

930 WASHINGTON ST

\$3,500,000 • INDUSTRIAL • 1.8 ACRES • 46,500 SF



Marcus & Millichap
THE KLEIN GROUP

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930 WASHINGTON ST

NORWOOD, MA

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INVESTMENT OVERVIEW



PROPERTY DESCRIPTION

The Klein Group, as exclusive agents, is pleased to present 930 Washington Street. 930 Washington combines old with new in the heart of Downtown Norwood. The 46,500 square foot industrial property includes 14,500 SF of modern warehouse space with 22'–25' clear heights and a 16' drive-in door. This is paired with 32,000 SF of historic manufacturing space, accessible by three loading docks and a 14' drive-in door. This well-located building has been well maintained, with renovations that include a new rubber membrane roof in 2021. The property is located one block from the recently rebuilt Norwood Hospital. Beginning in the 1950s, Route 1 in Norwood began developing as a cluster of auto dealerships. Today, 20+ major dealerships call this area home, an ecosystem that supports dozens of additional used dealerships, body shops, mechanics, and parts suppliers. Located less than thirty minutes from Downtown Boston and fifteen minutes from the affluent suburbs of Newton, Weston, and Wellesley, this property offers a rare opportunity to owner-occupy space in the 128/Central submarket.

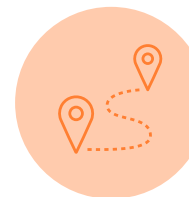
All property tours must be arranged with the listing agent(s). At no time shall the tenant, on-site management or staff be contacted without prior approval.



RARE OPPORTUNITY TO OWN/OCCUPY AFFORDABLE SPACE IN 128/CENTRAL SUB-MARKET.



NEW ROOF INSTALLED IN 2021 ALONG WITH OTHER RENOVATIONS



CLOSE PROXIMITY TO AUTO MILE & NORWOOD HOSPITAL

930 WASHINGTON ST

SALE PRICE
\$3,500,000

PRICE / SF
\$75.26

BUILDING AREA
46,500 SF +/-

CLEAR HEIGHT
15'-25'

LOADING DOCKS
3

FINANCIALS

| | |
|---|--------------|
| PRICE | \$3,500,000 |
| PRICE / SF | \$75.26 |
| BUILDING AREA | 46,500 SF |
| METAL WAREHOUSE SPACE | 14,500 SF |
| BRICK BUILDING | 32,000 SF |
| SECOND FLOOR APARTMENT/OFFICE (NOT INCLUDED IN SF) | +/- 2,500 SF |
| 930R GARAGE BUILDING (NOT INCLUDED IN SF) | +/- 3,000 SF |
| LOT SIZE | 1.8 AC |
| PROPERTY TAXES (2025) | \$40,000 |

HIGHLIGHTS

| | |
|-----------------|--|
| DOCKS | 3 |
| DRIVE-INS | 2 |
| CLEAR HEIGHT | 22'-25' (Warehouse) 15'-22' (Brick Building) |
| BUILDING TYPE | Industrial/Office |
| YEAR BUILT | 1989 (Warehouse) 1880 (Brick Building) |
| SURFACE PARKING | +/- 30 Spaces |

SYSTEMS

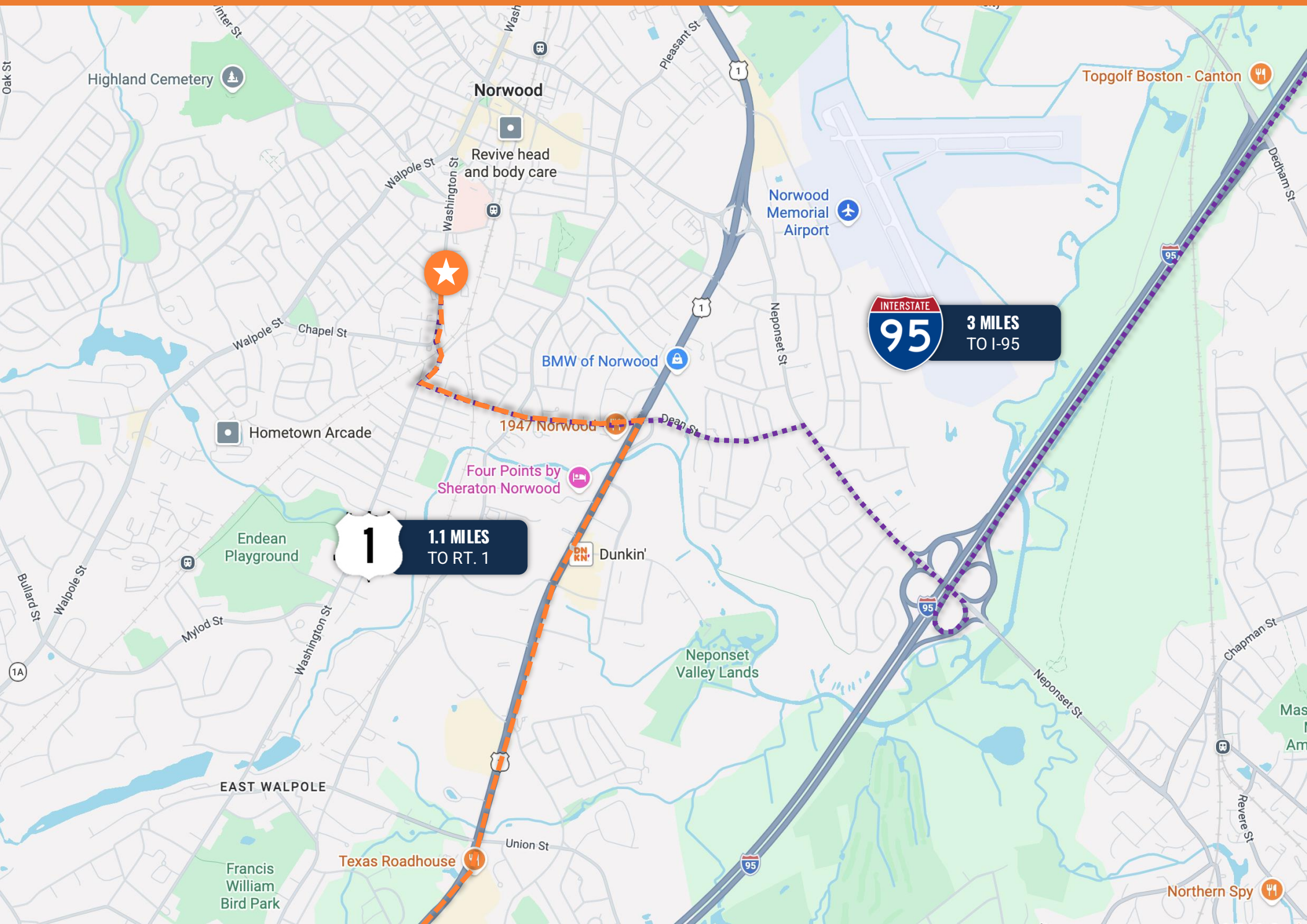
| | |
|------------------|------------------------|
| ROOF | Rubber Membrane (2021) |
| SPRINKLER SYSTEM | Wet |
| ELECTRIC | Municipal |
| HEATING | Natural Gas & Oil |
| WATER/SEWER | Municipal |

PLAT MAP

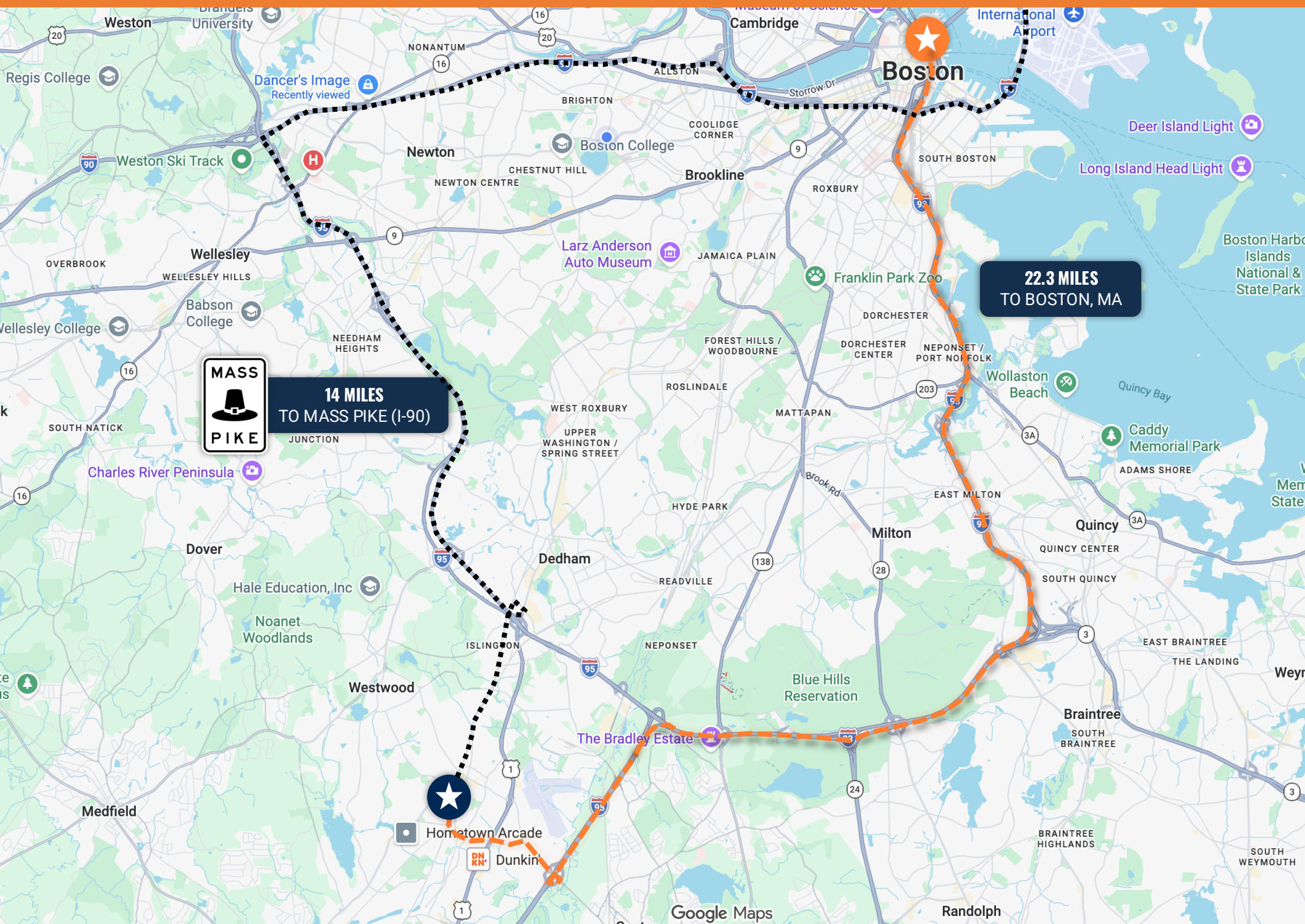




MAJOR ROUTES & ACCESS MAP



REGIONAL MAP





Norwood Hospital
A STEWARD FAMILY HOSPITAL

AVALON



MYSTIC
CUSTOM FABRICATION

930 WASHINGTON ST

ExtraSpace
Storage

**22.3 MILES
FROM BOSTON**

**4 MINUTES FROM
RT. 1 & MBTA COMMUTER RAIL**

Source: Map Data ©2026 Google

NORWOOD, MASSACHUSETTS

Norwood, Massachusetts, in Norfolk County, is a historic suburban town about 14 miles southwest of downtown Boston, settled in 1678 and incorporated in 1872. Covering roughly 10.6 square miles and home to around 31,600 residents (2020 Census), Norwood blends a strong residential community with diversified economic activity. The town offers excellent regional connectivity via MBTA Commuter Rail service on the Franklin Line and easy access to Route 1 and Interstate 95, linking to Greater Boston and major employment corridors. Norwood hosts significant industry, including a large Moderna manufacturing and technology center supporting mRNA production and life sciences growth, alongside local commercial and retail sectors. The walkable town center, historic municipal landmarks, and proximity to Boston make Norwood a well-positioned suburban hub within the metropolitan economy.



**HOME TO OVER
31,600 RESIDENTS**



**MINUTES FROM
RT. 1 AND I-95**



**NORWOOD IS HOME TO
RECOGNIZABLE
BUSINESSES**

LIVING



\$97,110
MEDIAN
HOUSEHOLD INCOME



17,800
EMPLOYED
POPULATION



\$706,479
MEDIAN
PROPERTY VALUE



+/- 13,299
TOTAL
HOUSEHOLDS



9
NORWOOD PUBLIC
SCHOOLS

Marcus & Millichap

THE KLEIN GROUP

*“Cutting Edge Technology Meets
Old School Methods”*

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