



FOR SALE!

OWNER OCCUPANT - AUTO BODY/REPAIR SHOP/SPRAY BOOTH FACILITY

451 WASHINGTON STREET NORWOOD, MASSACHUSETTS 02062



451 Walpole Street presents a rare chance to secure a well-located industrial/automotive/repair/modern paint spray booth facility in Norwood, MA. With the building's current leases set to expire at the end of 2026, a future owner can benefit from interim rental income while planning for full occupancy. The below-market rents offer immediate value-add potential through rent adjustments or repositioning. Featuring five drive-in doors, single-story layout, and a full acre of land, the property is well-suited for auto repair, service businesses, contractor uses, or other industrial users.

Property Details

- **Building Size:** ~14,000 +/- SF
- **Site Size:** 1 Acre
- **Building Type:** Single-Story Industrial (two spaces have a second floor office)
- **Access:** Five (5) Drive-In Doors
- **Availability:** Leases expire at the end of 2026

Property Highlights

- Ideal opportunity for an **owner-occupant**, investor, or redevelopment strategy.
- Approximately **14,000 SF** of versatile industrial/automotive space.
- **1-acre site** offering ample parking and circulation.
- **5 drive-in doors** for easy vehicle access and operational efficiency.
- Existing tenants in place through **end of 2026**, providing short-term income to redevelop or bring new tenants to the property!
- **Below-market rents** create strong potential for income growth
- Opportunity to **increase rents** upon turnover or fully occupy the property with your own business.
- Excellent visibility and accessibility along Walpole Street. Across from Big Y Supermarket, Planet Fitness and Dollar Tree!

DAN GARDNER | DAN@DMGBROKERAGE.COM | O: 781.591.3232 X700
83 MORSE STREET, BUILDING #6 | NORWOOD, MA 02062 | 781.591.3232
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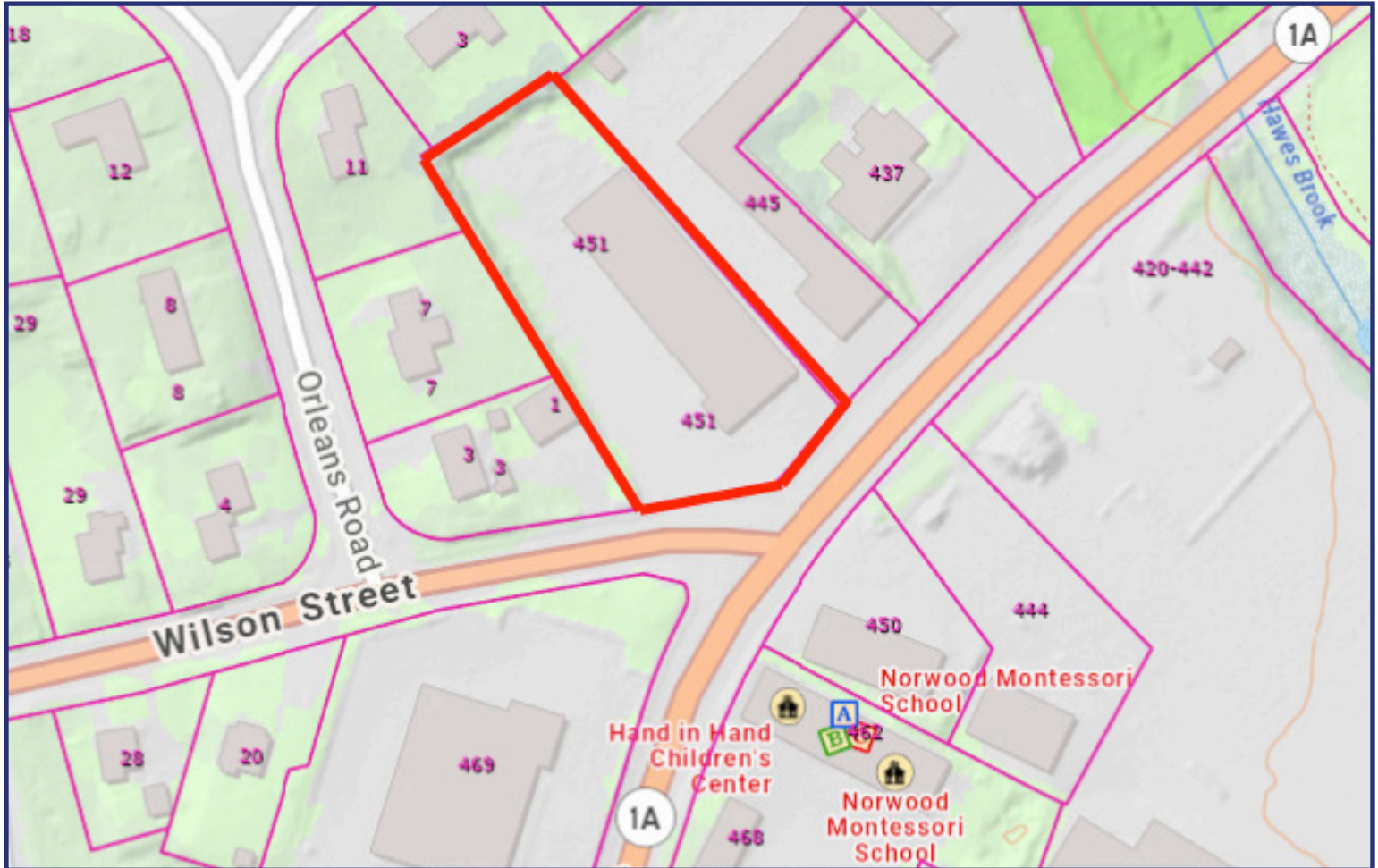
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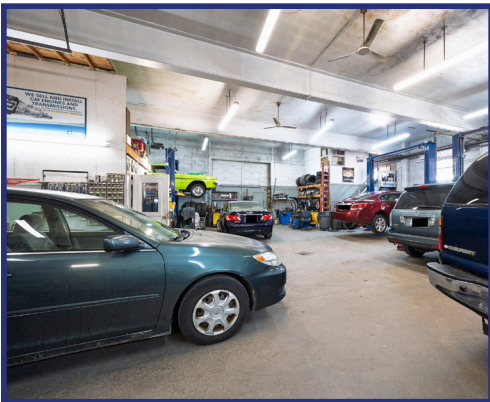
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