

# Southwood Hospital Campus-Norfolk, MA

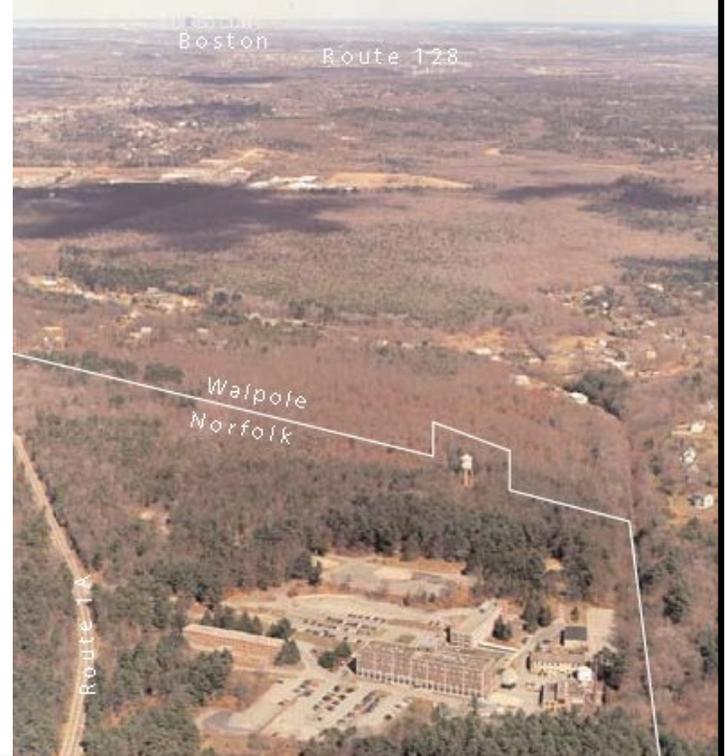
## 110 Dedham Street



### Assets, Buildings, Capacity and Zoning

**80+ Acres**

- Direct Access to Rt 1A  
0.5 mile to Rt 115, 1.2 miles to Rt 1 then 3.4 miles to I-495
- 8 minutes to Interstate I-495
- 2 Buildings in Cold Shell Condition  
Hospital-56K SF Footprint/235K GSF 5-floors  
Nursing School-12K SF Footprint-50K GSF 4 floors
- Future Buildout: 600K+GSF @ 2 floors for Commercial-Office-R and D
- Parking for 1,500 cars, 600 available now
- Commuter Rail to Boston-within 2 miles in Norfolk
- 1/2 mile existing paved roads



- Zoning: "As of right" for commercial-medical office-R and D and biotechnology
- Has a SILVER rating from the Massachusetts Biotechnology Resource Council
- Adopted 43D Permitting Program-to mandate land use decisions within 180 days of an application

### Utilities

Water: has on-site water distribution piping from Dedham St (Rt 1A) to the buildings.  
Town of Norfolk water available in 6 months

On-Site Sewer: The site has the capability of constructing 40-50K gpd waste water treatment facility within 6 months, both Title V and soil testing compliant

Wind Energy: The site could generate alternative energy from wind sources per the Massachusetts Renewable Energy Trust.