

**BRAND NEW CONSTRUCTION**

# BLUE STAR R

B U S I N E S S P A R K

**±887,000 SF**

**HIGH-BAY WAREHOUSE, FLEX AND RETAIL  
CONSTRUCTION STARTING LATE 2018**

 **CONDYNE, LLC**  
Real Estate Development



## Property Description

On behalf of Condyne, CBRE/New England is pleased to present a unique opportunity to lease ±887,000 SF of speculative and build-to-suit space at the new Blue Star Business Park in Norton, Massachusetts. The proposed site features 11 buildings including high-bay warehouse, flex and retail. 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.



# Proposed Development

## BUILDING USES

Commercial & Retail: 41,815 SF

Office & Medical: 48,000 SF

Warehouse/Manufacturing: 593,800 SF

Flex/Industrial: 203,800 SF

**TOTAL: 887,415 SF**

## UTILITIES

Gas: Columbia Gas

Electric: National Grid

Water: Town of Norton

Sewer: Tri-Town

### BUILDING 1

10,935 SF

Commercial/  
Retail

### BUILDING 2

14,400 SF

Commercial/  
Retail

### BUILDING 3

16,480 SF

Commercial/  
Retail

### BUILDING 4

Speculative  
125,000 SF

High-Bay Warehouse  
/Manufacturing

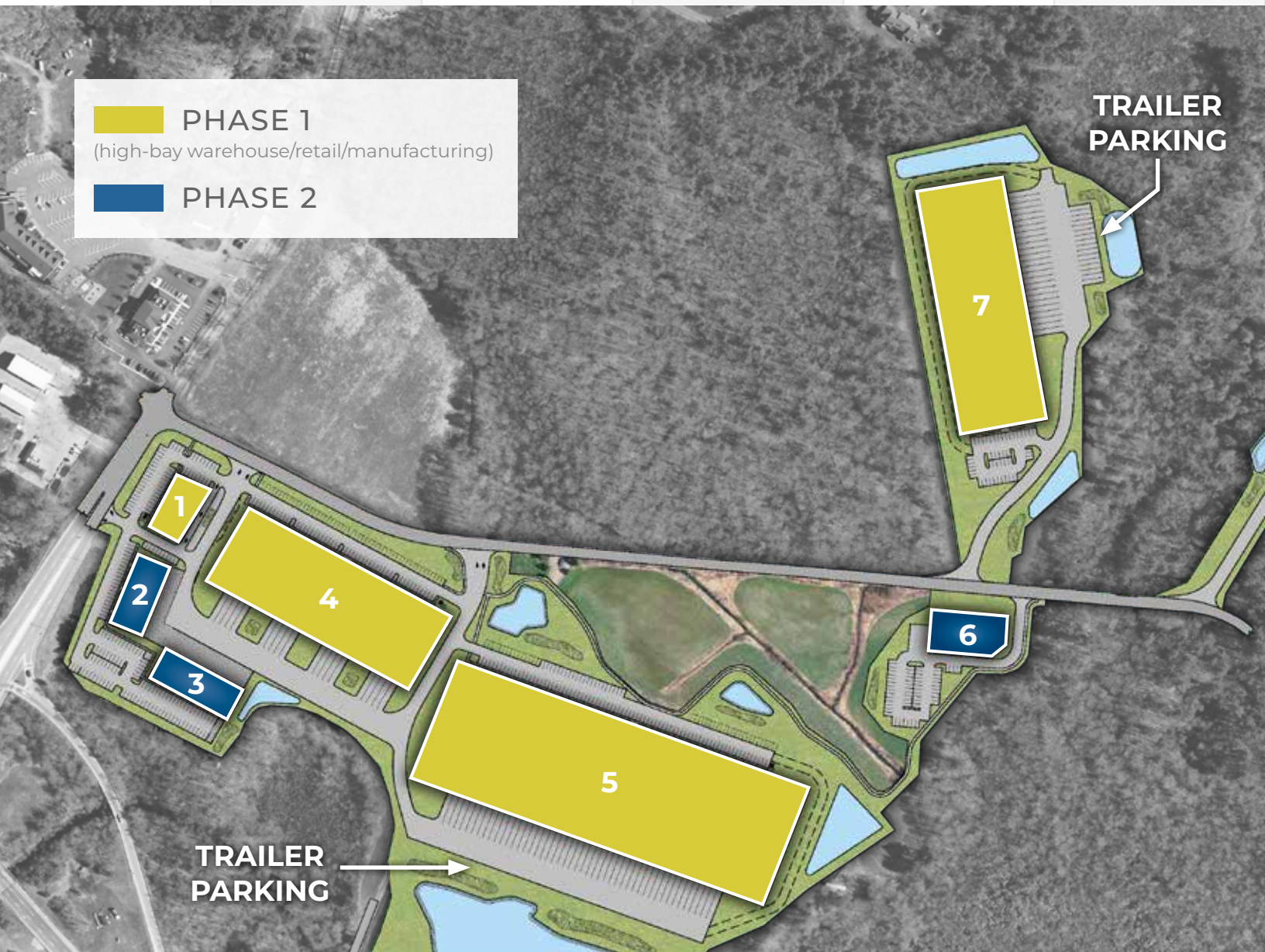
### BUILDING 5

Speculative  
258,800 SF

High-Bay Warehouse  
/Manufacturing

### BUILDING 6

Compensatory  
Drainage Lot





# HIGH-BAY WAREHOUSE/RETAIL/ MANUFACTURING PHASE 1 TIMING

**BREAKING GROUND Q4 2018**  
**Q3 2019: DELIVERY**



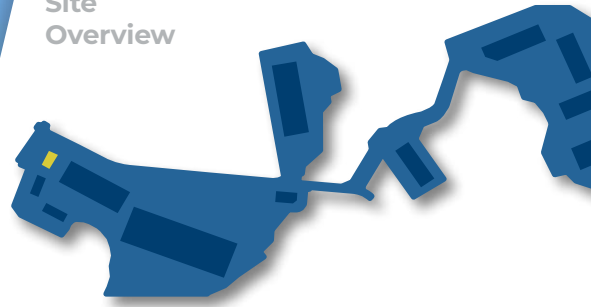
BUILDING 7	BUILDING 8	BUILDING 9	BUILDING 10	BUILDING 11	BUILDING 12
<b>Speculative 130,000 SF</b> High-Bay Warehouse /Manufacturing	<b>48,000 SF</b> Office/Medical	<b>Speculative 66,300 SF</b> Flex/Industrial	<b>76,000 SF</b> Commercial/ Retail	<b>61,500 SF</b> Commercial/ Retail	<b>80,000 SF</b> High-Bay Warehouse /Manufacturing



# Building 1

Commercial/Retail

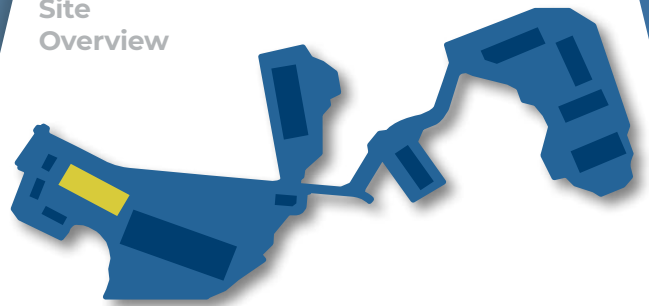
Site Overview



# Building 4

High-Bay Warehouse/Manufacturing

Site Overview





# Property Specifications

**Building Size:** 10,935 SF

**Clear Height:** 14'

**Parking:** 3.2/1,000 SF

**Bottom of Deck:** 20'

**Structural Type:** Tilt-up concrete with architectural accent reveals

**Wall Type:** 3" concrete/1.5" insulation/3" 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:** 5" unreinforced slab, large aggregate with 4,000 PSI concrete

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

**Levelers:** 15,000 lb. dock leveler

**HVAC:** Split HVAC roof mounted system in retail

**Electrical:** 800 Amp

**Sprinklers:** ESFR wet system

**Communications:** Fire department direct communication box

**Landscaping:** Fully landscaped with irrigation supported by well

**Lighting:** LED, 2' x 4' in retail

**Gas:** Columbia Gas

**Electric:** National Grid

**Water:** Town of Norton

**Sewer:** Tri-town

**Solar Ready:** Yes

For more information on retail leasing, contact: Rob Robledo | CBRE/New England | Retail Brokerage Team | T +1 617 912 6869

# Property Specifications

**Building Size:** 125,000 SF

**Office Percentage:** 5%

**Clear Height:** 32'

**Parking:** 1/1,000 SF

**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:** 1600 Amp

**Sprinklers:** ESFR wet 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

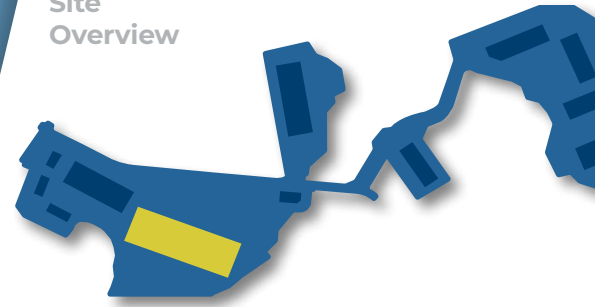
**Sewer:** Tri-town

**Solar Ready:** Yes

# Building 5

High-Bay Warehouse/Manufacturing

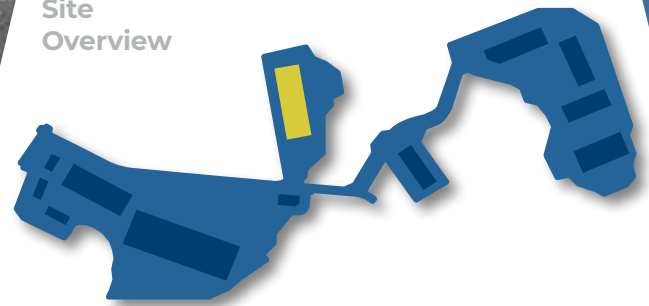
Site Overview



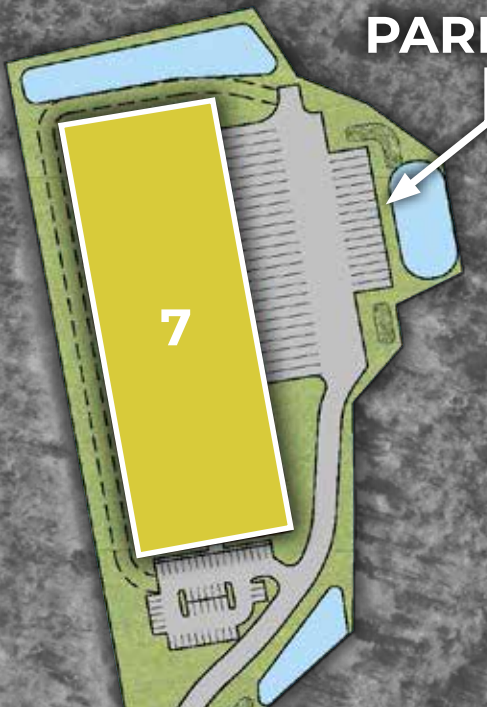
# Building 7

High-Bay Warehouse/Manufacturing

Site Overview



TRAILER PARKING



# Property Specifications

**Building Size:** 258,800 SF

**Office Percentage:** 5%

**Clear Height:** 32'

**Parking:** 1/1,000 SF

**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

**Sprinklers:** ESFR wet 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

# Property Specifications

**Building Size:** 130,000 SF

**Office Percentage:** 5%

**Clear Height:** 32'

**Parking:** 1/1,000 SF

**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:** 1600 Amp

**Sprinklers:** ESFR wet 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

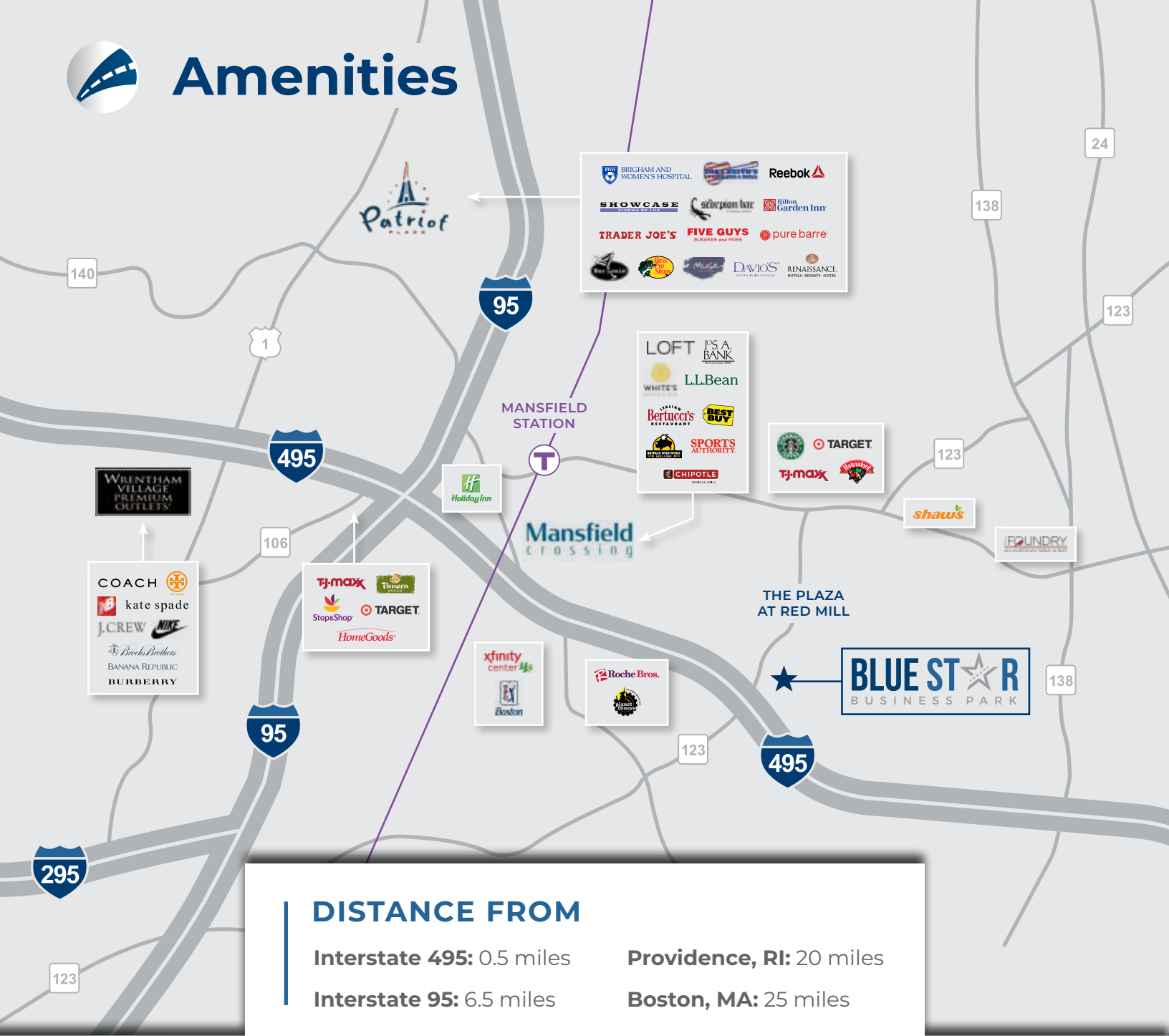
**Sewer:** Tri-town

**Solar Ready:** Yes





# Amenities



## DISTANCE FROM

Interstate 495: 0.5 miles

Interstate 95: 6.5 miles

Providence, RI: 20 miles

Boston, MA: 25 miles

## Contact

### JOHN LASHAR

Vice Chairman  
+1 617 439 7887  
john.lashar@cbre-ne.com

### STEVE CLANCY

Executive Vice President/Partner  
+1 617 912 7055  
steve.clancy@cbre-ne.com

### RACHEL MARKS

Vice President  
+1 617 912 7009  
rachel.marks@cbre-ne.com

### DANIELLE SIMBLIARIS

Vice President  
+1 617 778 7164  
danielle.simbliaris@cbre-ne.com



www.condyne.com | +1 787 552 4200



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