FOR LEASE

14,183 - 205,783 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

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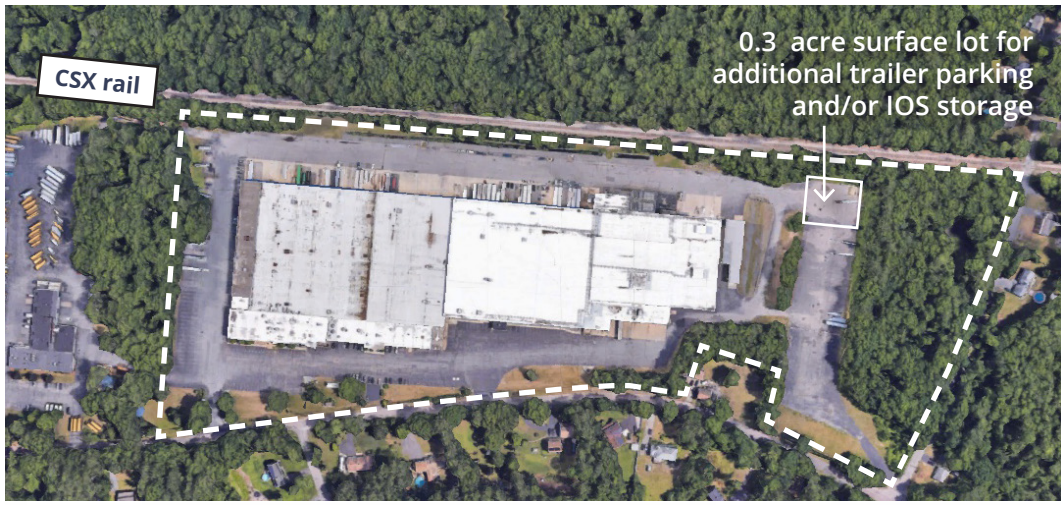
PROPERTY DETAILS

Building Size	458,248 SF
Available	14,183 - 205,783 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

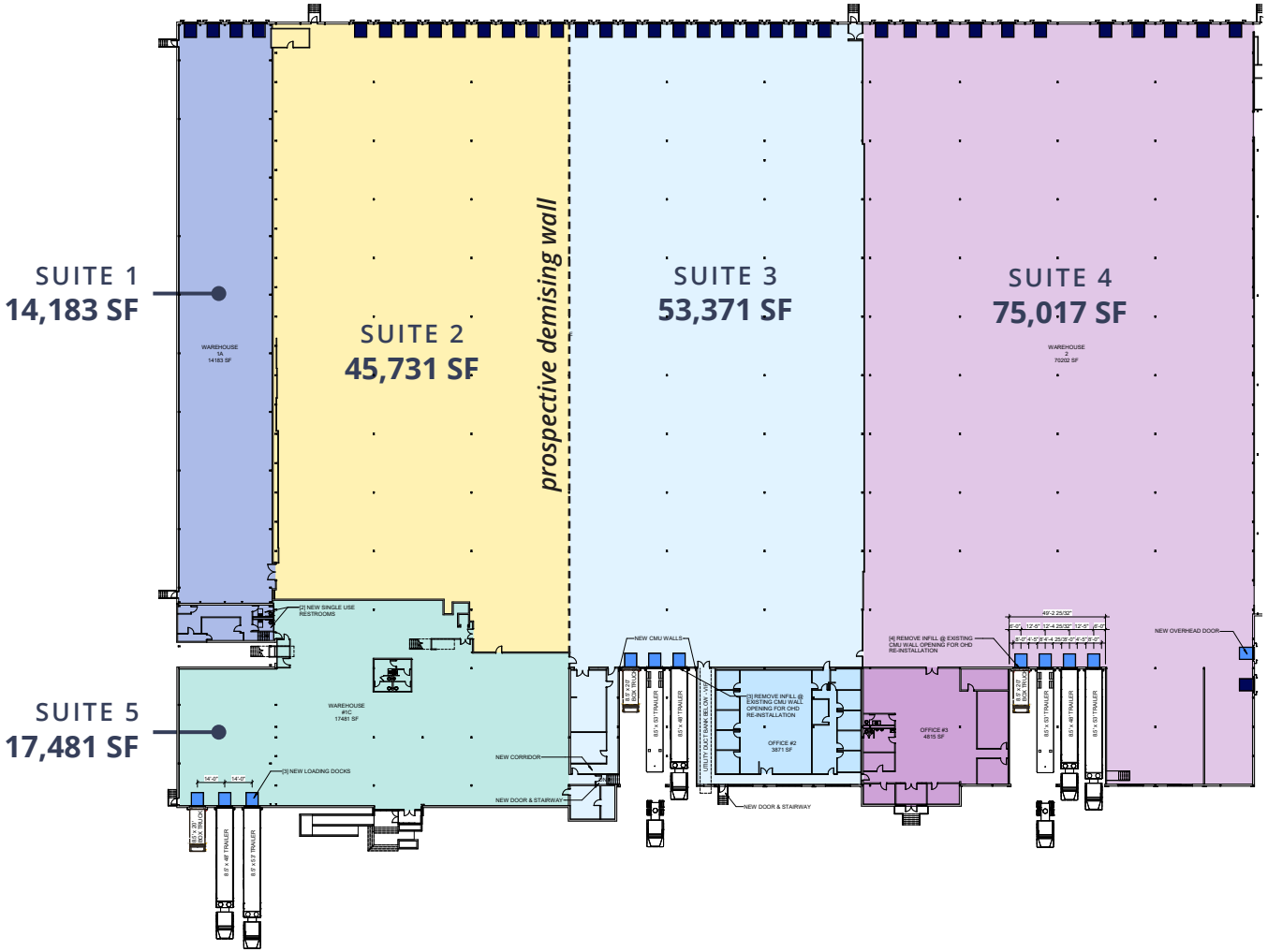
- ☐ New roof
- ☐ New on-site water tanks
- ☐ Upgraded sprinkler, electrical and plumbing systems
- ☐ Re-paint interior and exterior
- ☐ Renovate restrooms with new fixtures
- ☐ New spec office space
- ☐ Re-paving of asphalt parking lots and IOS areas
- ☐ 11 new dock doors to be added for cross-dock capability



FLOOR PLANS

Option 1: *Multi-Tenant Plan*

- *existing tailboard docks*
- *proposed tailboard docks*



SUITE 1 | 14,183 SF

Space Breakdown:
14,183 SF warehouse

Loading:
4 existing tailboard docks

Available Immediately

SUITE 2 | 45,731 SF

Space Breakdown:
45,713 SF warehouse

Loading:
9 existing tailboard docks

Available January 2028

SUITE 3 | 53,371 SF

Space Breakdown:
49,500 SF warehouse
3,871 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 | 17,481 SF

Space Breakdown:
17,481 SF warehouse

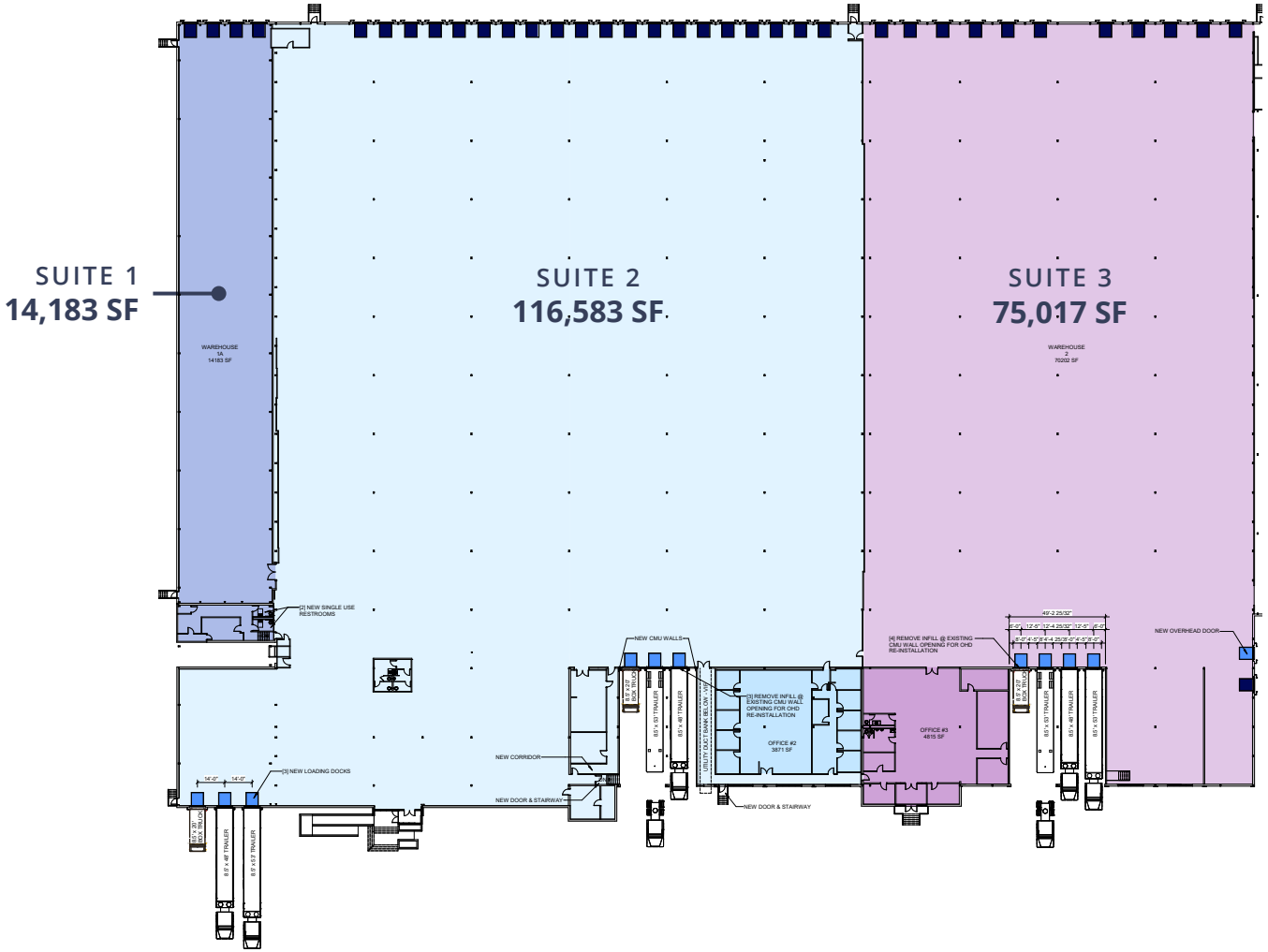
Loading:
3 proposed tailboard docks

Available Immediately

FLOOR PLANS

Option 2: *Multi-Tenant Plan*

- *existing tailboard docks*
- *proposed tailboard docks*



SUITE 1 | **14,183 SF**

Space Breakdown:
14,183 SF warehouse

Loading:
4 existing tailboard docks

Available January 2028

SUITE 2 | **116,583 SF**

Space Breakdown:
112,712 SF warehouse
3,871 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

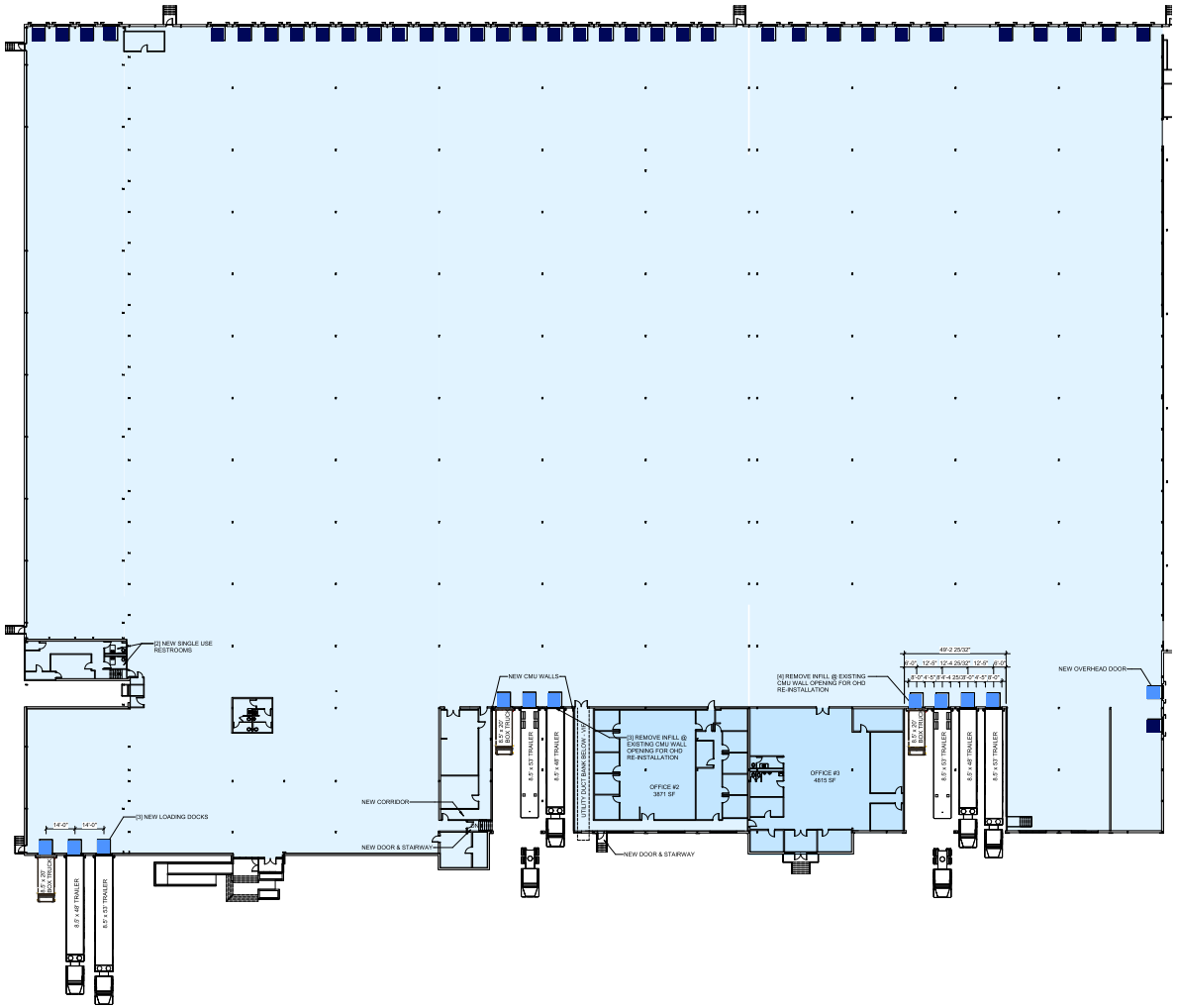
Loading:
12 existing tailboard docks
6 proposed tailboard docks
Cross Dock Capability

Available Immediately

FLOOR PLANS

Option 3: *Big Block Plan*

- *existing tailboard docks*
- *proposed tailboard docks*

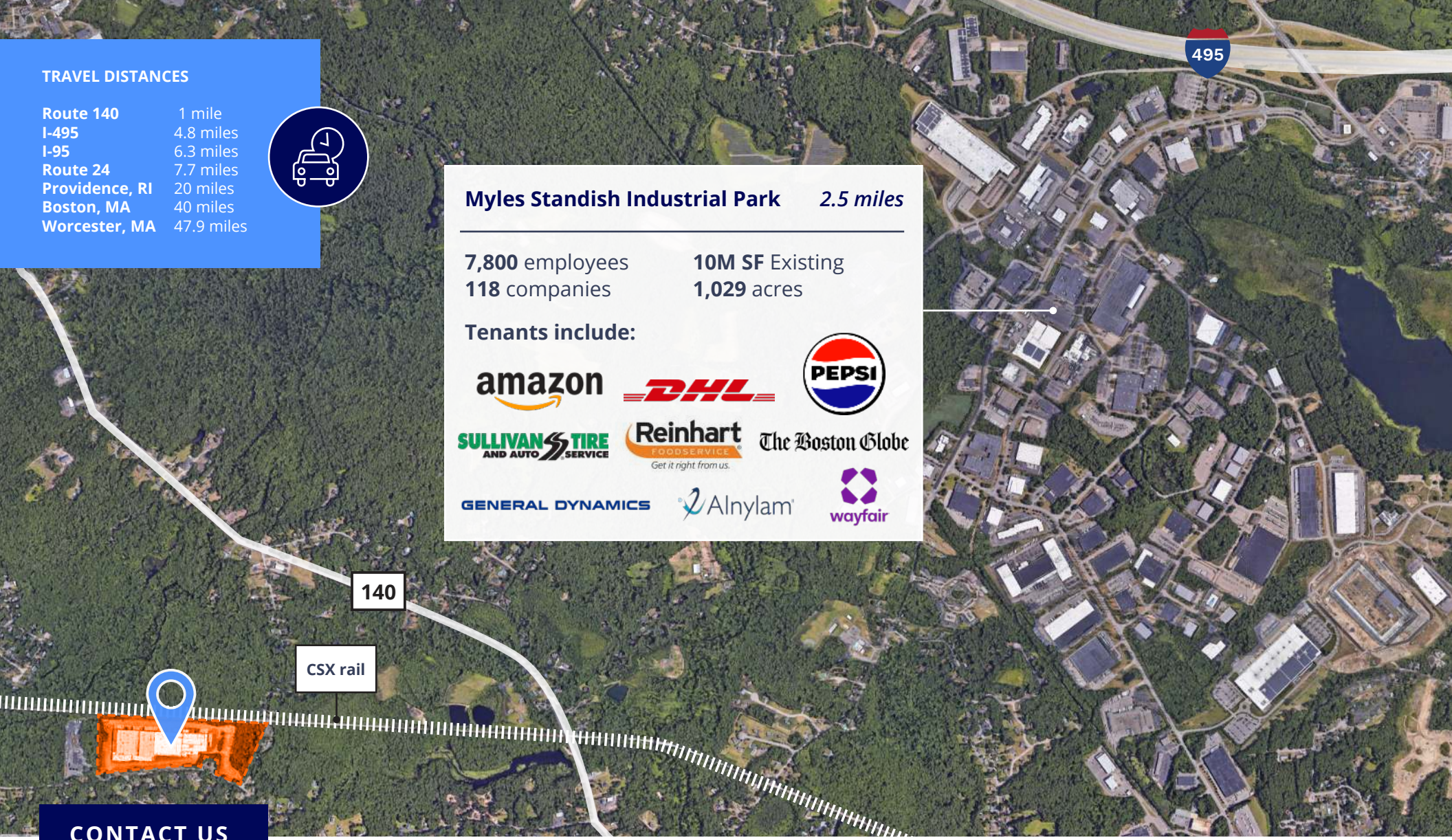


205,783 SF

Space Breakdown:
197,097 SF warehouse
8,686 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
118 companies
10M SF Existing
1,029 acres

Tenants include:

amazon · DHL · PEPSI · SULLIVAN TIRE AND AUTO SERVICE · Reinhart FOODSERVICE Get it right from us. · The Boston Globe · GENERAL DYNAMICS · Alnylam · wayfair

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