



106 ACCESS ROAD

NORWOOD, MA

FOR SALE OR LEASE | 18,960 SF OFFICE BUILDING ON 1.2 AC

- Up to 8,900 SF available for user-buyer
- Located across the street from the Norwood airport



THE
STUBBLEBINE
COMPANY

CORFAC INTERNATIONAL

PROPERTY SUMMARY



PROPERTY DESCRIPTION

18,960 SF 95% Leased Office Building for Sale
(Multiple tenants are Tenant-at-will)

BUILDING SPECIFICATIONS

Zoning:	Municipal
Construction:	Masonry
Stories:	2
Number of Tenants:	8
Occupancy:	95%

OFFERING SUMMARY

Sale Price:	MARKET
Lot Size:	1.2 Acres
Building Size:	18,960 SF

1ST FLOOR PLAN



- East Coast Aereo
- Craig Najjar
- 3 DEO
- NE Spine

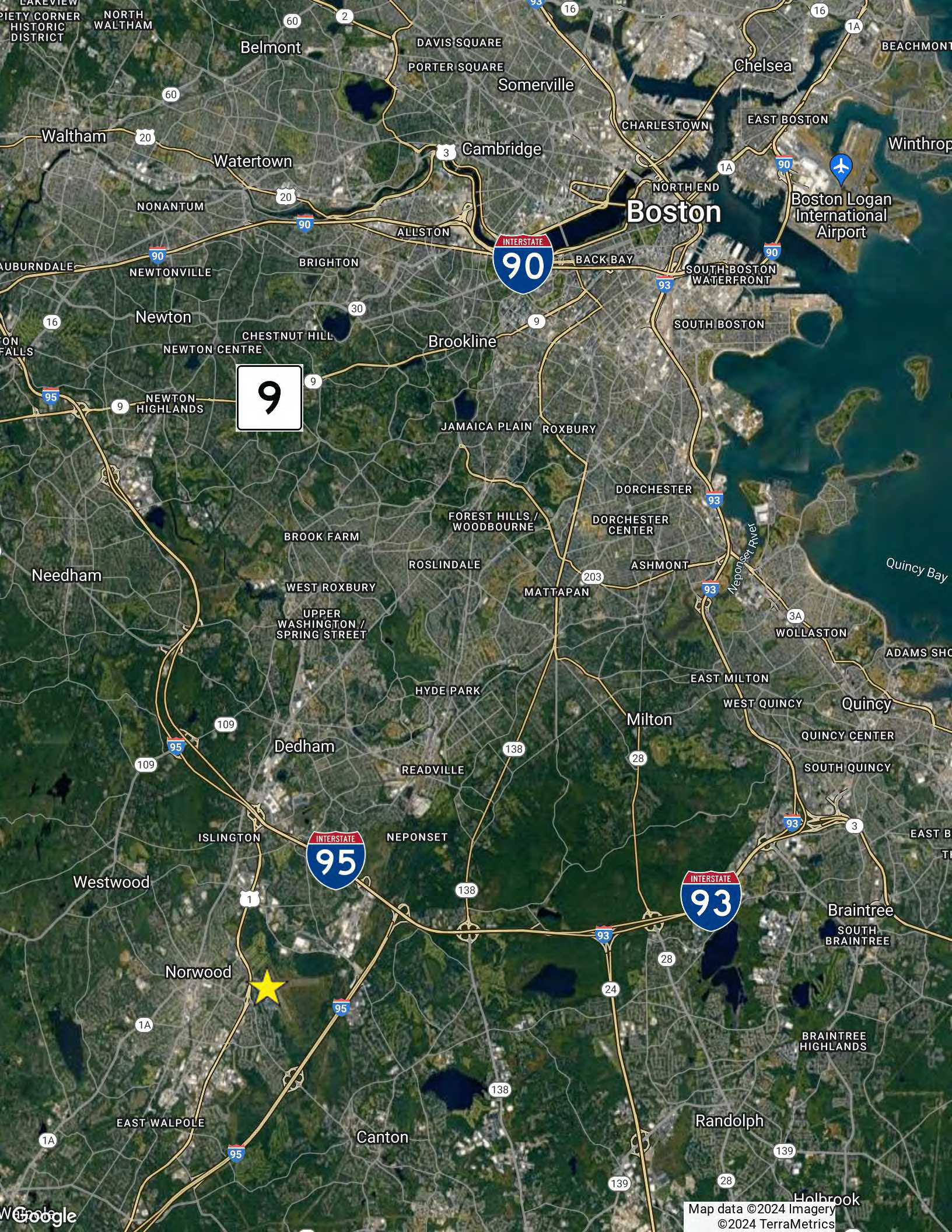
2ND FLOOR PLAN



- Castle Electric
- Guzousky Electric
- Rikki Smith
- Global Smile

SCANZA - 106 Access

	TENANTS NAME	AUG 1ST	TERM
110	NE Spine	\$ 2,600.00	TAW
204	Guzovsky Electric	\$ 800.00	TAW
101	East Coast Areo (plus 102)	\$ 1,600.00	TAW
105	Rikki Sarin	\$ 1,750.00	APR 30,2024
201	Castle Electric	\$ 3,400.00	FEB 28,2024
106	3DEO (plus 108,114,117)	\$ 4,463.28	JUNE 30,2025
205	Global Smile	\$ 3,000.00	SEP 30,2026
	Craig Najjar	\$ 500.00	TAW
	Total Rents	\$ 18,113.28	

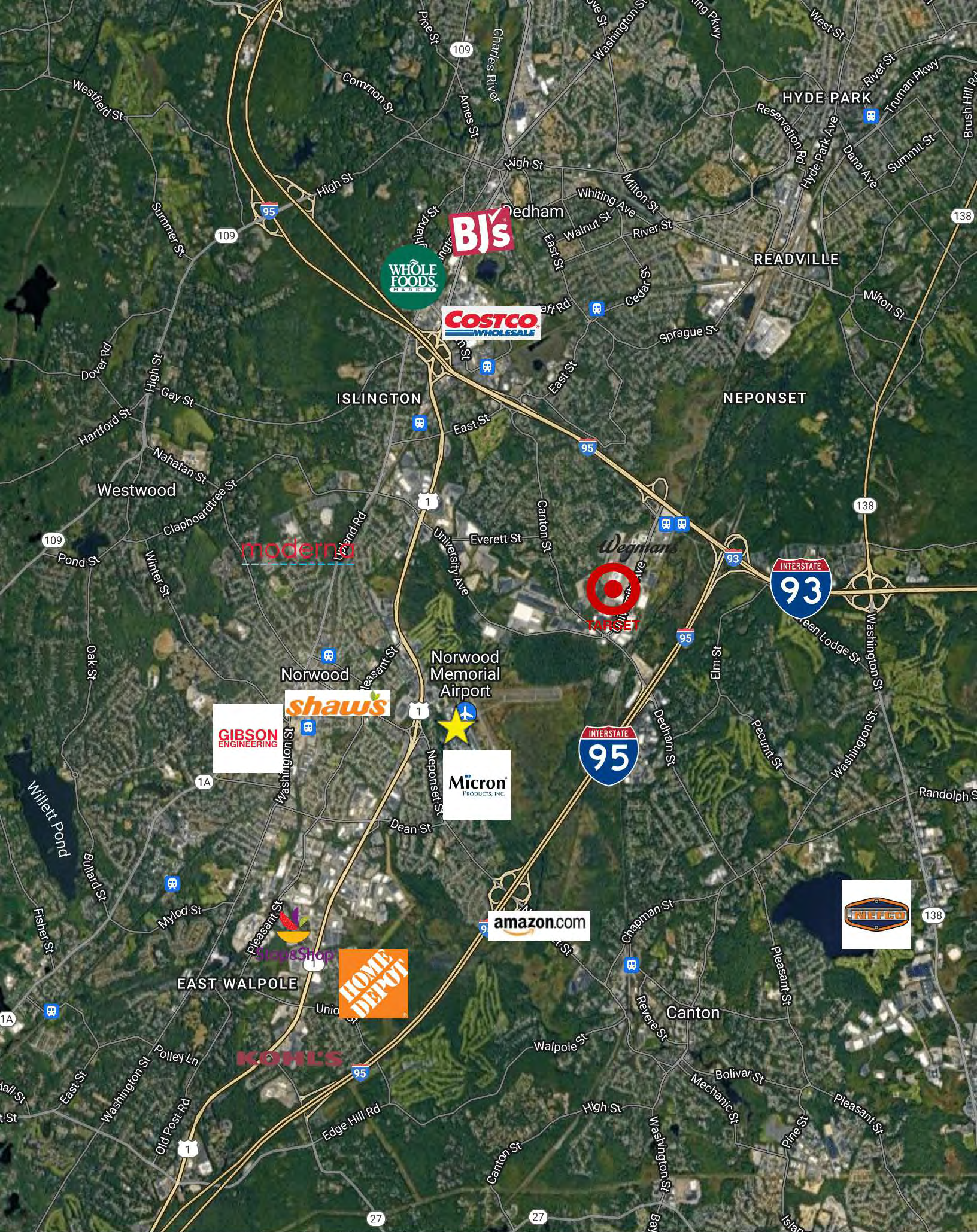


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INTERSTATE
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INTERSTATE
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INTERSTATE
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