

PGIM PORTFOLIO AT



CABOT
BUSINESS PARK



11 Norfolk Street | Mansfield, MA

±51,818 SF warehouse/distribution and office space
available with ±1.0 acre of outside storage for lease
in one of Massachusetts' premier Industrial parks

ThePortfolioAtCBP.com



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THE PGIM PORTFOLIO AT CABOT BUSINESS PARK

11 Norfolk Street

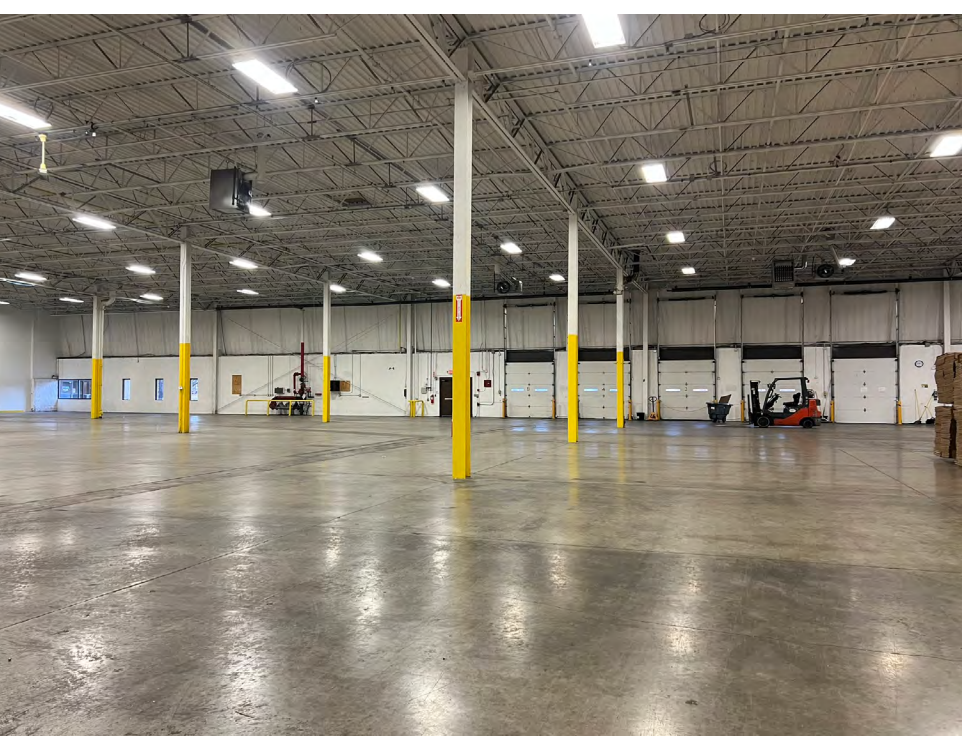
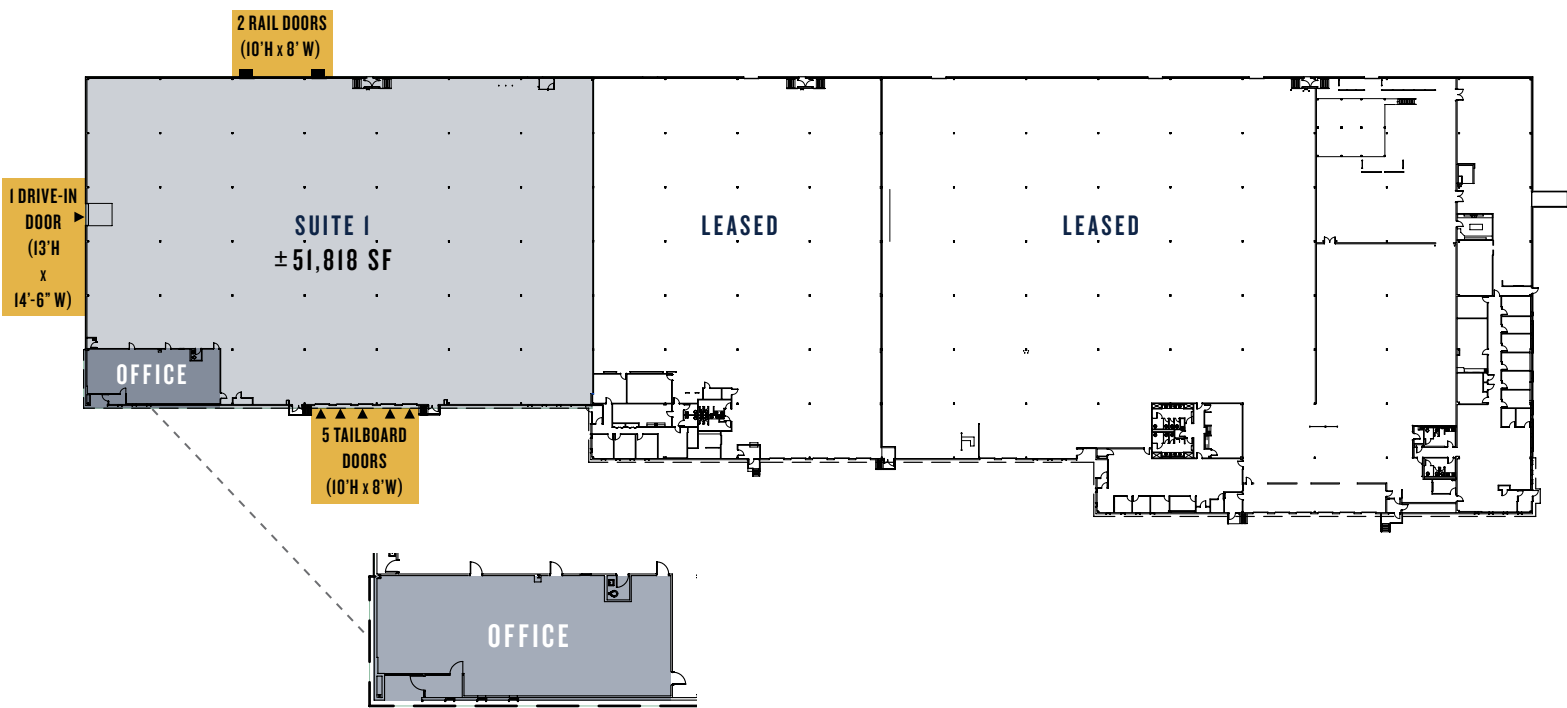
Located in Cabot Business Park, 11 Norfolk Street offers warehouse/distribution and office space with approximately 1.0 acre land available for outdoor storage and/or parking. Owned exclusively by PGIM, this property sits in one of the most distinguished industrial locations in the state, notably at the exchange of I-495, I-95, and Route 140. Superior access to these key highways is a driving factor in strong tenant demand and steadily high occupancy rates at Cabot Business Park.



Building Specifications

Total building size: ±171,862 SF	Clear height: 21'-6"	Parking: 27 auto spaces, 6 trailer spaces	Power: 1,800 amps, 480 volts, 3-phase (to suite)
Total availability: ±51,818 SF	Bay spacing: 30' x 40' (typical)	Lot size: ±10.5 acres	Sprinkler system: ESFR
• Warehouse : ±49,347 SF • Office : ±2,471 SF	Loading: 5 tailboard doors, 2 rail doors, 1 drive-in	Outside storage: ±1.0 acre	Utilities: • Gas: Eversource • Electric: Mansfield Electric • Water & Sewer: Town of Mansfield
		Year built: 1978	
		Lighting: Motion sensor LEDs	

AVAILABILITY



Existing building footprint:
±171,862 SF

Total Availability:
±51,818 SF
• Warehouse: ±49,347 SF
• Office: ±2,471 SF

Clear height:
21'-6"

Bay spacing:
30' x 40' (typical)

Outside storage:
±1.0 Acre

Parking
27 auto spaces, 6 trailer spaces



PRIME LOCATION & ACCESS

As the most established and developed industrial campus south of Boston, Cabot Business Park includes a diverse and recognized tenant base that thrives on prime access to top metros and highway systems connecting the region.

Unmatched access

- I-495 – Adjacent
- I-95 – Adjacent
- Route 1 – 3 mi
- Providence – 15 mi
- Boston – 20 mi
- Worcester – 30 mi

- MBTA Providence/Stoughton Line in Mansfield to:**
- South Station - 40 mins
 - Providence Station - 29 mins
 - Blue Apple Bus to Logan Int'l Airport - 1 hr 15 mins

Existing Cabot Business Park Tenants

- Amazon
 - Toyota
 - Amerisource Bergen
 - MGX Distributors
 - Hagen
 - Rexel
- Expedited Freight
 - Chex Finer Foods
 - U.S. Lumber
 - National Lumber Co.
 - Best Buy
 - Cardinal Health



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