

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

1150 West Chestnut Street • Brockton, Massachusetts

OWNED & OPERATED BY:







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 IndustrialYear Built 1998 addition

Parking
12 employee spaces

Power
 Roof
 Fire Protection
 800 amp/480 volt, 3p, 4w
 EPDM rubber membrane
 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

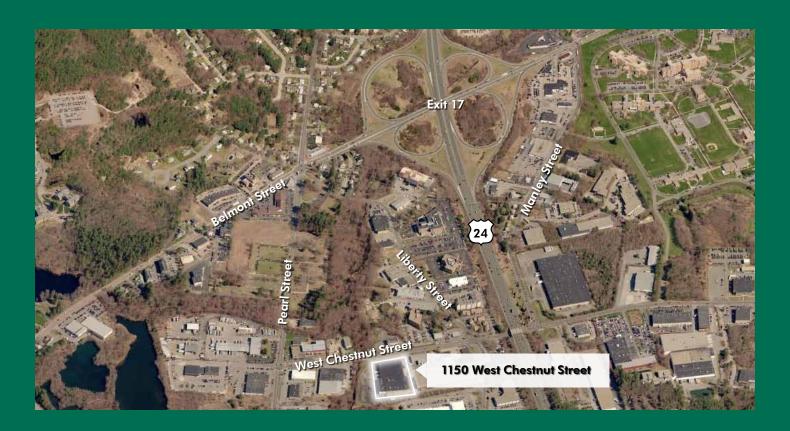


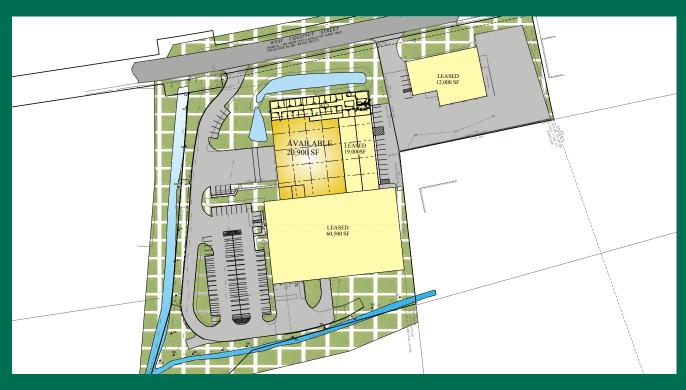
DISTANCE TO:

BOSTON 25 miles
PROVIDENCE 36 miles
WORCESTER 64 miles

FLOOR PLAN







FOR MORE INFORMATION, PLEASE CONTACT:

Robert Gibson 617.912.7072 robert.gibson@cbre-ne.com

Ed Jarosz 617.912.7074 ed.jarosz@cbre-ne.com Rachel Marks 617.912.7009 rachel.marks@cbre-ne.com **Tyler Ferrari** 617.912.7056 tyler.ferrari@cbre-ne.com



© 2013 CBRE, In

The information above has been obtained from sources believed reliable. While we do not doubt its accuracy, we have not verified it and make no guarantee, warranty or representation about it. It is your responsibility to independently confirm its accuracy and completeness. Any projections, opinions, assumptions or estimates used are for example only and do not represent the current or future performance of the property. The value of this transaction to you depends on tax and other factors which should be evaluated by your tax, financial and legal advisors. You and your advisors should conduct a careful, independent investigation of the property to determine to your satisfaction the suitability of the property for your needs.