

675  
CANTON  
STREET

Norwood  
Massachusetts



JAMES CAMPBELL  
COMPANY



# DESIRABLE HIGH-BAY INDUSTRIAL SPACE WITH CSX RAIL SERVICE



±32,000 - 122,210 SF

On Route 128



675 Canton Street  
Norwood, MA

675 Canton Street in Norwood, MA is a versatile industrial building offering flexible high-bay, rail-served space solutions from ±32,000 SF to ±122,210 SF. Strategically located outside Boston, the property boasts excellent connectivity with easy access to major highways including I-95, I-93, and Route 1, as well as proximity to University Station’s amenities and Shawmut Industrial Park. This prime location, combined with its adaptable space options and best in-region amenities, makes 675 Canton Street an attractive choice for businesses seeking a well-positioned industrial facility in the Greater Boston area.



About the Landlord

The James Campbell Company is a private, Hawaii-based real estate company with a diverse national portfolio spanning 11 states and Washington, D.C. With roots tracing back to a 107-year-old private trust, the company operates through two divisions: Real Estate Investment Management (REIM) and Kapolei Properties Division (KPD), focusing on managing high-quality income-producing assets and developing the Kapolei region of O’ahu, respectively. The company is committed to strong corporate governance, emphasizing diversity, equity, and inclusion, while also maintaining a deep commitment to sustainability and Environmental, Social, and Governance (ESG) principles. James Campbell Company’s mission extends beyond real estate, encompassing community building, cultural preservation in Hawaii, and environmental stewardship, reflecting its long-standing values of combining economic vitality with social responsibility and environmental consciousness.

Building Specifications

Availability

Total: ±122,210 SF

Suite 3

Available: ±90,210 SF  
Office: ±2,100 SF  
Loading: 6 dock doors & 2 drive-in doors  
Rail: 4 rail doors  
Power: 800 amps, 480 volts, 3-phase

Suite 4

Available: ±32,000 SF  
Office: ±2,000 SF  
Loading: 4 dock doors & 1 drive-in door  
Rail: 1 rail door  
Power: 200 amps, 208 volts, 3-phase

Total Building SF

±338,432 SF

Ceiling Height

30’ clear

Bay Spacing

50’ x 40’ (typical)

Roof

EPDM rubber membrane

Sprinklers

ESFR system

Lighting

LED fixtures

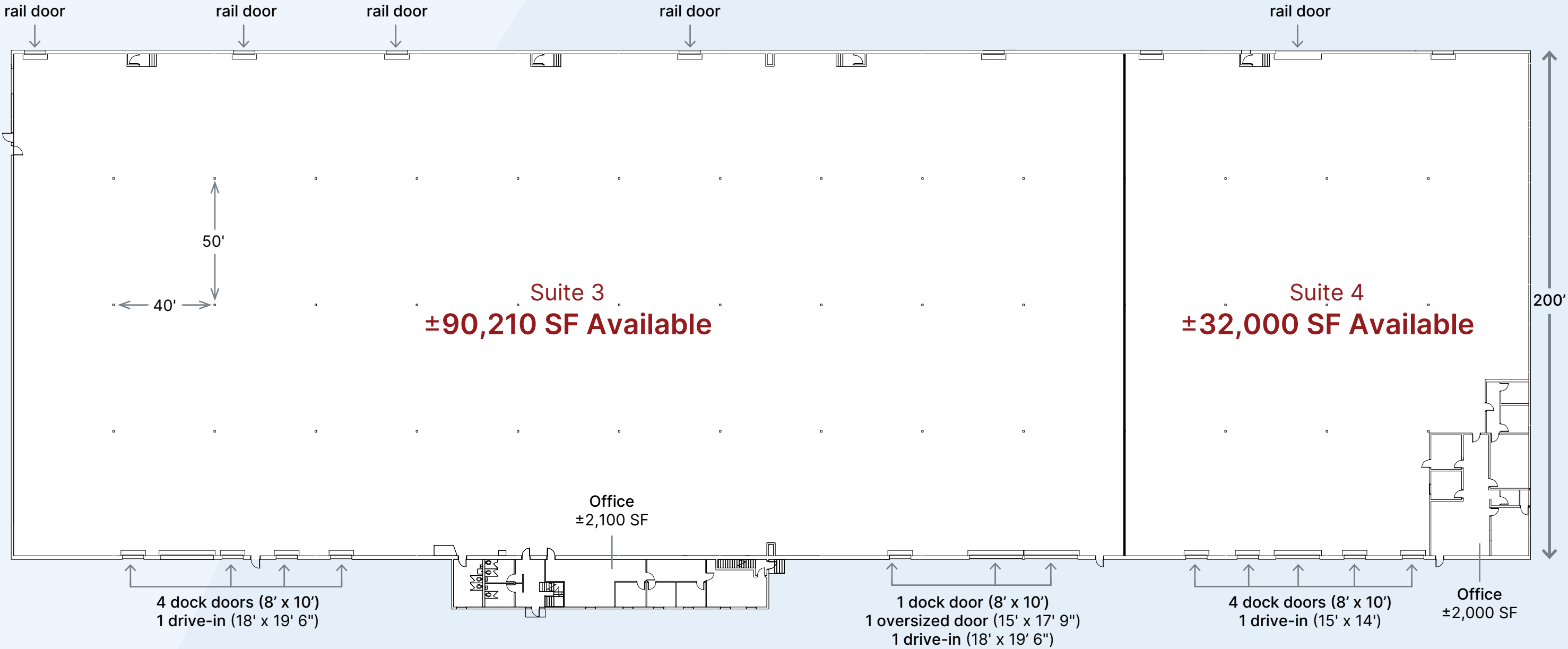
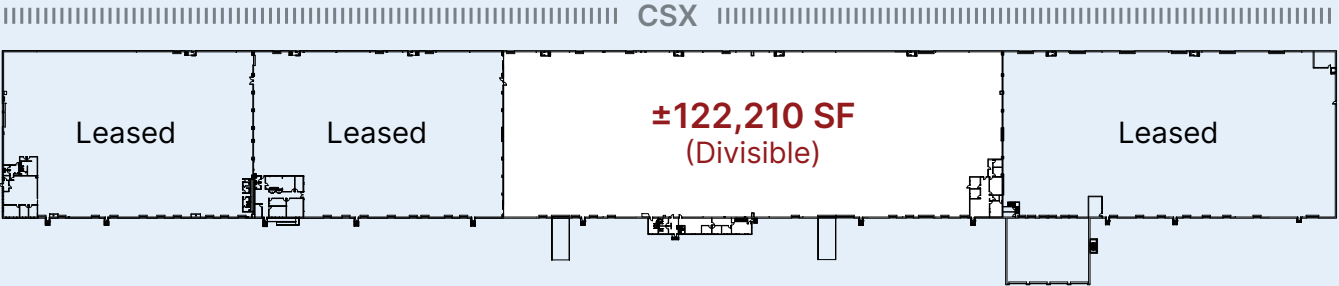
HVAC

Warehouse: 100% heated  
Office: Full HVAC

Utilities

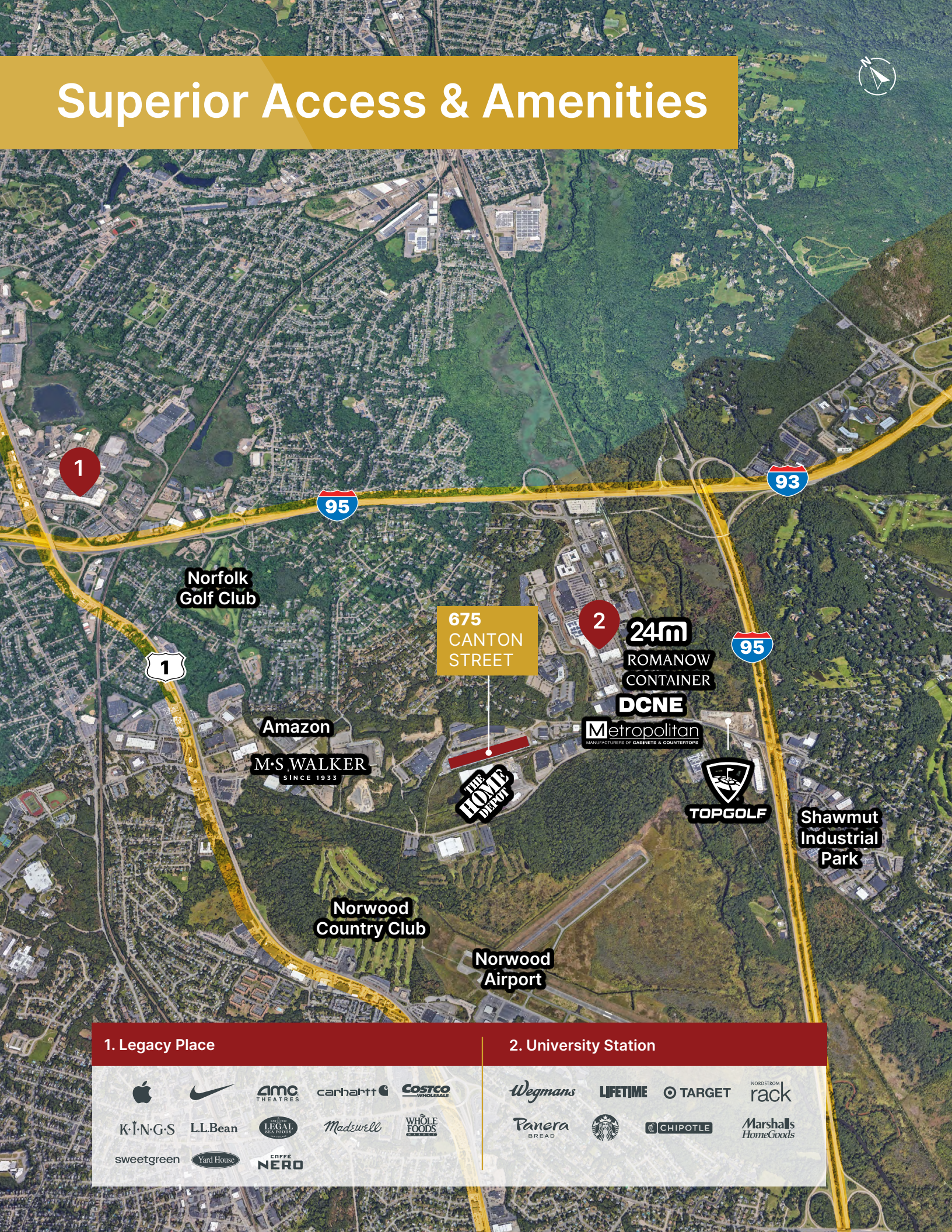
Water/Sewer: Town of Norwood  
Electric: Norwood Light & Broadband  
Gas: National Grid

Floor Plan  
±32,000 - 122,210 SF Available





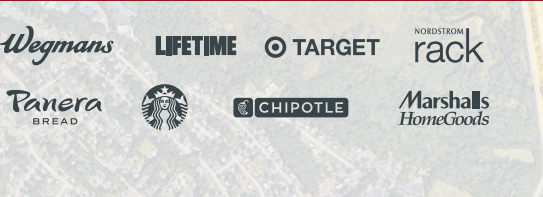
# Superior Access & Amenities



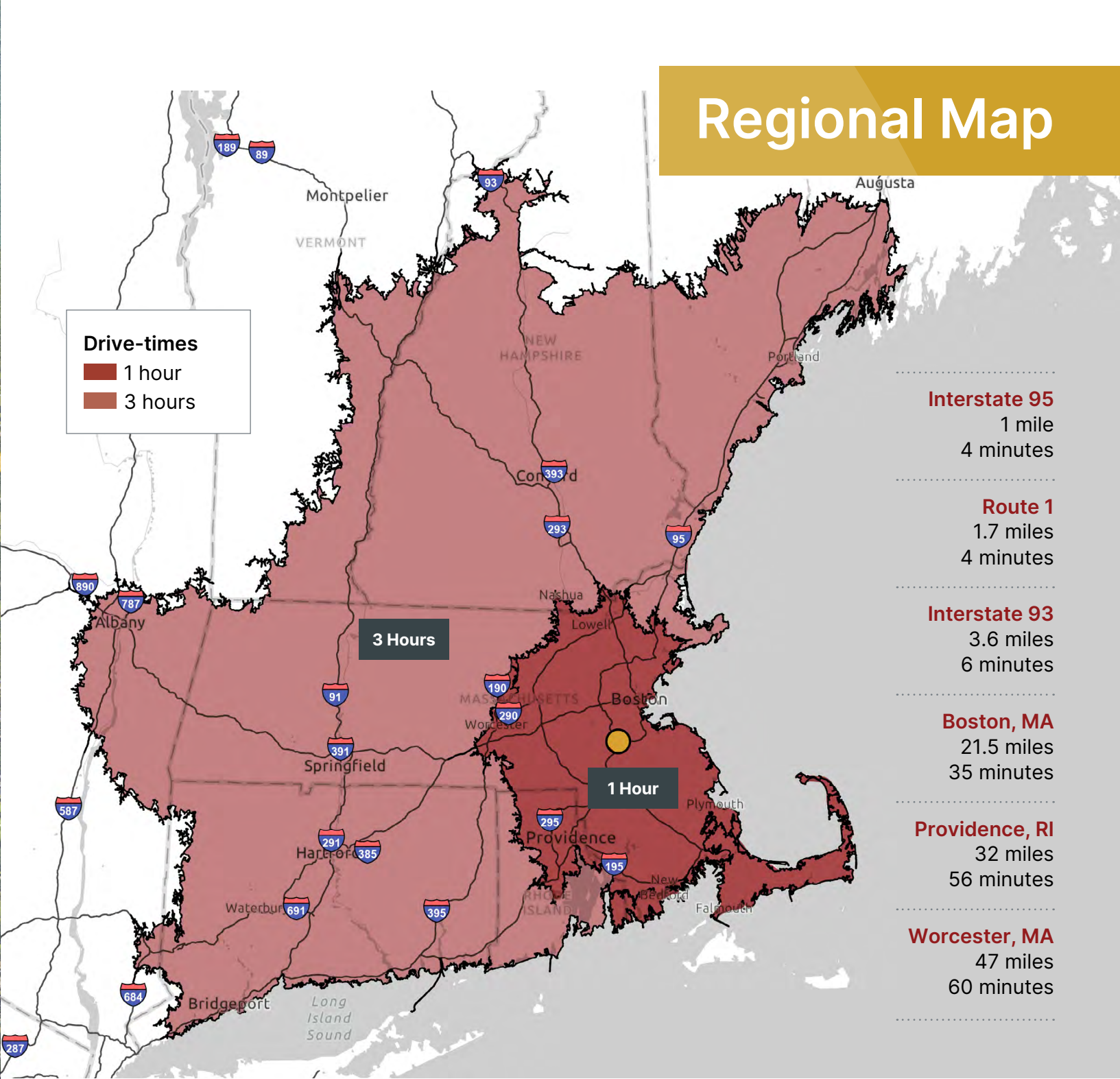
## 1. Legacy Place



## 2. University Station



# Regional Map



Demographics	1 Hour	3 Hour
Total population	6,021,124	14,181,960
Total labor force	3,402,852	7,822,500
Warehouse labor	164,814	402,752
Blue-collar workers	18.0%	19.7%





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