



# High Bay Warehouse Space For Lease ±20,900 SF Available

**1150 West Chestnut Street • Brockton, Massachusetts**

OWNED & OPERATED BY:



**CBRE** | New England

CB Richard Ellis—N.E. Partners, LP, a CBRE Joint Venture

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# High Bay Warehouse Space Available For Lease

1150 West Chestnut Street • Brockton, Massachusetts

CBRE/New England is pleased to bring to your attention the availability of 20,900 SF of high bay warehouse space at 1150 West Chestnut Street in Brockton, Massachusetts. This building offers excellent highway access, situated less than one mile from Exit 17 off of Route 24, as well as excellent exposure on West Chestnut Street. Ceiling heights in the building are over 25' and the available space is supported by five tailboard loading doors.

## BUILDING SPECIFICATIONS

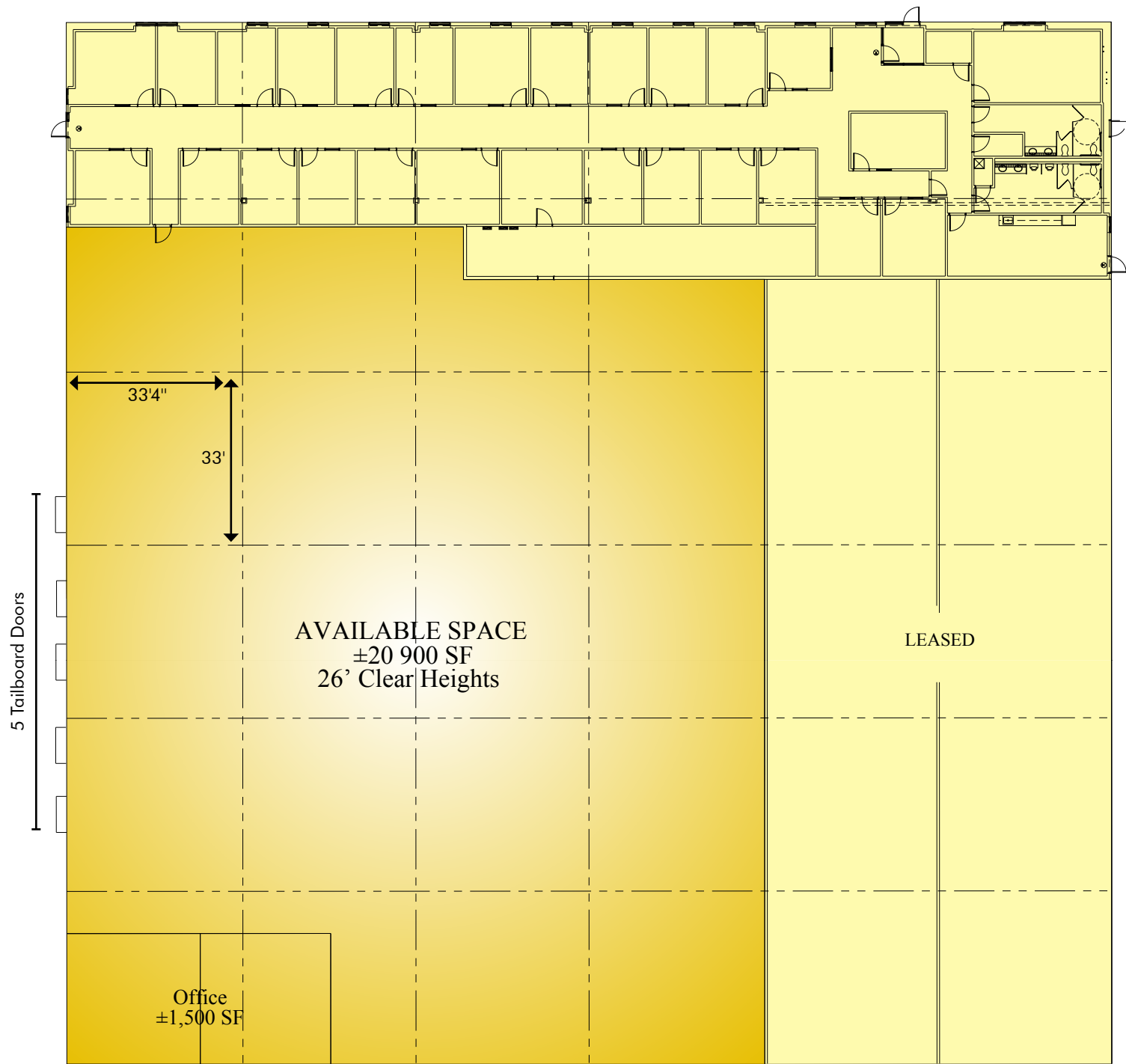
|                   |   |
|-------------------|---|
| ■ Total Building  | ±100,100 SF   |
| ■ Available Space | ±20,900 SF  |
| ■ Lot Size        | ±6.1 acres for total site                                 |
| ■ Clear Height    | ±25'7"  |
| ■ Column Spacing  | 33' x 33'4" (typical)                                     |
| ■ Loading Docks   | Five tailboard-height doors                               |
| ■ Construction    | Steel frame with concrete block and insulated metal panel |
| ■ Zoning          | Industrial  |
| ■ Year Built      | 1998 addition   |
| ■ Parking         | 12 employee spaces  |
| ■ Power           | 800 amp/480 volt, 3p, 4w                                  |
| ■ Roof            | EPDM rubber membrane                                      |
| ■ Fire Protection | 100% wet sprinkler system                                 |
| ■ Lighting        | Metal halide  |
| ■ Gas             | Columbia Gas  |
| ■ Water           | City of Brockton  |
| ■ Electric        | National Grid   |
| ■ Sewer           | City of Brockton  |
| ■ Taxes           | \$1.02 PSF (FY2013 estimate)                              |
| ■ Access          | 0.88 miles to Route 24                                    |
| ■ Heat            | 100% heated with gas-fired radiant heating units          |



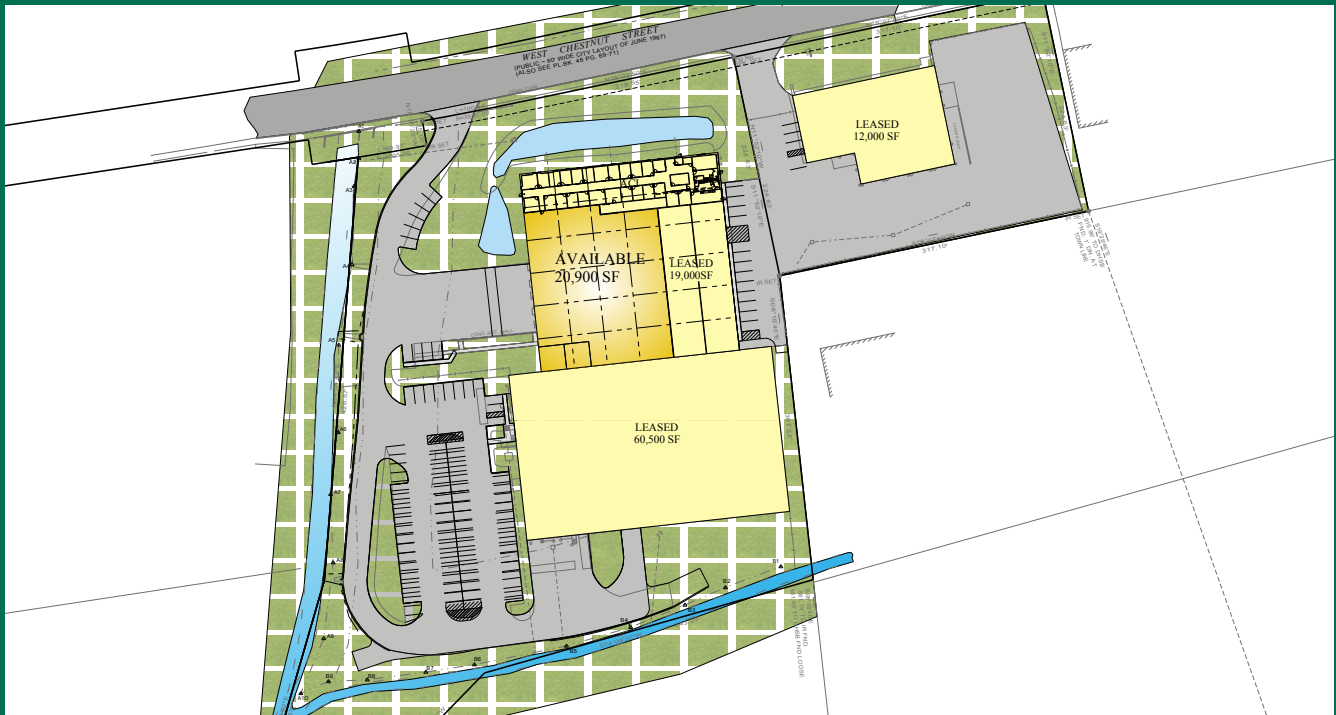
### DISTANCE TO:

|            |          |
|------------|----------|
| BOSTON     | 25 miles |
| PROVIDENCE | 36 miles |
| WORCESTER  | 64 miles |

FLOOR PLAN







FOR MORE INFORMATION,  
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