

1020 WEST CHESTNUT ST. | BROCKTON, MA



41,000 SF Subdividable Industrial Building
Plus 40,000 SF Expansion
Available for Lease

NAI Hunneman

Commercial Real Estate Services, Worldwide.

All information furnished regarding property for sale or lease is from sources deemed reliable, but no warranty or representation is made as to the accuracy thereof and same is submitted subject to errors, omissions, change of price, rental or other conditions prior to sale or lease, or withdrawal without notice.

contact information

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Ovar Osvold, Associate | 617 457 3222 | osvold@naihunneman.com

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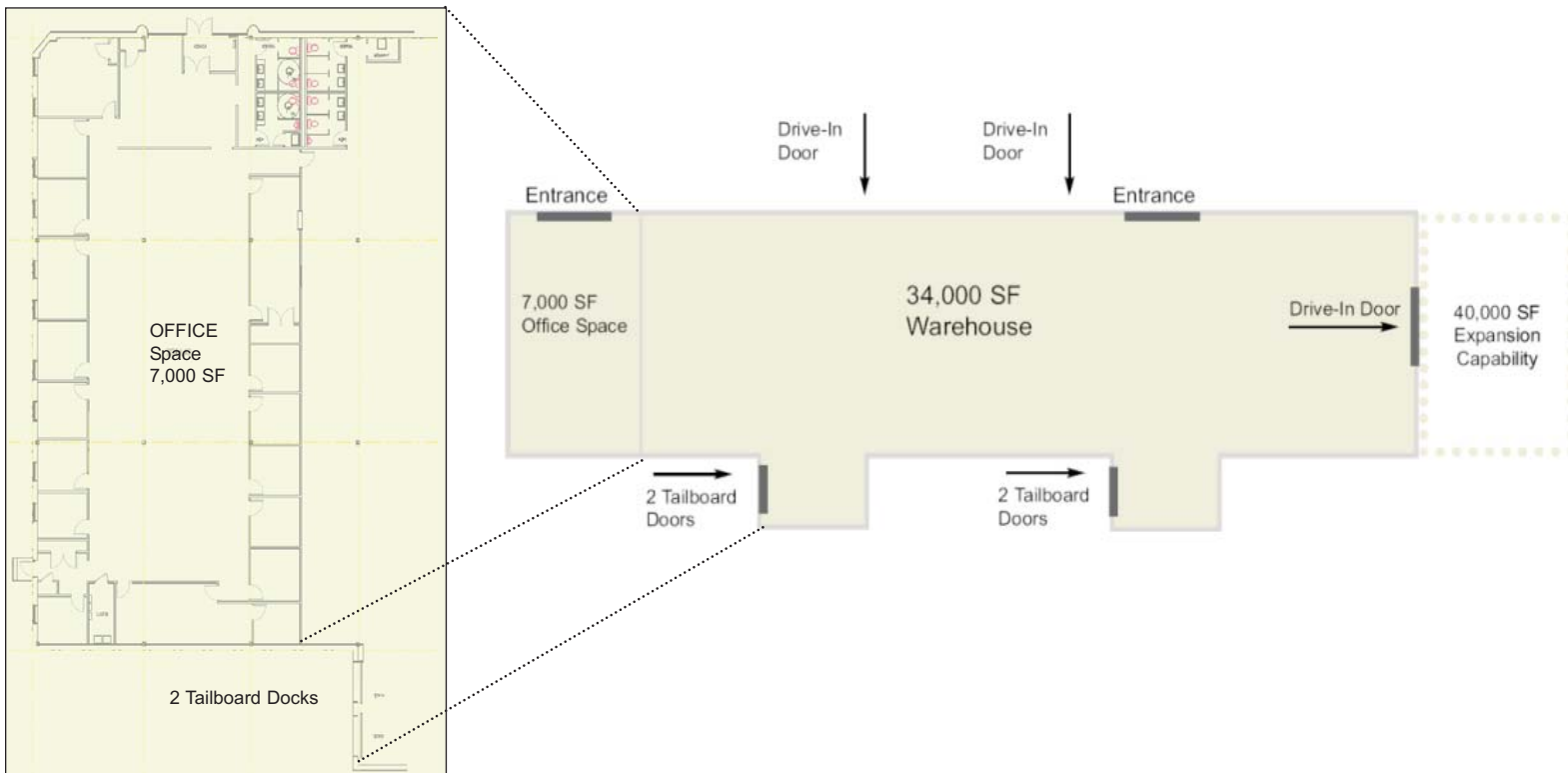
1020 WEST CHESTNUT ST. | BROCKTON

20,000 - 80,000 SF Industrial Space

SPECIFICATIONS:

Total SF	41,000 SF subdividable	HVAC	Warehouse: ceiling-hung gas units Office: 100% cooling & heating
Office	7,000 SF	Utilities	Electric: National Grid Gas: Bay State Gas Sewer: City of Brockton Water: City of Brockton
Warehouse	34,000 SF	Land Area	4.07 acres
Expansion	40,000 SF	R.E. Tax & CAM	\$1.20 psf & \$0.75 psf
Property Type	Warehouse/Manufacturing	Parking	117 free surface spaces
Clear Height	18'6" - 22' under the joist	Available	Immediately
Zoning	Industrial	Lease Rate	Negotiable
Loading	<ul style="list-style-type: none"> • 4 tailboard doors • 3 drive-in doors 	Traffic Count	125,000 cars per day
Column Spacing	25' x 40' Typical	Location	Frontage/visibility on Route 24 and minutes from Routes 128 and 495
Sprinklers	100% wet system		
Power	1200 amps/480 volt 3p 4w		
Roof	Adhered rubber membrane with ballast		
Lighting	New T-8 (T-9') in Office & Warehouse		

PLAN



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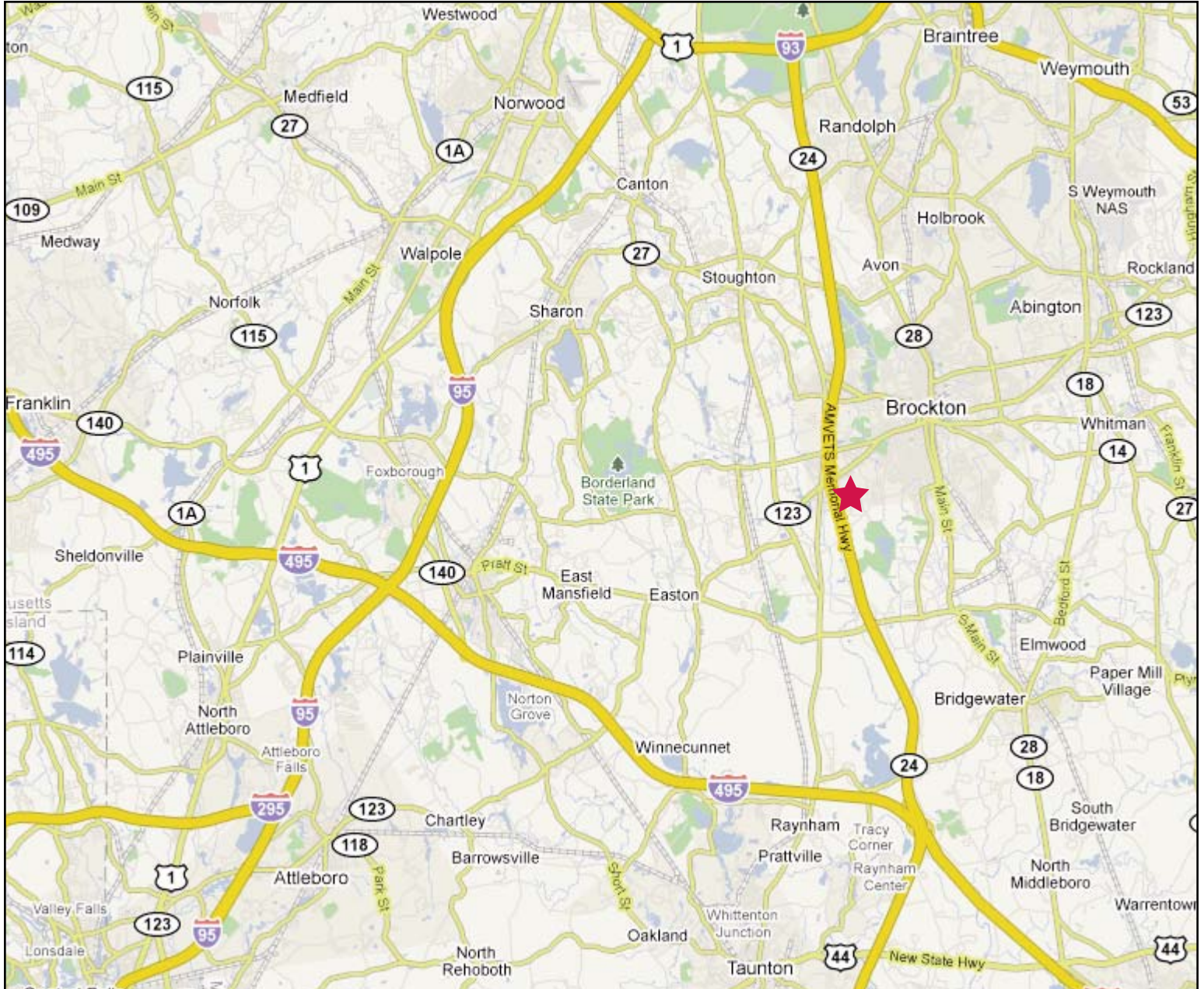
Available Immediately for Lease

AERIAL



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20,000 - 80,000 SF Available for Lease



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