PGIM PORTFOLIO AT

CABOT
BUSINESS PARK

11 Norfolk Street | Mansfield, MA

±51,818 SF & ±85,617 SF warehouse/distribution and office suites 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

Total availability:
±137,435 SF
- Warehouse : ±119,593 SF
- Office : ±17,842 SF

Clear height: 21'-6"

Bay spacing: 30' x 40' (typical)

Loading: 18 tailboard doors, 7 rail doors, 1 drive-in

Parking: 118 auto spaces, 10 trailer spaces

Lot size: ±10.5 acres

Outside storage: ±1.0 acre

Year built: 1978

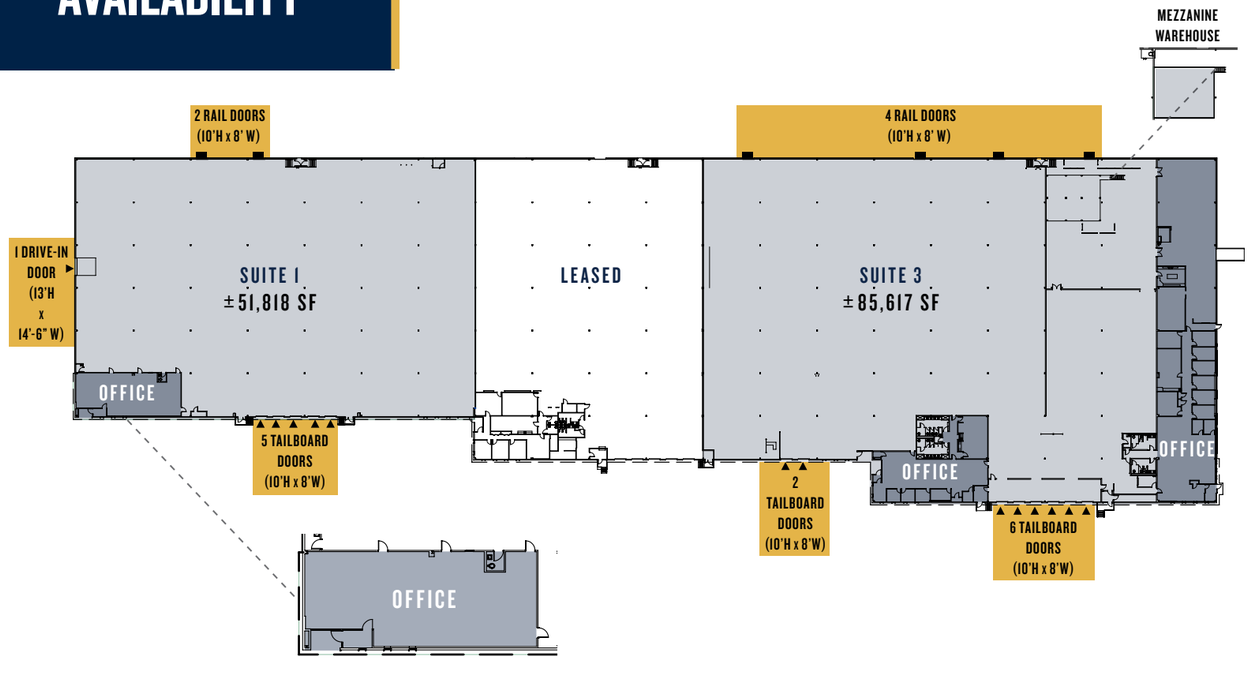
Lighting: Motion sensor LEDs

Power: 1,800 amps, 480 volts, 3-phase

Sprinkler system: Wet

Utilities:
- Gas: Eversource
- Electric: Mansfield Electric
- Water & Sewer: Town of Mansfield

AVAILABILITY



Existing building footprint:
±171,862 SF

Total Availability:
- Suite 1: ±51,818 SF
  Warehouse: ±49,347 SF
  Office: ±2,471 SF
- Suite 3: ±85,617 SF
  Warehouse: ±70,246 SF
  Office: ±15,371 SF

Clear Height: 21'-6"

Bay Spacing: 30' x 40' (typical)

Loading:
Suite 1: 5 tailboard doors, 1 drive-in, 2 rail doors
Suite 3: 8 tailboard doors, 4 rail doors

Outside storage:
Suite 1: ±1.0 Acre

Parking:
Suite 1: 27 auto spaces, 5 trailer spaces
Suite 3: 86 auto spaces

Power:
Suite 1: 1,800 amps, 480 volts, 3-phase
Suite 3: 1,200 amps, 480 volts, 3-phase
(with generator backup)

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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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