

15 Leonard Street

Norton, MA

BLUE STAR
BUSINESS PARK

Additional ±0.8 AC
IOS/Trailer Parking

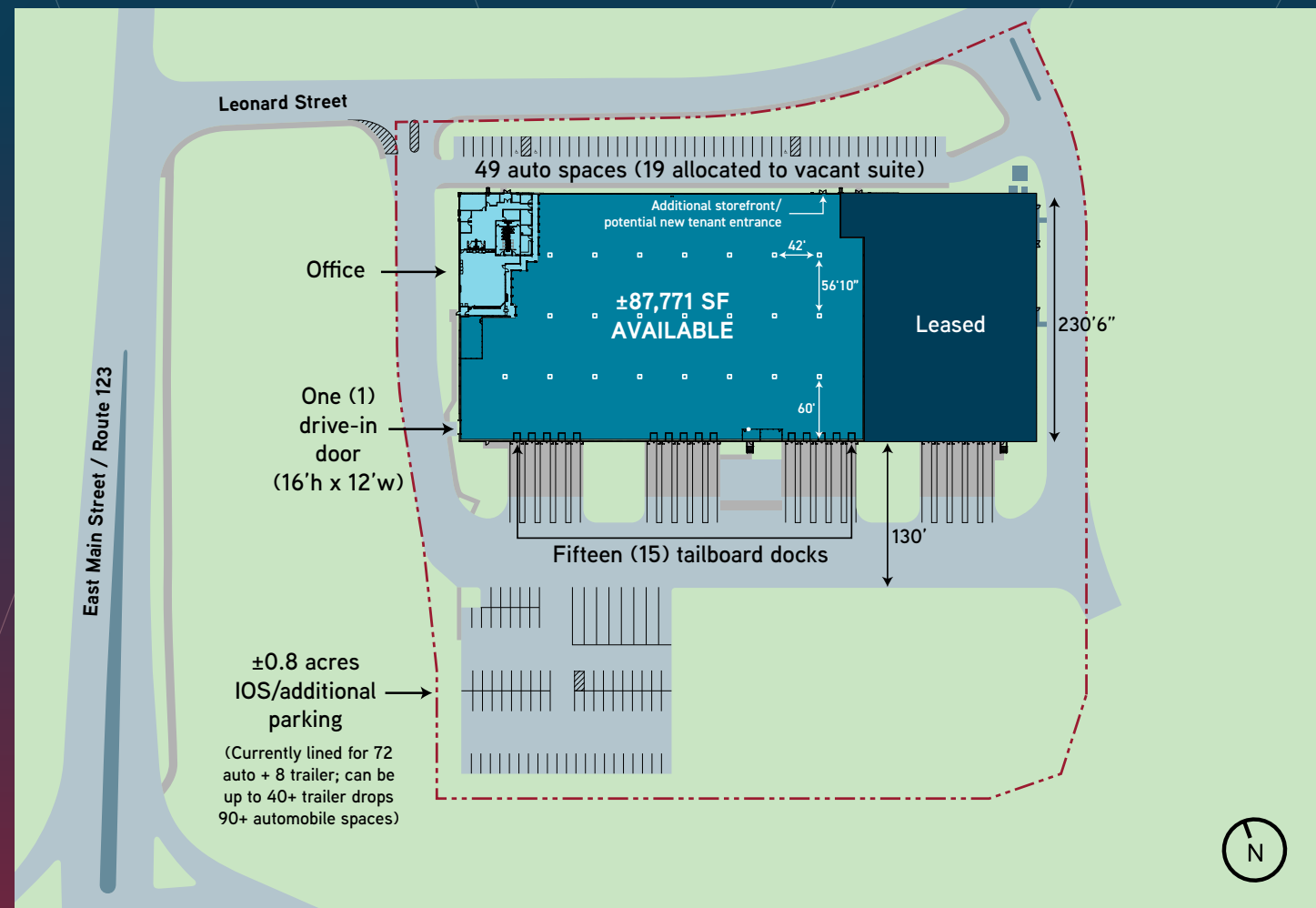


±87,771 SF Available (Divisible)
Class A High-Bay Warehouse



BUILDING SPECIFICATIONS

Building Size	±125,332 SF	Column Spacing	56'10" x 42' (with 60' speed bay)
Available Space	±87,771 SF (Divisible)	HVAC	Office: Fully air conditioned Warehouse: Unit heaters 7 Rite Hite HVLS fans
Office	±6,033 SF	Lighting	LED
Building Dimensions	540' x 230'6"	Electrical	1,600 amps, 277/480 volts (dedicated to the suite)
Year Built	2021	Sprinklers	ESFR
Land Area	±10.67 acres	Utilities	
Clear Height	32' in warehouse 13'6" finished ceilings in office	Gas	Eversource
Parking	19 front auto spaces 72 rear auto spaces 8 trailer drops	Electric	National Grid
IOS Lot	±0.80 acres (as outlined below) Fully paved and lit	Water/Sewer	Town of Norton
Truck Court Depth	130'		
Construction	Tilt-up concrete walls 7" unreinforced slab		






PRIME LOCATION

Located directly off of Interstate 495, 15 Leonard Street can access I-95, Route 24, and I-93 in a matter of minutes. Right between Boston, MA and Providence, RI, and just one exit north of Taunton's Myles Standish Industrial Park, the largest master-planned industrial park in New England, the property is perfectly situated to access the logistics markets of Greater Boston, Central Massachusetts, and Rhode Island, from one state-of-the-art facility.

CORPORATE NEIGHBORS & ACCESS



TRAVEL DISTANCES

-  Interstate 495: Adjacent
-  Interstate 95: 6.3 mi | 7 min
-  Route 24: 9.2 mi | 8 min
- Boston, MA: 38.5 mi | 45 min
- Providence, RI: 24.1 mi | 28 min
- Worcester, MA: 48.7 mi | 54 min

AMENITIES



WAREHOUSE INTERIOR



OFFICE INTERIOR



CONTACTS:

RACHEL MARKS

+1 508 259 2440
rachel.marks@jll.com

JOE FABIANO

+1 781 844 7893
joe.fabiano@jll.com

MICHAEL CIUMMEI

+1 978 621 7241
michael.ciummei@jll.com

CHELSEA ANDRE

+1 508 951 7817
chelsea.andre@jll.com

DANE CARACINO

+1 617 640 0316
dane.caracino@jll.com

KENDALL SULLIVAN

+1 978 882 3259
kendall.sullivan@jll.com

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