



NEW ROOF  
COMING

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

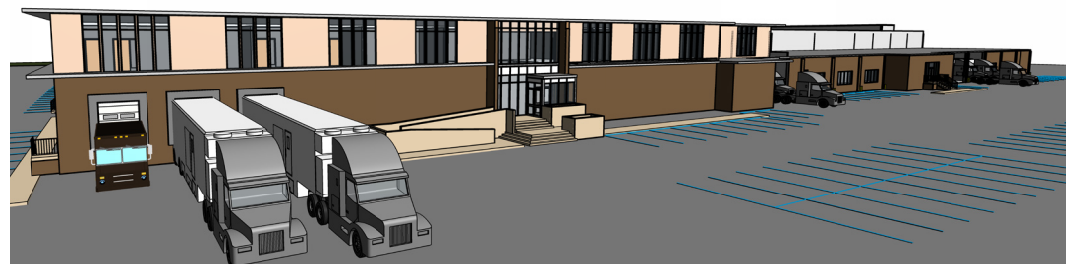
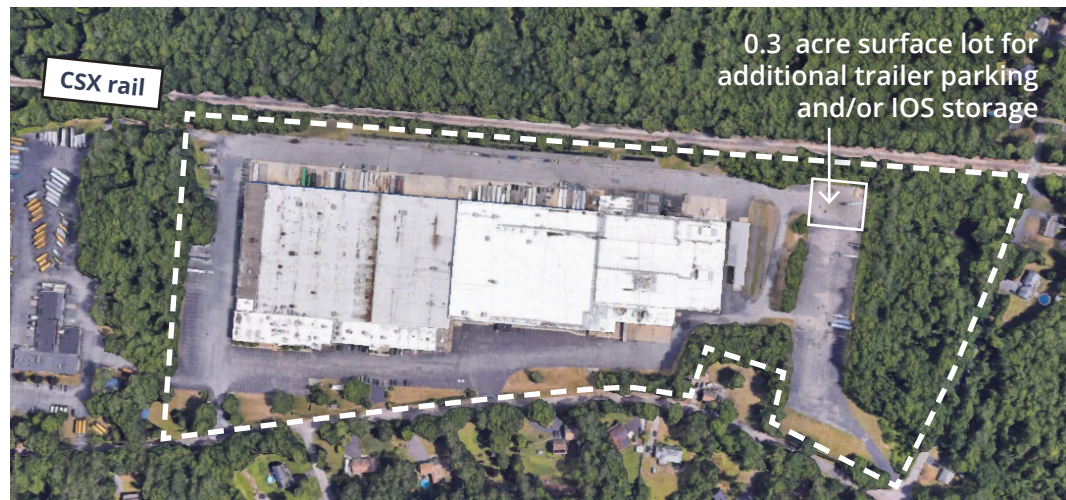
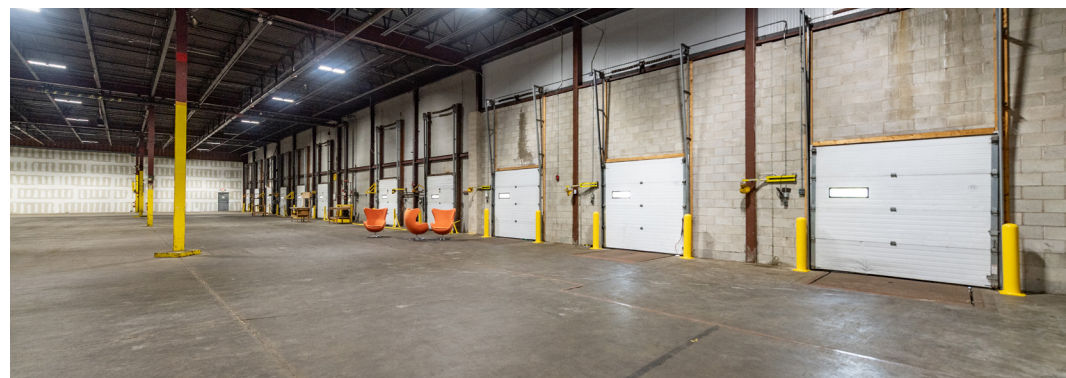


## PROPERTY DETAILS

|                             |                                                                                  |
|-----------------------------|----------------------------------------------------------------------------------|
| <b>Building Size</b>        | 458,248 SF                                                                       |
| <b>Available</b>            | 14,183 - 205,783 SF                                                              |
| <b>Year Built/Renovated</b> | 1965/1988/1999                                                                   |
| <b>Clear Height</b>         | 22'                                                                              |
| <b>Column Spacing</b>       | 30' x 50'                                                                        |
| <b>Floors</b>               | Thick floor loads                                                                |
| <b>Available Power</b>      | 2,000 amps                                                                       |
| <b>Lighting</b>             | Motion-sensored LEDs                                                             |
| <b>Sprinkler</b>            | Wet sprinkler system                                                             |
| <b>Loading</b>              | 36 existing tailboard docks                                                      |
| <b>Parking</b>              | ±1.0/1,000 SF                                                                    |
| <b>Trailer Parking</b>      | 0.3 acres for trailer parking and/or IOS storage                                 |
| <b>Truck Court</b>          | 120'+                                                                            |
| <b>RE Taxes</b>             | \$0.84/SF                                                                        |
| <b>CAM</b>                  | \$1.62/SF                                                                        |
| <b>Utilities</b>            | Electric: National Grid<br>Gas: Eversource Energy<br>Water/Sewer: Town of Norton |

### Planned Building Improvements

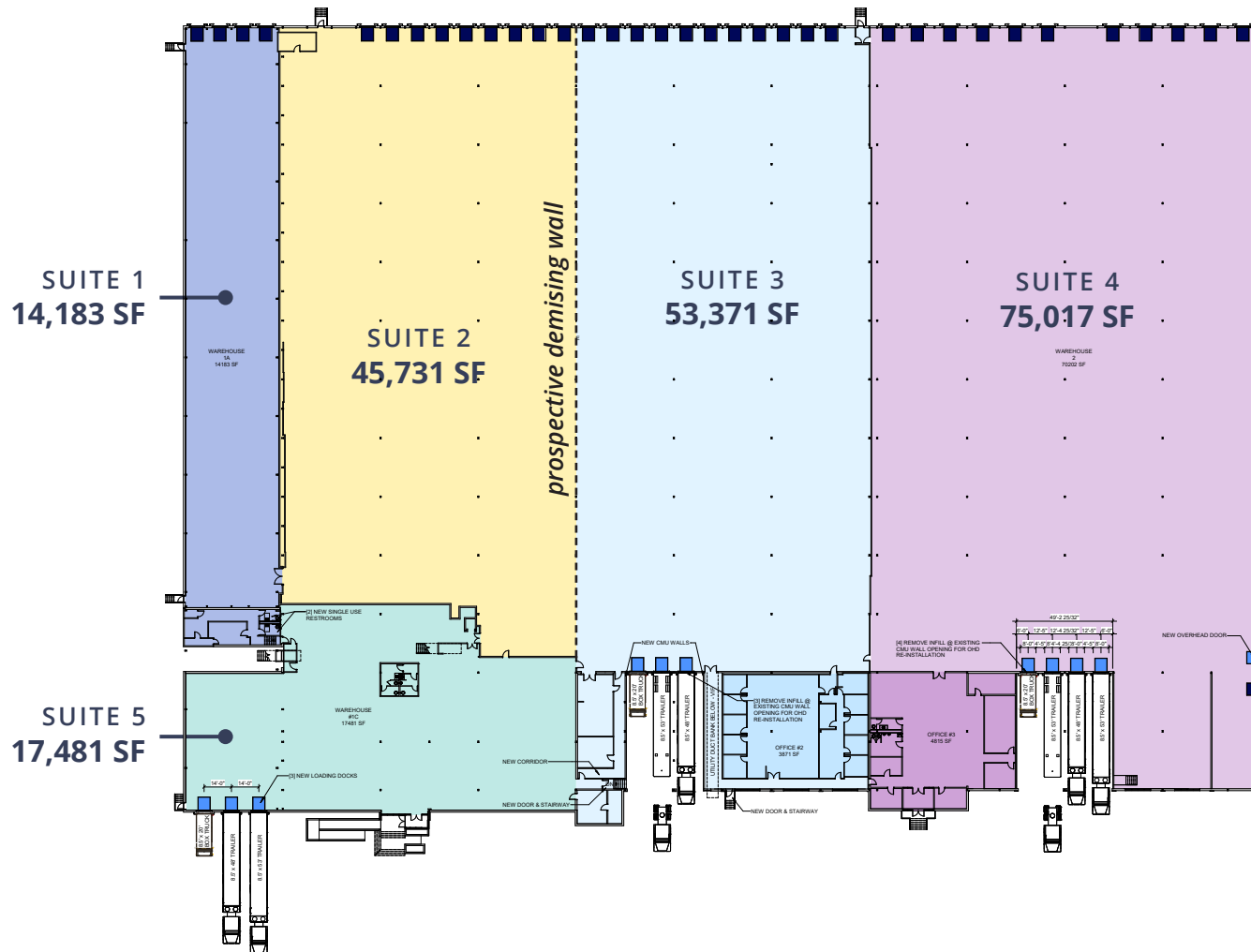
- ☐ New roof
- ☐ New on-site water tanks
- ☐ Upgraded sprinkler, electrical and plumbing systems
- ☐ Re-paint interior and exterior
- ☐ Renovate restrooms with new fixtures
- ☐ New spec office space
- ☐ Re-paving of asphalt parking lots and IOS areas
- ☐ 11 new dock doors to be added for cross-dock capability



## 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:

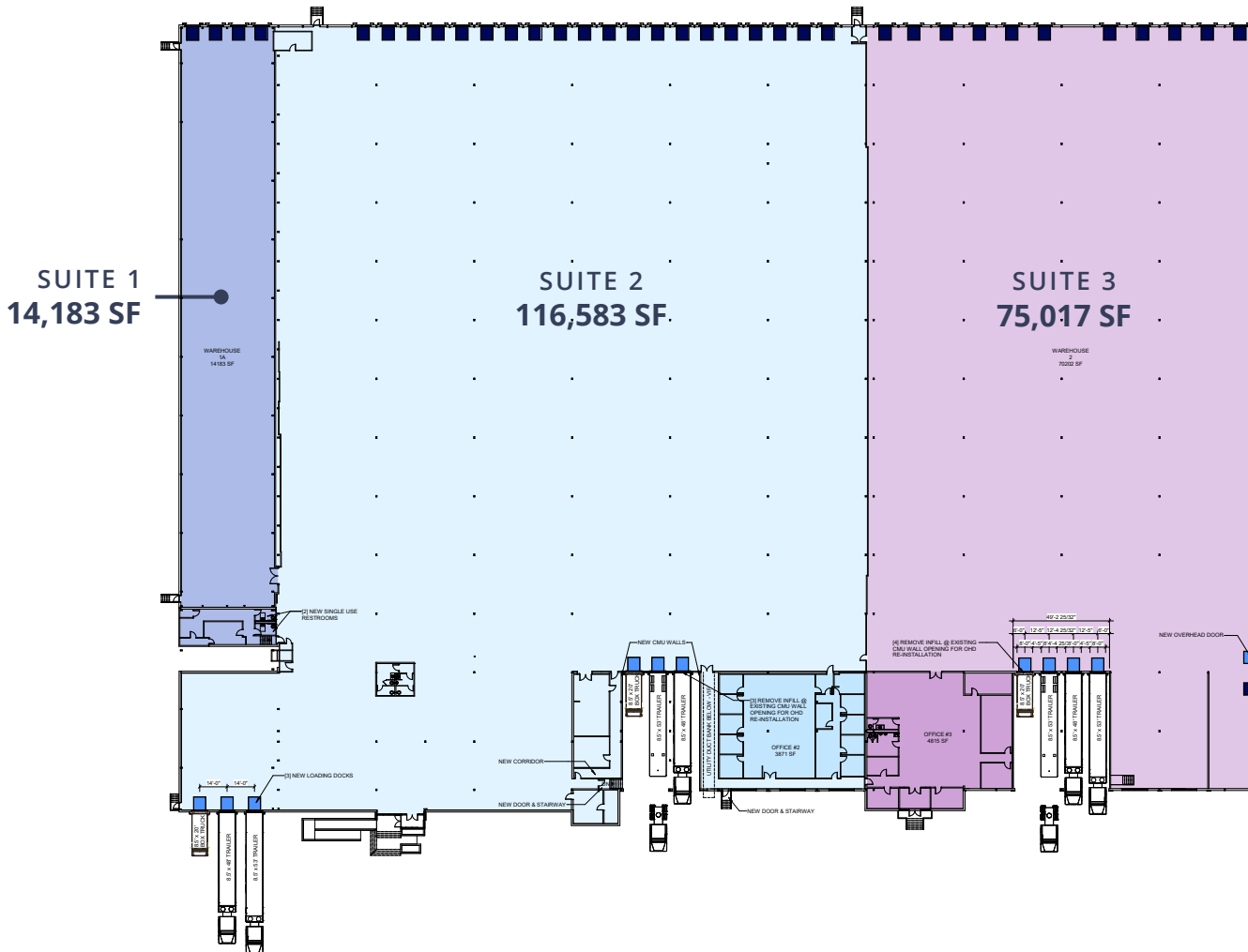
3 proposed tailboard docks

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

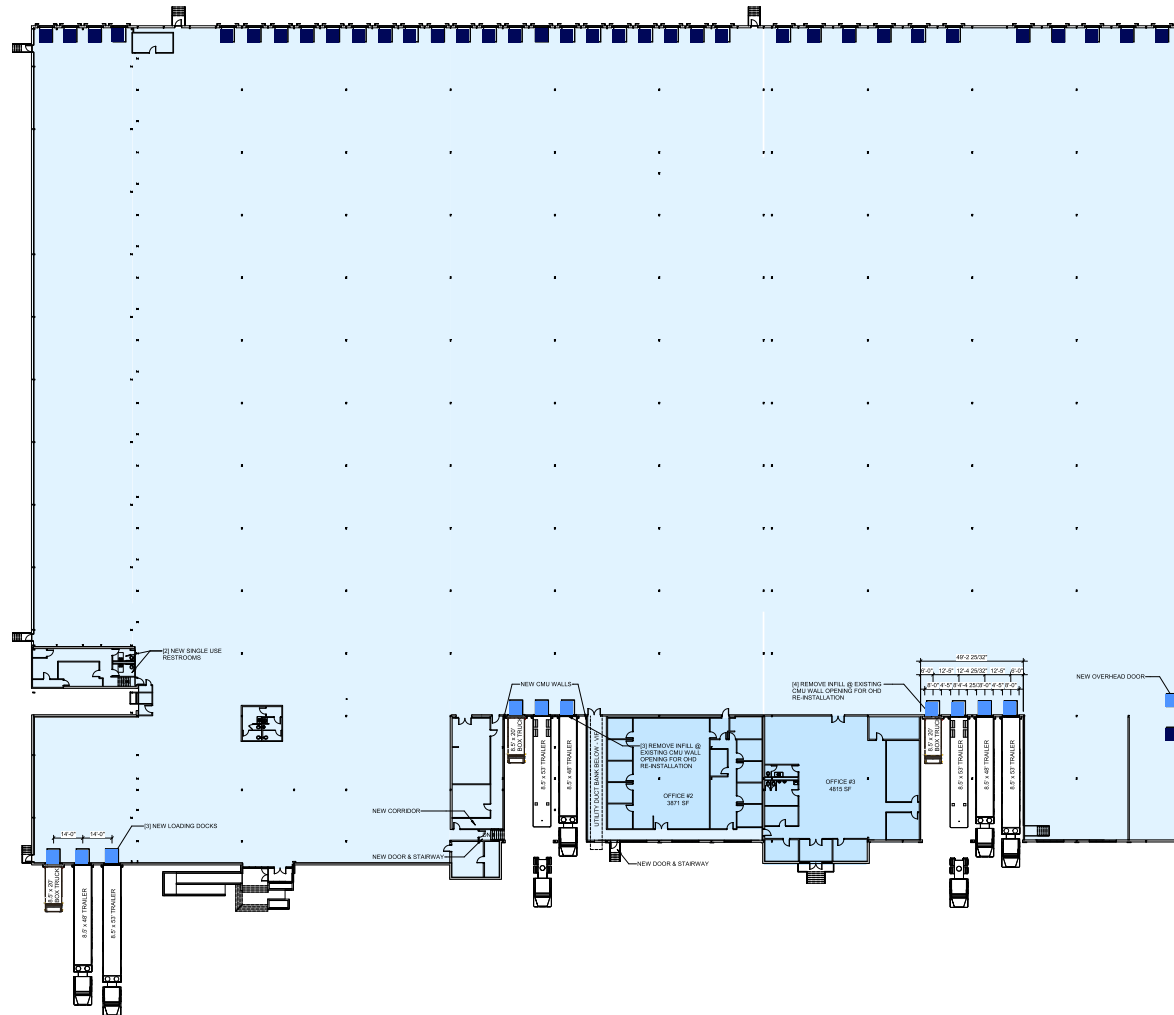
**Cross Dock Capability**

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 10M SF Existing  
118 companies 1,029 acres

### Tenants include:



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