

# 32 PINE ST.

NORFOLK, MA

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INDUSTRIAL OUTDOOR STORAGE PROPERTY  
16,740 SF +/- BUILDING(S) ON 5.69 AC +/- | FOR LEASE



THE  
STUBBLEBINE  
COMPANY

CORFAC INTERNATIONAL



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# EXECUTIVE SUMMARY

## THE OFFERING

As the exclusive agent, The Stubblebine Company/CORFAC International is pleased to offer 32 Pine St. Norfolk, Massachusetts (the "Property") for lease, an industrial outdoor storage property totaling approximately 4 ± usable acres. Located in Norfolk's Industrial park and situated just minutes from Route 1, I-495, and I-95, the property provides excellent regional connectivity to Boston, Providence, and Worcester. With ample yard space, flexible layout, and strong access to major highways, this property is ideal for a variety of industrial outdoor storage uses.



### PROPERTY SUMMARY

ADDRESS	32 Pine St. Norfolk, MA
BUILDING(S) SIZE	10,638 SF± 6,102 SF±
USABLE ACRES	4 AC +/-
UTILITIES	Full HVAC through office Heat throughout all warehouse spaces
HIGHWAY PROXIMITY	0.2 Miles to RT 1A 0.9 Miles to RT 1 4.2 Miles to I-495 4.6 Miles to I-95

# PROPERTY SPECIFICATIONS

## PROPERTY SUMMARY - BUILDING A (MAIN BUILDING)

**BUILDING AREA** 10,638 SF +/- Office & Showroom Space

**YEAR BUILT** 2004

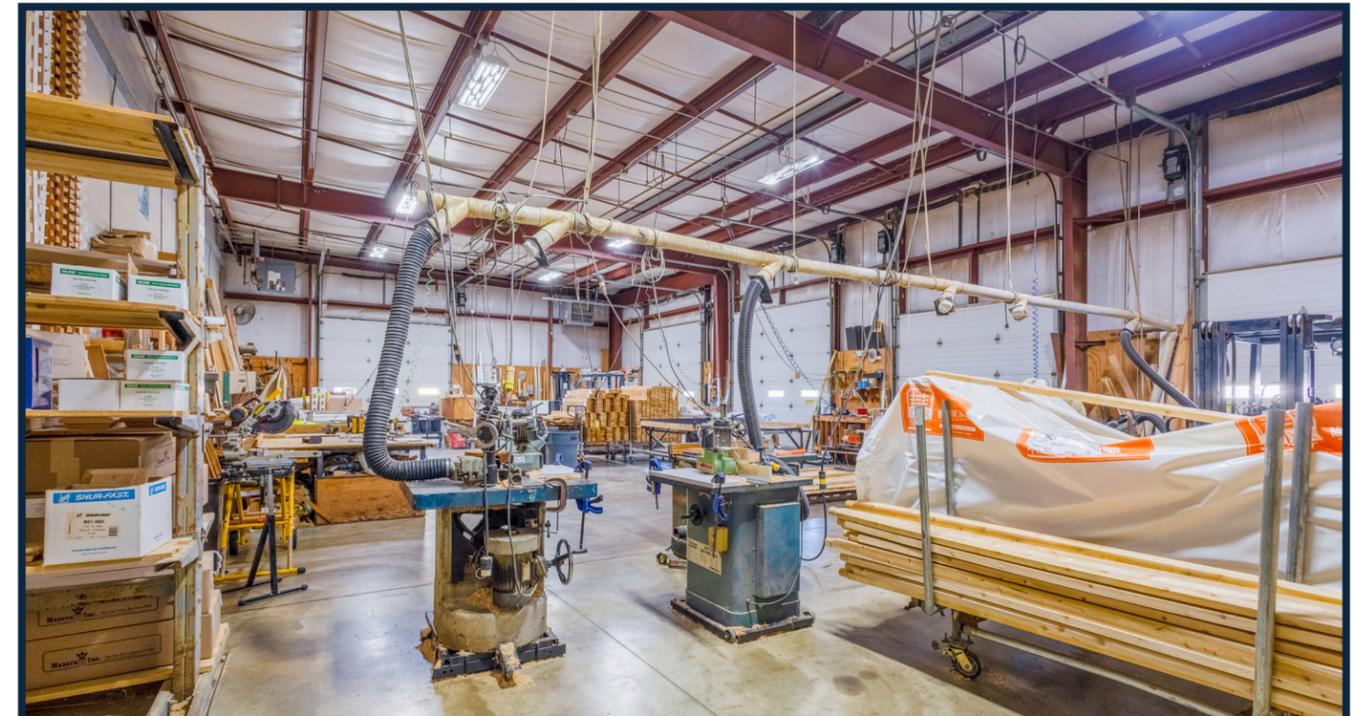
**POWER** 3 Phase  
440 V  
600 Amp  
3 Panels

**CLEAR HEIGHT** 16' - 18'

**DRIVE IN DOORS** 10

**DOOR DIMENSIONS** 2 - 10x10  
7 - 12x12  
1 - 12x18

**ROOF TYPE** Metal



# PROPERTY SPECIFICATIONS

## PROPERTY SUMMARY - BUILDING B (BACK BUILDING)

BUILDING AREA 6,102 SF +/-

YEAR BUILT 2006

POWER 1 - 600 Panel  
1 - 300 Panel  
3 Phase

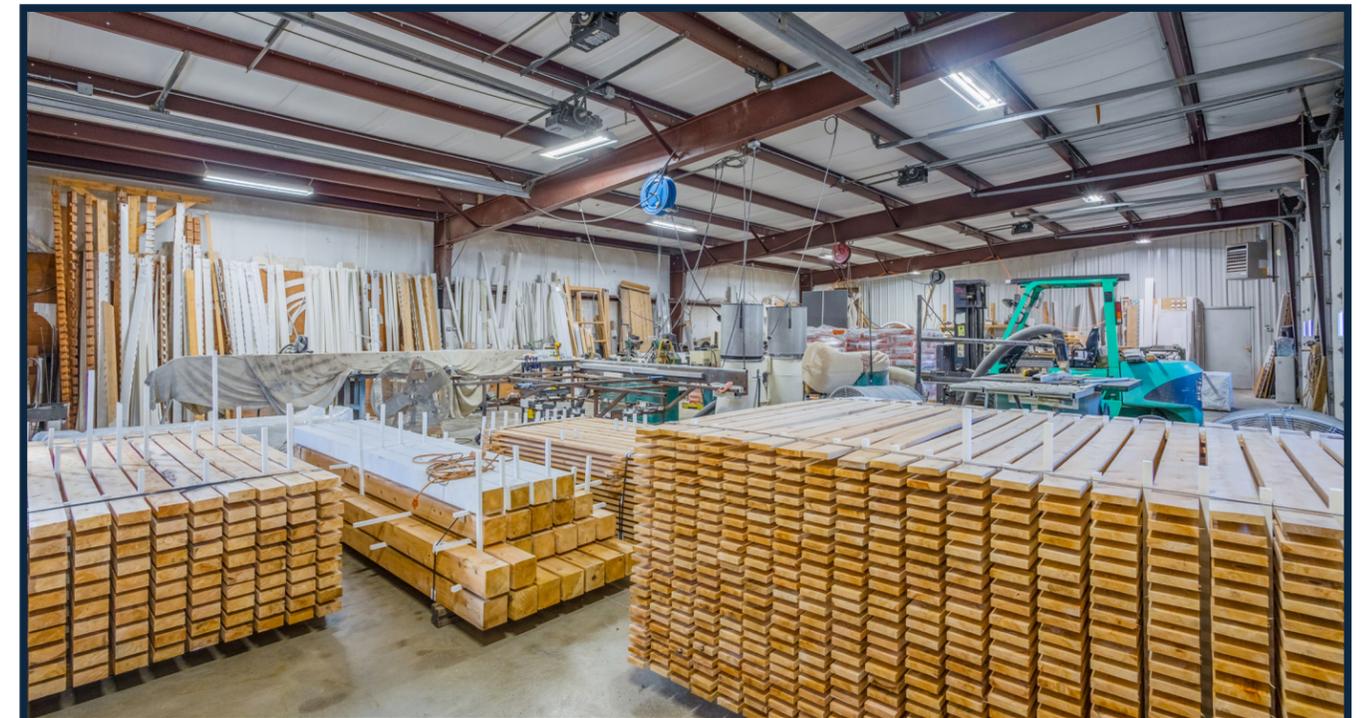
CLEAR HEIGHT 12'-14'

DRIVE IN DOORS 7

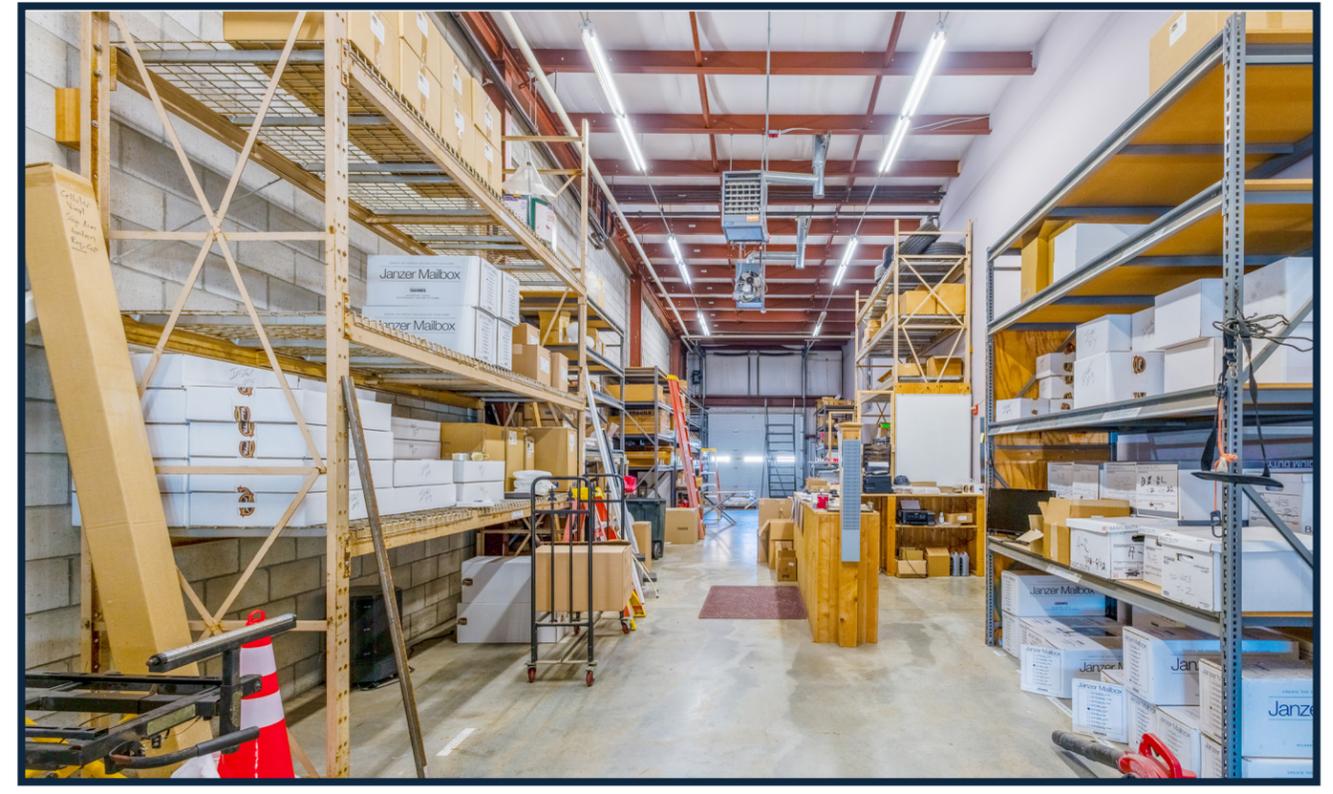
DOOR DIMENSIONS 6 - 12x12  
1 - 12x18

LIGHTING Fluorescent

ROOF Metal



# PHOTOS



# LOCAL COMPANIES



# LOCATION OVERVIEW

## HIGHWAY PROXIMITY



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*Unparalleled Local Expertise*

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