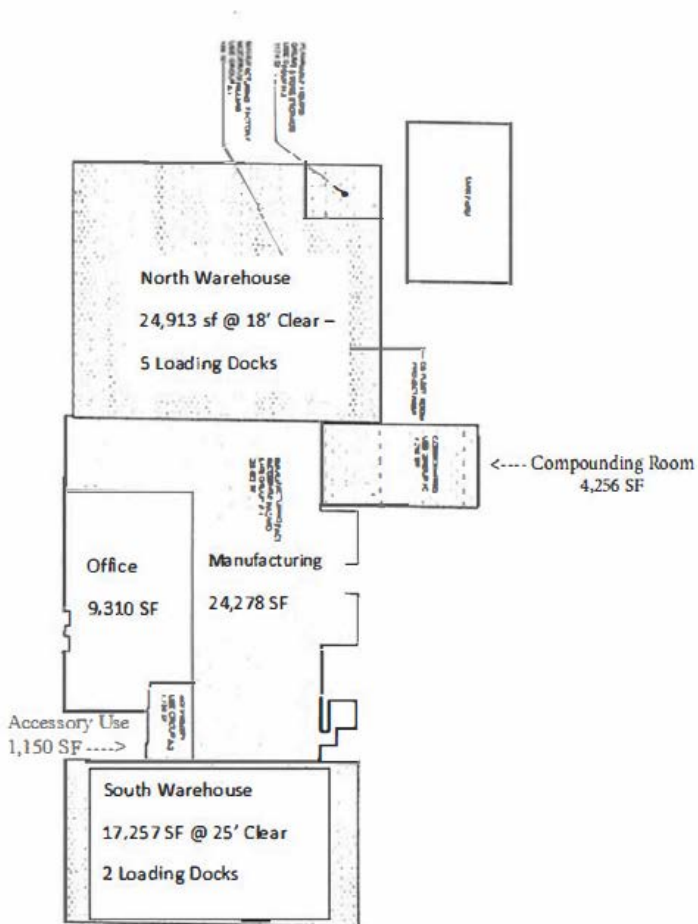
*ESFR Fire Sprinkler System*

*On Site Septic*

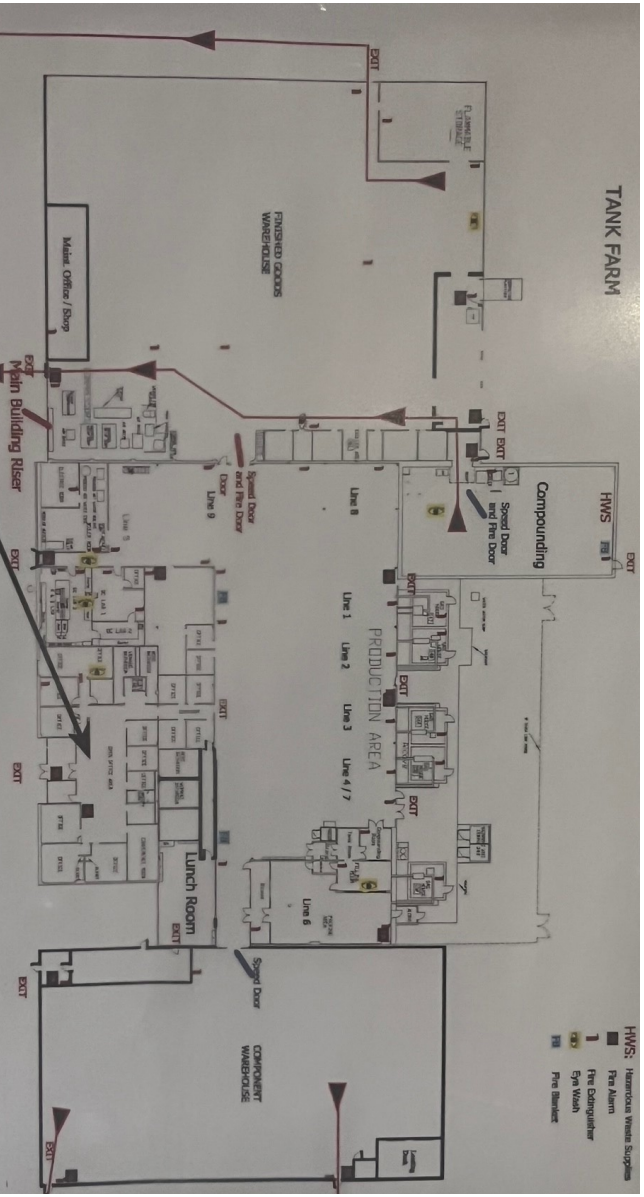
*Waste water collection system, Floor Drains*

*Accessible via Brockton Area Transit Authority*

# Floor Plan



# TANK FARM



HWS: Hazardous Waste Storage

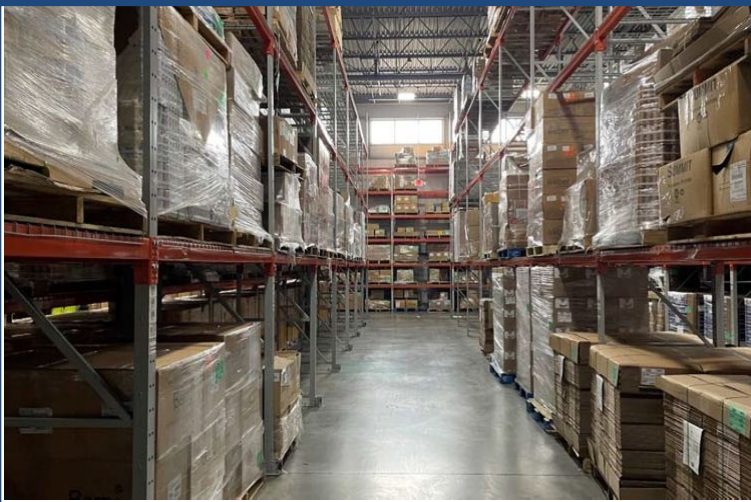
■ Fire Alarm

1 Fire Extinguisher

2 5m Wash

3 Fire Blanket

# Photographs



Click for Drone Footage



# Location



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**ASSOCIATES**

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508-588-1717

[www.donahueassociates.com](http://www.donahueassociates.com)

*For more information Contact*

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[md@donahueassociates.com](mailto:md@donahueassociates.com)

*Betsy Donahue*

339-206-7422

[Betsy@donahueassocaites.com](mailto:Betsy@donahueassocaites.com)



OWNER AND APPLICANT  
**PHARMASOL CORPORATION**  
 1 NORFOLK AVENUE  
 EASTON, MA 02356

ASSESSOR'S REFERENCE  
 PLAN U-14 PLOTS 9D & 9E  
 LOT AREA = 665,200± SQ FT (15.27± ACRES)  
 AREA OF CONTIGUOUS UPLAND EXCLUDING  
 WETLANDS AND POND = 350,400± SQ FT (8.0± ACRES)

**ZONING CLASSIFICATION**

**INDUSTRIAL**  
 MINIMUM YARD SETBACKS:  
 FRONT - 50'  
 SIDE - 25'  
 REAR - 40'

MAXIMUM ALLOWABLE LOT COVERAGE BY STRUCTURE - 25%  
 EXISTING BUILDING = 60,500 SQ FT  
 EXISTING ACCESSORY BUILDINGS = 1,400 SQ FT  
 PROPOSED ADDITION = 16,700 SQ FT  
 TOTAL BUILDING AREA = 78,600 SQ FT  
 LOT COVERAGE SHOWN  
 78,600 SF / 350,400 SF UPLAND = 22%  
 78,600 SF / 665,200 SF LOT AREA = 12%

**PARKING REQUIREMENTS**  
 MANUFACTURING/INDUSTRIAL ESTABLISHMENT  
 1 PARKING SPACE PER 600 SQUARE FEET OF FLOOR SPACE  
 EXISTING BUILDING = 60,500 SQ FT  
 PROPOSED ADDITION = 16,700 SQ FT  
 78,600 / 600 = 131  
 TOTAL NUMBER OF PARKING SPACES REQUIRED = 131  
 TOTAL NUMBER OF PARKING SPACES SHOWN = 130

SECTION 8-9(14) OF THE ZONING BY-LAW ALLOWS THE  
 PLANNING & ZONING BOARD TO REDUCE THE NUMBER OF  
 PARKING SPACES BY UP TO 25% IF THE PARKING AREA IS  
 ONLY OCCUPIED BY 25 TO 40 VEHICLES ON A DAILY BASIS AS  
 THE MAJORITY OF EMPLOYEES USE PUBLIC TRANSPORTATION,  
 CAR POOLING, OR VAN DROP OFF. THE APPLICANT REQUESTS  
 THE PLANNING & ZONING BOARD TO ALLOW THIS 1 SPACE REDUCTION  
 TO THE 130 SPACES SHOWN.

**POND**  
 JOSEPH RAFFAELE, ET AL  
 AND  
 WILLIAM HOHENSTEIN

VOLPE REALTY TRUST  
 S 11°16'47" E  
 528.63'

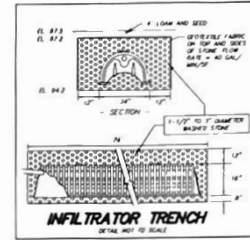
VOLPE  
 REALTY  
 TRUST

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**SITE PLAN APPROVAL**  
 Charles M. Anton  
 Alan W. ...  
 ...  
 TOWN OF EASTON  
 PLANNING & ZONING BOARD  
 DATE 11/24/07

**LEGEND**

W.L.	WATER LINE
U.L.	UTILITY LINE
U.P.	UTILITY POINT
U.S.	UTILITY SHIELD
U.C.	UTILITY CURB
U.M.	UTILITY MAIN
U.W.	UTILITY WELLS
U.D.	UTILITY DRAINAGE
U.S.C.	UTILITY SHIELD CURB
U.S.P.	UTILITY SHIELD POINT
U.S.M.	UTILITY SHIELD MAIN
U.S.W.	UTILITY SHIELD WELLS
U.S.D.	UTILITY SHIELD DRAINAGE
U.S.C.S.	UTILITY SHIELD CURB SHIELD
U.S.P.S.	UTILITY SHIELD POINT SHIELD
U.S.M.S.	UTILITY SHIELD MAIN SHIELD
U.S.W.S.	UTILITY SHIELD WELLS SHIELD
U.S.D.S.	UTILITY SHIELD DRAINAGE SHIELD



**NOTE CONTRACTOR TO INSTALL HAYBALE EROSION CONTROL BARRIER BEFORE EXCAVATING FOUNDATION. NO EXCAVATION OR CASTING OF EARTH MATERIALS SHALL BE ALLOWED ON THE WETLAND SIDE OF THIS BARRIER. HAYBALE BARRIER SHALL BE MAINTAINED UNTIL ALL DISTURBED AREAS HAVE BEEN SEEDED AND GRASS GROWTH IS WELL ESTABLISHED. CONTRACTOR SHALL NOT STORE HIS MATERIALS OR EQUIPMENT WITHIN THE 100' BUFFER ZONE.**

**LOT A-2-C  
 PLOTS 9D & 9E  
 665,200± SQ. FT.  
 (15.27± ACRES)**

**NOTE: LOCATION OF UNDERGROUND UTILITIES TAKEN FROM THE BEST AVAILABLE INFORMATION AND IS NOT WARRANTED TO BE CORRECT. NOR THAT ALL UNDERGROUND UTILITIES ARE SHOWN.**

IT SHALL BE THE CONTRACTOR'S RESPONSIBILITY TO NOTIFY ALL UTILITY COMPANIES AND AGENCIES PRIOR TO CONSTRUCTION FOR THE LOCATION OF UNDERGROUND UTILITIES. DIG-SAFE OPERATIONS 1-888-344-7233

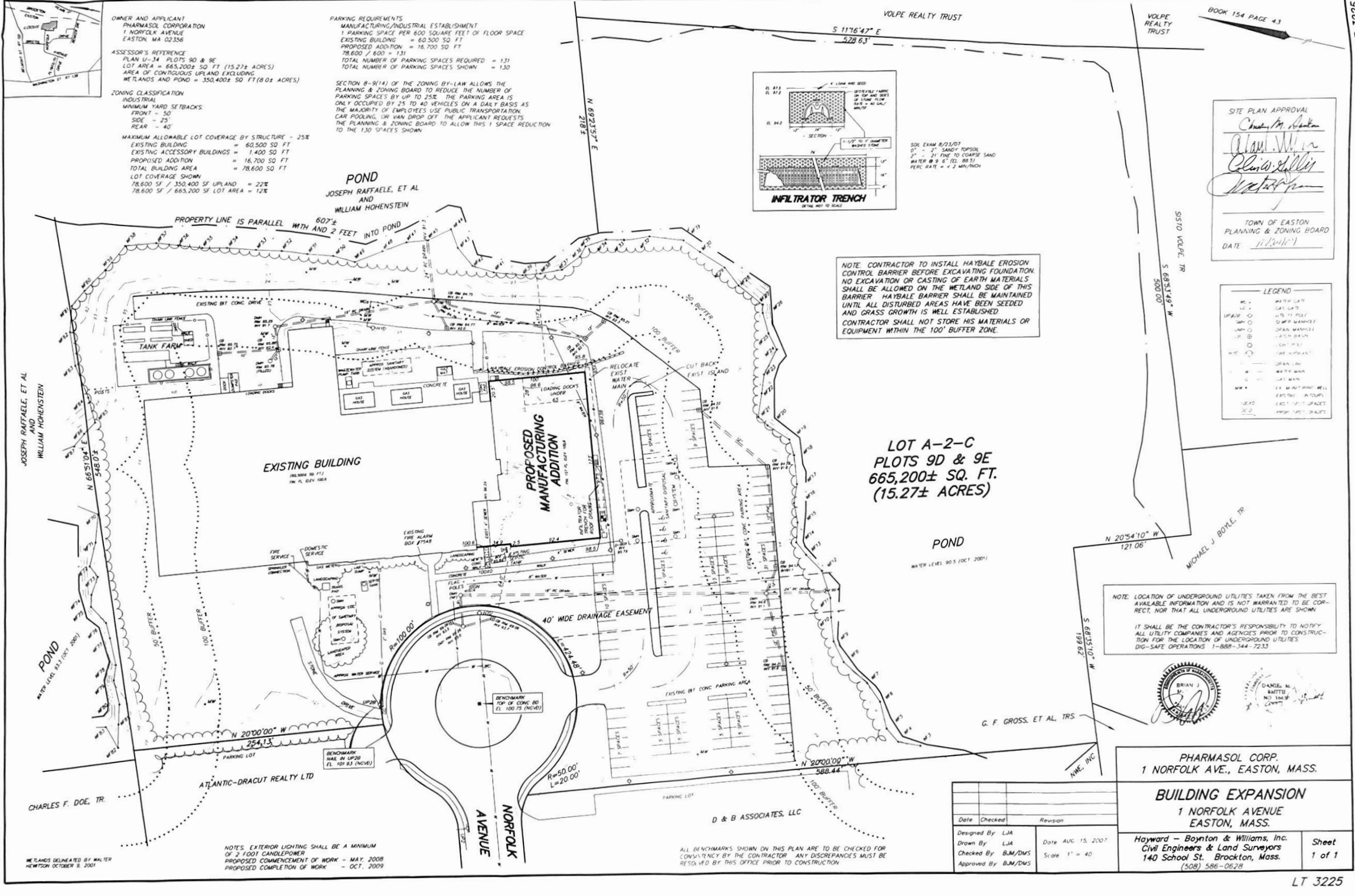


DANIEL M. ...  
 ...

**PHARMASOL CORP.**  
 1 NORFOLK AVE., EASTON, MASS.

**BUILDING EXPANSION**  
 1 NORFOLK AVENUE  
 EASTON, MASS.

Hayward - Boynton & Williams, Inc.  
 Civil Engineers & Land Surveyors  
 140 School St. Brockton, Mass.  
 (508) 586-0628



NOTES: EXTERIOR LIGHTING SHALL BE A MINIMUM OF 3 FOOT CANDLEPOWER  
 PROPOSED COMMENCEMENT OF WORK - MAY, 2008  
 PROPOSED COMPLETION OF WORK - OCT. 2009

ALL BENCHMARKS SHOWN ON THIS PLAN ARE TO BE CHECKED FOR CONSISTENCY BY THE CONTRACTOR. ANY DISCREPANCIES MUST BE RESOLVED BY THIS OFFICE PRIOR TO CONSTRUCTION.

Date	Checked	Revision

Designed By LJA  
 Drawn By LJA  
 Checked By BJM/DVS  
 Approved By BJM/DVS

Date AUG 15, 2007  
 Scale 1" = 40'

WETLANDS DELINEATED BY WALTER NEWTON OCTOBER 9, 2001