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CONSISTS OF 24 BUILDINGS SITUATED ON 18 ACRES OFF RTE. 1

Cathartes and Juliano collaborate on \$8m 300,000 s/f development

NORWOOD, MA Cathartes, a Boston-based private real estate firm with over \$750 million in commercial and residential real estate investments across the Northeast, and Juliano Enterprises, a real estate development and contracting company that has developed more than 900,000 s/f worth over \$160 million, have formed their latest collaboration: 83 Morse Street, LLC in Norwood.

The \$8 million project includes over 300,000 s/f of space in 24 buildings situated on 18 acres of land just off Rte. 1. The project will be developed in three phases. Phase I includes a new 66,000 s/f self-storage facility opening in late spring and a renovation to several buildings to accommodate tenants who require space ranging from 500-20,000 s/f. In addition, a new property entrance, landscaping, lighting and



parking will also be undertaken in this first phase.

The entire development encompasses 24 buildings and includes several small industrial/commercial bays averaging 2,000-3,000 s/f that are equipped with an overhead door and separate office space.

According to Cathartes' development manager David DePree, the property can accommodate a wide range of commercial users. "The beauty of this development is that it offers something for everyone,

whether you need office space, storage or light industrial and assembly, a warehouse to store or distribute products or loft space for artists, retailers or perhaps even a gymnasium," he said.

The property has deep roots in the Norwood community and was originally owned by Bird & Sons, who operated a paper mill in Walpole in 1838 and launched a roofing company in Norwood that expanded to a floor covering plant by the early 1900s.

"Norwood and its surrounding communities have a strong and vibrant workforce and we wanted to provide additional opportunities for area businesses' relocation and expansion," said DePree. "The town has been very supportive of our efforts and welcomes the redevelopment of this property."

83 Morse St. offers easy access to Rtes. 1 and 95, the commuter rail, a wide range of shopping, restaurants, entertainment and the Automile.