



NEW ROOF
COMING

FOR LEASE

15,077 - 209,606 SF industrial space for lease

380 S. Worcester Street, Norton



Cooler reactivation potential



Cross Dock Capability



Easy access to I-495



IOS storage or trailer parking available



Rail access potential

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REICH  BROTHERS

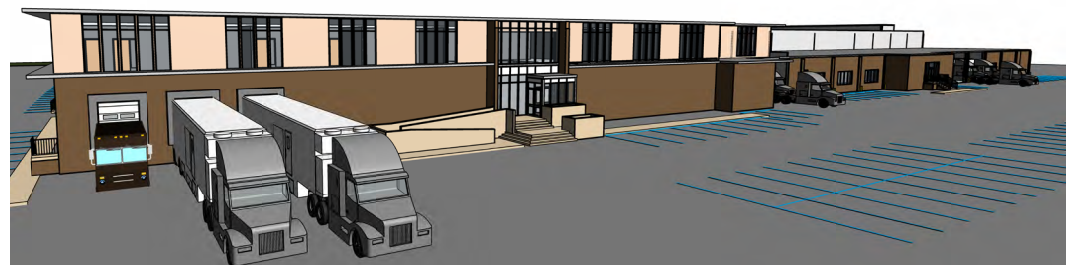
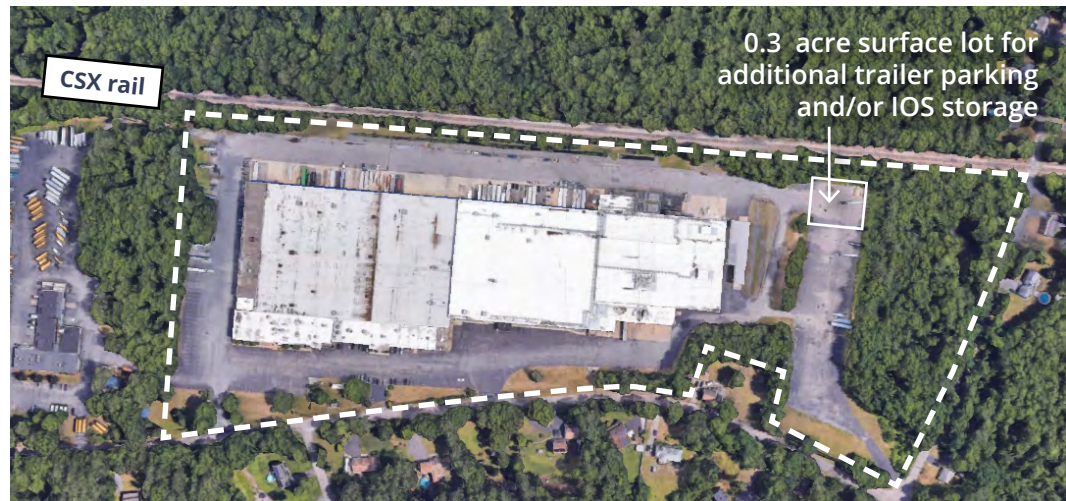
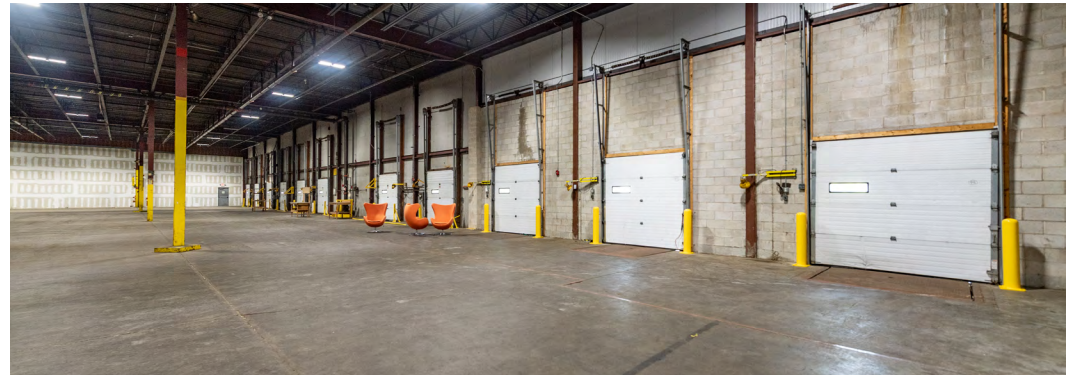
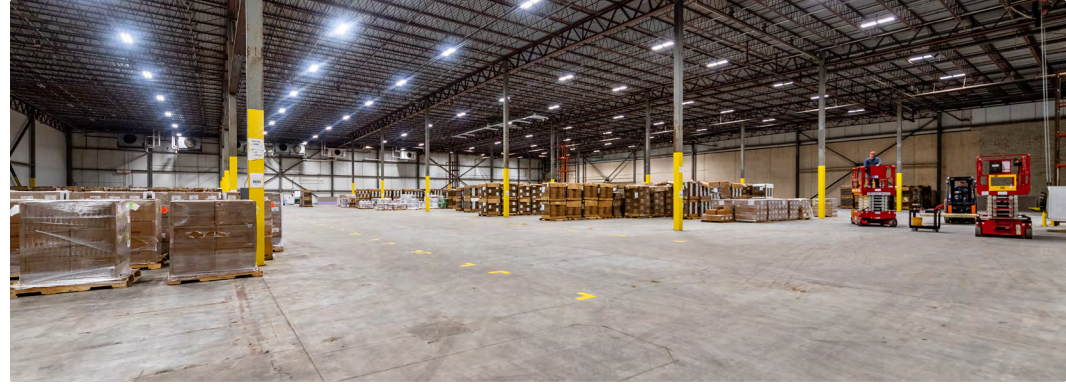


PROPERTY DETAILS

Building Size	458,248 SF
Available	15,077 - 209,606 SF
Year Built/Renovated	1965/1988/1999
Clear Height	22'
Column Spacing	30' x 50'
Floors	Thick floor loads
Available Power	2,000 amps
Lighting	Motion-sensored LEDs
Sprinkler	Wet sprinkler system
Loading	36 existing tailboard docks
Parking	±1.0/1,000 SF
Trailer Parking	0.3 acres for trailer parking and/or IOS storage
Truck Court	120'+
RE Taxes	\$0.84/SF
CAM	\$1.62/SF
Utilities	Electric: National Grid Gas: Eversource Energy Water/Sewer: Town of Norton

Planned Building Improvements

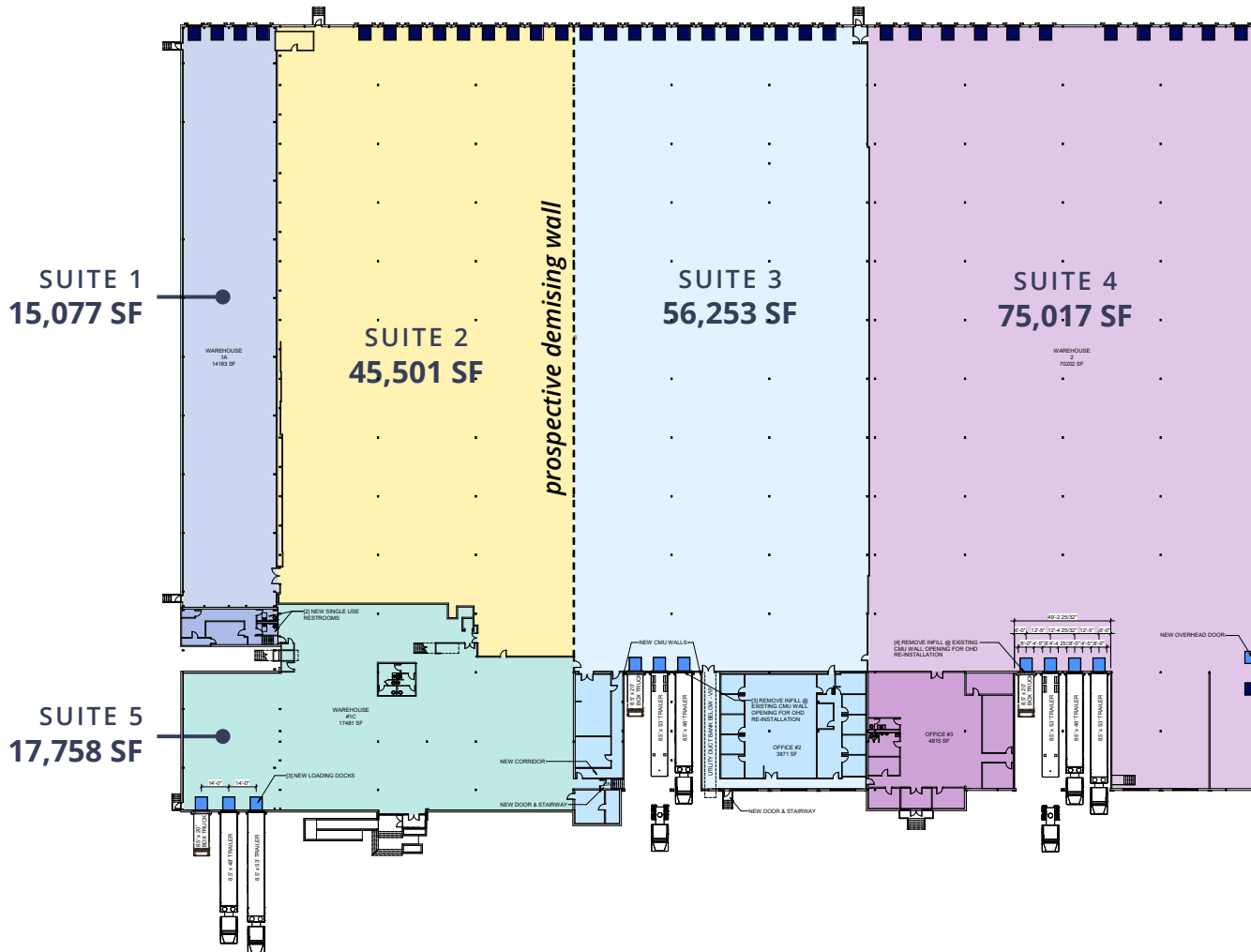
- New roof
- New on-site water tanks
- Upgraded sprinkler, electrical and plumbing systems
- Re-paint interior and exterior
- Renovate restrooms with new fixtures
- New spec office space
- Re-paving of asphalt parking lots and IOS areas
- 11 new dock doors to be added for cross-dock capability



FLOOR PLANS

Option 1: Multi-Tenant Plan

- existing tailboard docks
- proposed tailboard docks



SUITE 1 | 15,077 SF

Space Breakdown:

14,183 SF warehouse
894 SF office

Loading:

4 existing tailboard docks

Available Immediately

SUITE 2 | 45,501 SF

Space Breakdown:

45,501 SF warehouse

Loading:

9 existing tailboard docks

Available January 2028

SUITE 3 | 56,253 SF

Space Breakdown:

49,500 SF warehouse
6,753 SF office

Loading:

11 existing tailboard docks
3 proposed tailboard docks

Cross Dock Capability

Available Immediately

SUITE 4 | 75,017 SF

Space Breakdown:

70,202 SF warehouse
4,815 SF office

Loading:

11 existing tailboard docks
6 proposed tailboard docks

Cross Dock Capability

Available Immediately

SUITE 5 | 17,758 SF

Space Breakdown:

17,758 SF warehouse

Loading:

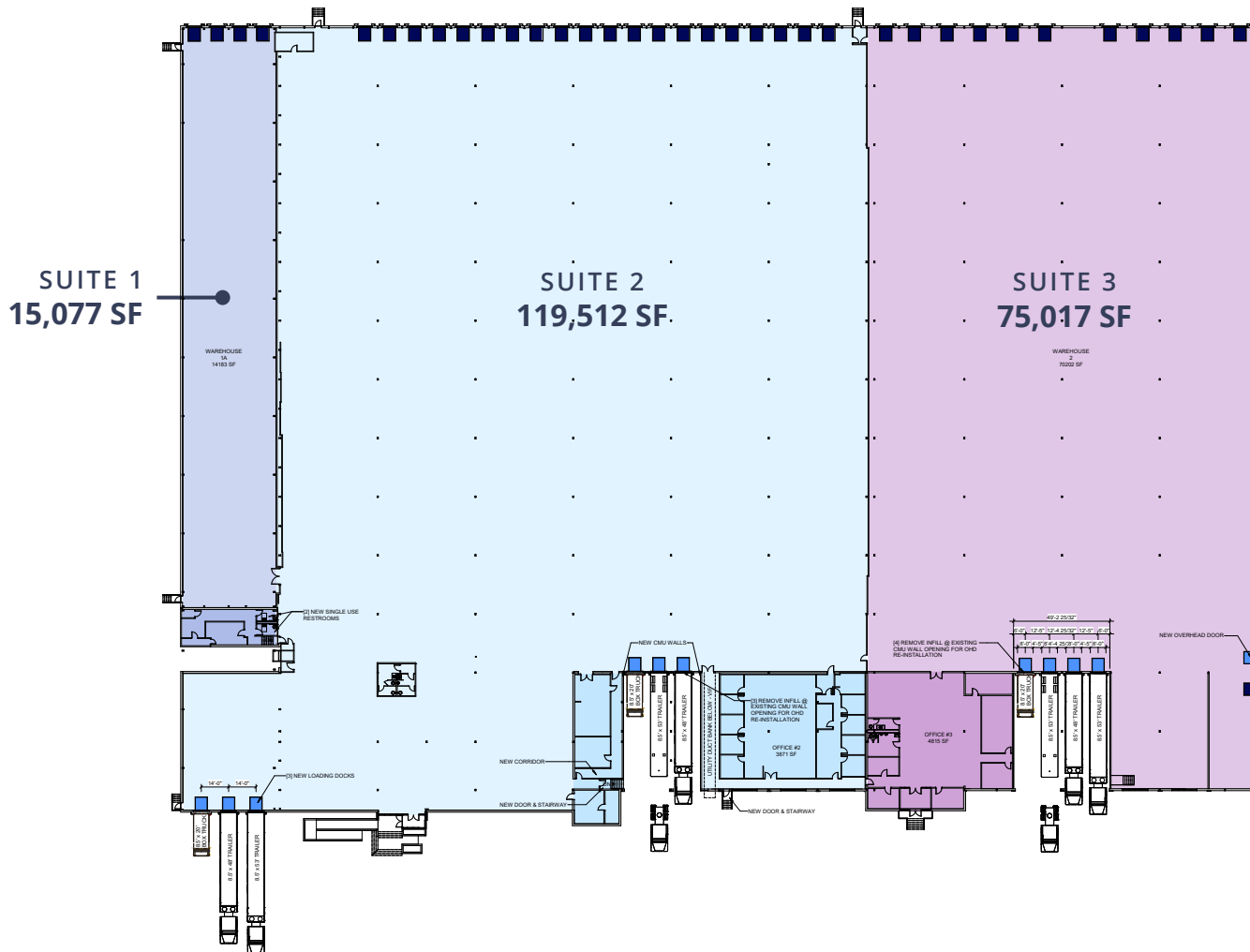
3 proposed tailboard docks

Available Immediately

FLOOR PLANS

Option 2: Multi-Tenant Plan

- existing tailboard docks
- proposed tailboard docks



SUITE 1 | 15,077 SF

Space Breakdown:

14,183 SF warehouse
894 SF office

Loading:

4 existing tailboard docks

Available January 2028

SUITE 2 | 119,512 SF

Space Breakdown:

112,759 SF warehouse
6,753 SF office

Loading:

20 existing tailboard docks

6 proposed tailboard docks

Cross Dock Capability

Available January 2028

SUITE 4 | 75,017 SF

Space Breakdown:

70,202 SF warehouse
4,815 SF office

Loading:

12 existing tailboard docks

6 proposed tailboard docks

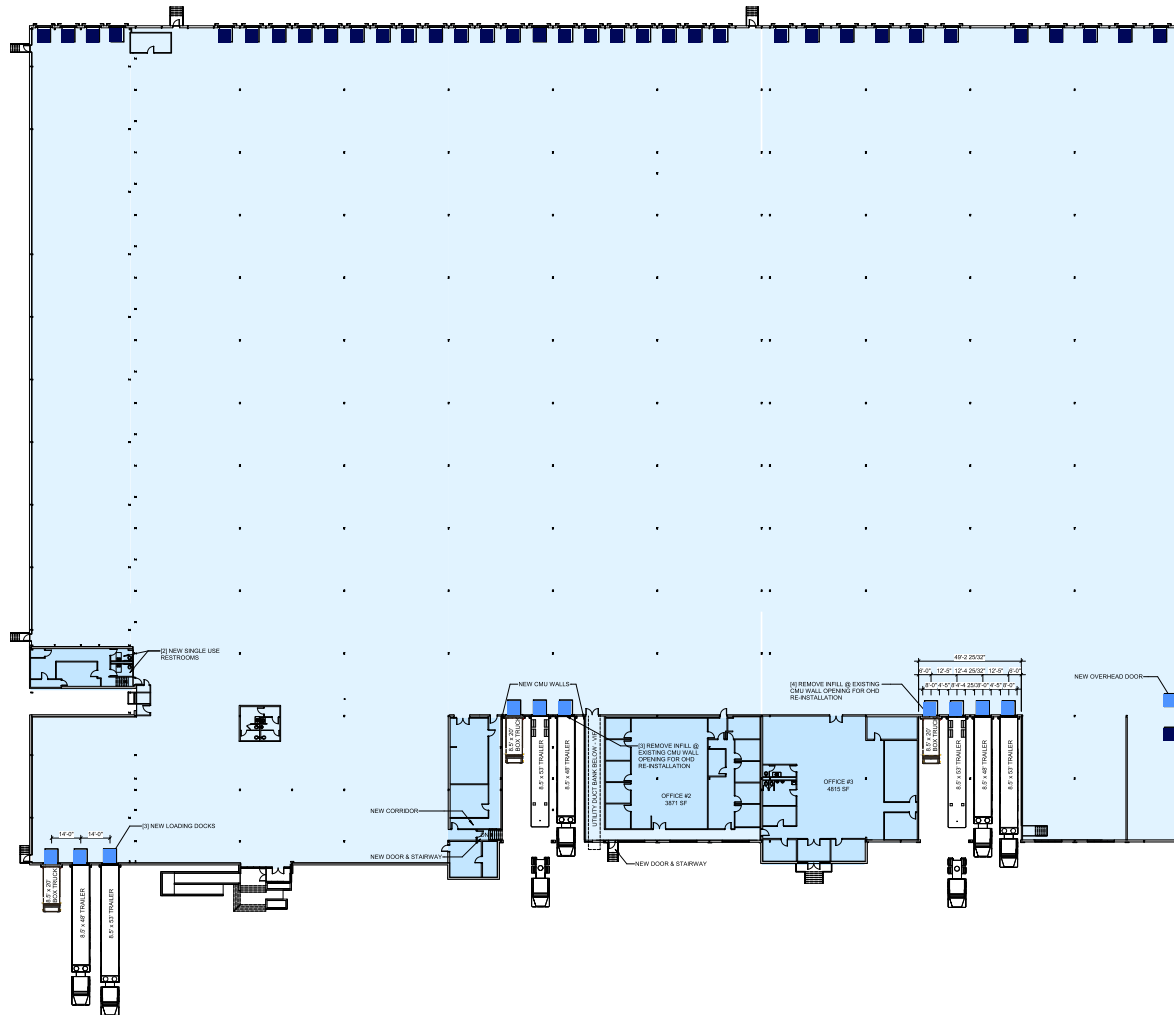
Cross Dock Capability

Available Immediately

FLOOR PLANS

Option 3: Big Block Plan

- existing tailboard docks
- proposed tailboard docks



209,606 SF

Space Breakdown:

197,144 SF warehouse
12,462 SF office

Loading:

36 existing tailboard docks
11 proposed tailboard docks
Cross Dock Capability

Available January 2028

TRAVEL DISTANCES

Route 140	1 mile
I-495	4.8 miles
I-95	6.3 miles
Route 24	7.7 miles
Providence, RI	20 miles
Boston, MA	40 miles
Worcester, MA	47.9 miles



Myles Standish Industrial Park 2.5 miles

7,800 employees 10M SF Existing
118 companies 1,029 acres

Tenants include:



140

CSX rail

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