



CELEBRATING  
55 YEARS

# nerej

## **Condyne executes 60,400 s/f lease with Tosca Services, LLC within the Bluestar Business Park at 19 Leonard Street in Norton, MA**

July 16, 2021 - Front Section



Norton, MA Condyne Capital Partners, LLC has executed a new long-term lease between tenant Tosca Services, LLC and landlord Leonard Street B5 Owner LLC within the Bluestar Business Park at 19 Leonard St.

Tosca Services is a global leader in reusable plastic packaging containers, crates, and pallets for the food supply chain. This organization offers cost savings by using multi-use plastics to eliminate waste rather than using corrugated wood or foam containers. Through its wash process, Tosca maintains the ISO 22000 certification for food safety management and ISO TS 220002-4 certification for food safety hazards in manufacturing or servicing of food packaging. This location will function as a wash and service center, enabling Tosca to support its New England customers with increased availability and more service.

Tosca will be an occupant in Building No. 5 where the organization will utilize 60,400 s/f for its operations. The lease is set to commence in August 2021 with a 1,500 s/f office including conference room, breakrooms, and restrooms. In addition to the office space the site will be outfitted with an automated processing line for its washing system, shop and parts rooms, LED motion sensor lighting, ESFR sprinkler system as well as gas and process piping throughout.

John Lashar and Danielle Simbliaris, of CBRE, represented the landlord while Louis Pascuzzi of Newmark Knight Frank represented the tenant. Financing was organized through Middlesex Savings Bank.

Bluestar Business Park and the new Tosca service center is located in the Southeastern submarket of Boston off Rte. 495. Phase I of Bluestar Business Park is Condyne's newest development comprising of 445,000 s/f of modern high bay fulfillment centers serving today's e-commerce market.

Condyne is a vertically integrated development firm providing design, construction, asset management and property management services throughout the Northeast. The firm has developed in excess of 20 million s/f of primarily industrial properties since its inception with a concentration in high bay fulfillment, multi temperature cold storage, food production and manufacturing space.

New England Real Estate Journal - 17 Accord Park Drive #207, Norwell MA 02061 - (781) 878-4540