

BLUE STAR BUSINESS PARK

NORTON, MA

±27,080 SF OF BRAND
NEW FLEX/R&D SPACE

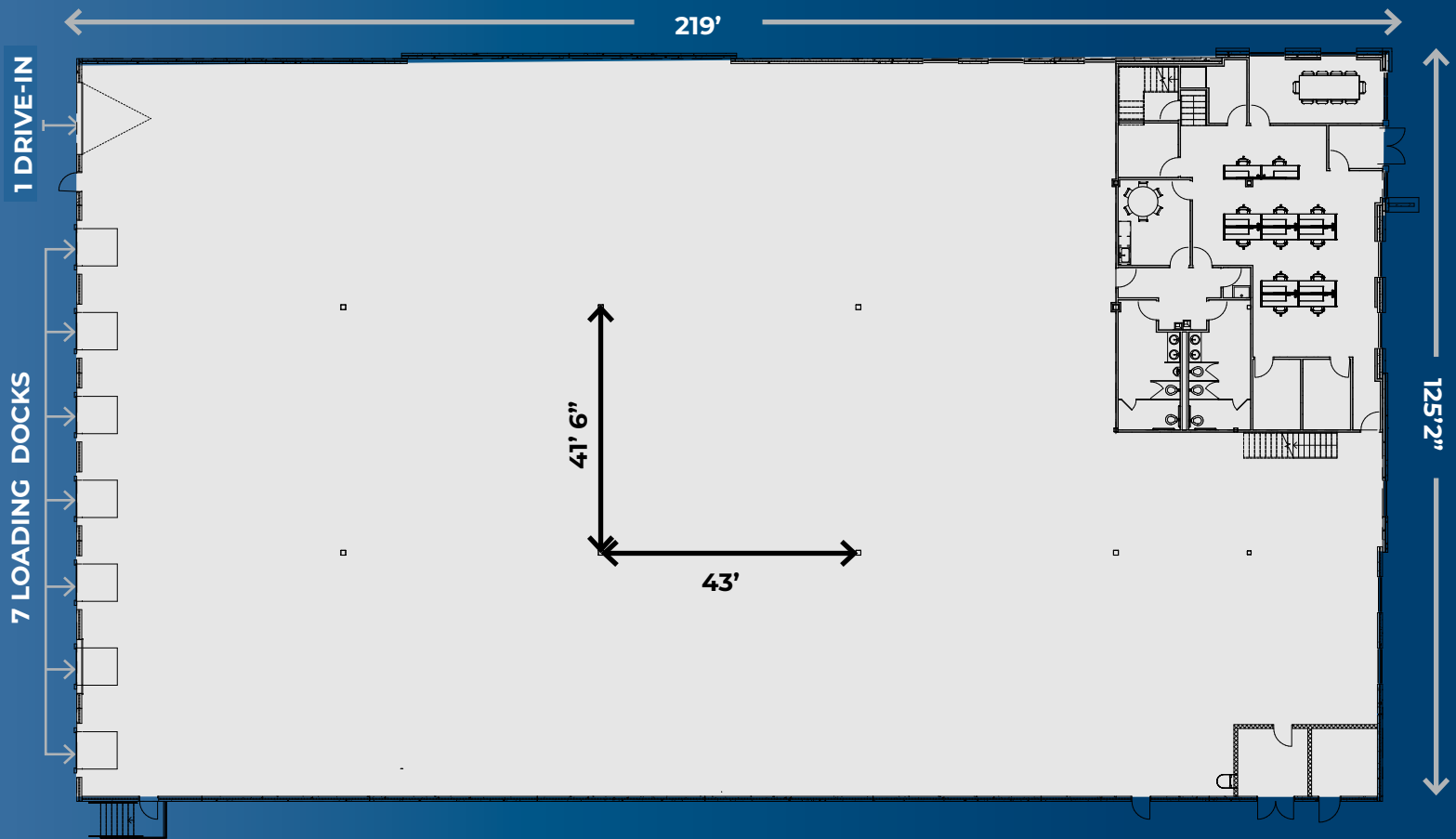
CLASS A FLEX/R&D SPACE
±27,080 SF



CONSTRUCTION
COMMENCING
Q1 2025



Floor Plan



Property Specifications

Building Size: ±27,080 SF

Availability: ±27,080 SF

Clear Height: 30'

Loading Docks: Seven (7) tailboard loading docks
9' x 10' insulated dock doors with vision panel;
One (1) drive-in door

Levelers: 35,000 lb. dock leveler

Dimensions: 219' x 125'2"

Column Spacing: 41' 6" x 43'

Parking: ±1.65/1,000 SF (45 Spaces)

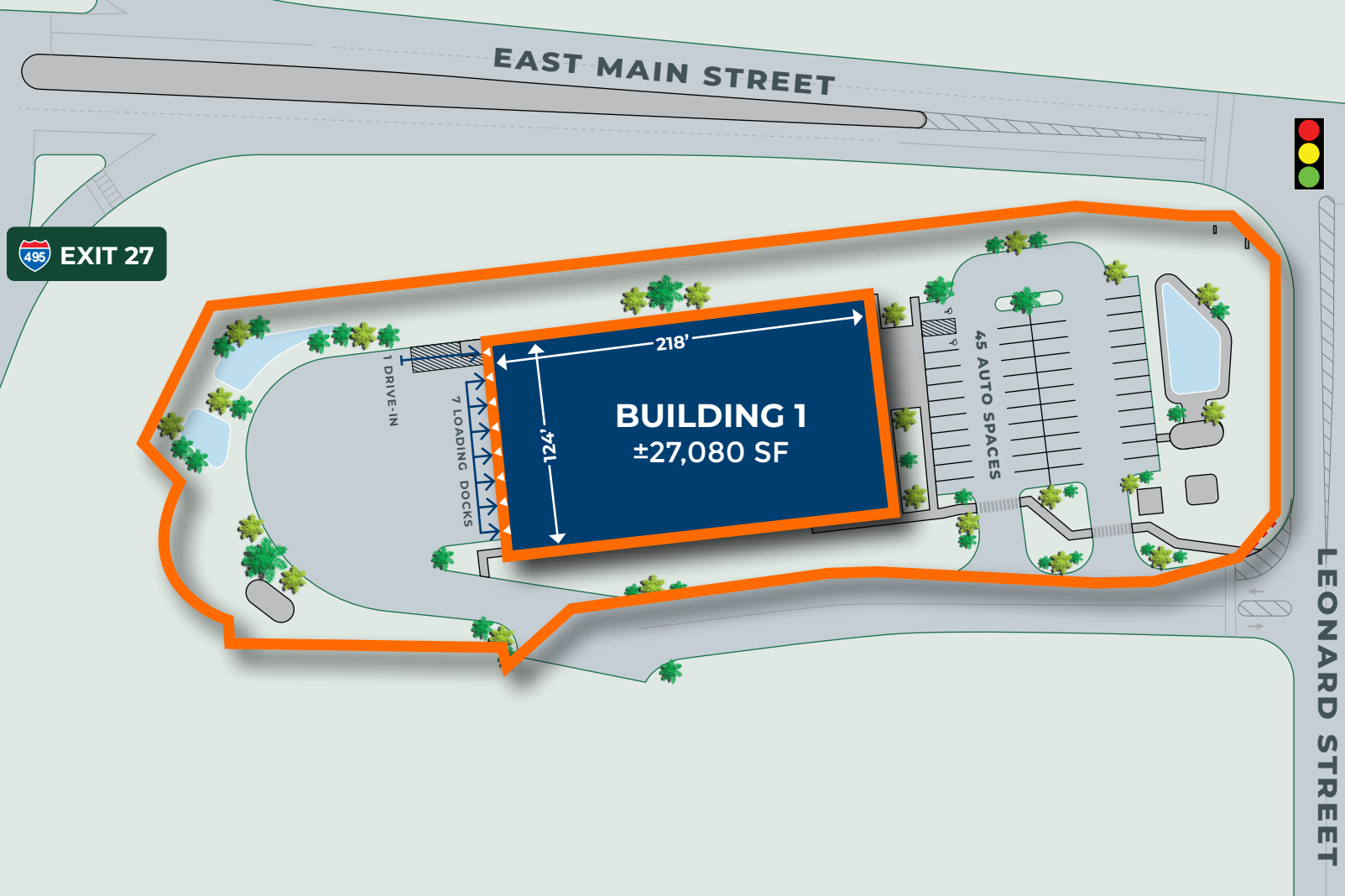
Structural Type: Tilt-up concrete with architectural
accent reveals

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

Site Plan



Slab: 7" unreinforced slab, large aggregate with 4,000 PSI concrete

HVAC: Cambridge air or equal HVAC systems, split system at office

Electrical: 2,000 Amps, 277/480 Volt

Sprinklers: ESFR system

Landscaping: Fully landscaped with irrigation supported by well

Lighting: High-bay LED, 2' x 4' in office

Utilities:

Gas: Eversource Energy

Electric: National Grid

Water: Town of Norton

Sewer: Tri-town

Located within a brand new ±788,000 SF industrial park featuring high-bay warehouse, manufacturing, flex, and R&D uses



CLEAR
30'



AUTO SPACES
45



LOADING DOCKS
7



ELECTRICAL
2,000 Amps



SPRINKLERS
ESFR System



Contact

ROB BYRNE
Executive Vice President
+1 617 827 7486
robert.byrne@cbre.com

DANIELLE FRISCH
Senior Vice President
+1 781 964 0575
danielle.frisch@cbre.com

JULIANA FIORE
Senior Associate
+1 781 801 3423
juliana.fiore@cbre.com

CHRIS MULLEN
Senior Vice President
+1 781 801 4432
chris.mullen2@cbre.com

KENDALL LYNCH
Vice President
+1 781 812 6435
kendall.lynnch@cbre.com



© 2025 CBRE, Inc. All rights reserved. This information has been obtained from sources believed reliable, but has not been verified for accuracy or completeness. You should conduct a careful, independent investigation of the property and verify all information. Any reliance on this information is solely at your own risk. CBRE and the CBRE logo are service marks of CBRE, Inc. All other marks displayed on this document are the property of their respective owners. Photos herein are the property of their respective owners. Use of these images without the express written consent of the owner is prohibited.