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Maugel DeStefano Architects, Condyne Capital Partners and Polar Design Build near completion of Bluestar Business Park

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Norton, MA Maugel DeStefano Architects is nearing the completion of the final phase of one of the region's largest newly created industrial parks, Bluestar Business Park.

Developed by Condyne Capital Partners and built by Polar Design Build, the industrial mixed-use development is among the most significant master-planned industrial parks in New England. Once fully built out by the end of 2026, the development will span seven buildings and 815,000 s/f across 190 acres, accommodating a range of industrial, flex, and ancillary retail spaces. The project is comprised of modern high bay fulfillment centers serving today's e-commerce market.

"Condyne Capital Partners and Polar Design Build have been outstanding partners, fully embracing our expertise and innovative approach to help bring their vision to life for what will be one of the

largest newly created industrial parks in New England,” said Mike Kunz, owner and principal of Mangel DeStefano Architects. “This development has been carefully designed to accommodate the evolving needs of modern industrial users, with flexibility, efficiency, and sustainability at the forefront. We are excited to see this project come to fruition and look forward to delivering a dynamic, high-performance space that will serve businesses for years to come.”

The project, which began in 2018, was initially designed to include 11 buildings totaling 887,315 s/f. The revised plan, now focused on seven buildings, maintains a strong emphasis on adaptable space planning, allowing tenants to configure areas based on their operational needs. Each building is designed to support various industrial and distribution uses, with high-bay ceilings, flexible divisions of space, and modern building access points.

Phase I of the development has been completed, with base building and tenant fit-outs designed by Mangel DeStefano Architects for major tenants such as Wayfair, Pitney Bowes, and Yale Appliance. These companies, leaders in e-commerce, logistics, and retail, benefit from the park’s strategic location, modern infrastructure, and efficient layout.

Phase II is currently underway and is expected to reach completion by the end of 2026. This phase will introduce additional warehouse, distribution, and flex spaces designed to meet the region’s growing demand for high-quality industrial facilities.