

# 48 BROOKS DRIVE

BRAINTREE, MA



# 20,280 SF

FLEX/WAREHOUSE/LAB  
BUILDING ON 1.67 ACRES

EXCLUSIVE OFFERING



THE  
STUBBLEBINE  
COMPANY

CORFAC INTERNATIONAL

## PROPERTY SUMMARY



### PROPERTY DESCRIPTION

20,280 SF FLEX/WAREHOUSE/LAB BUILDING ON 1.67 ACRES

### PROPERTY HIGHLIGHTS

- Rare modern single story industrial building for lease
- Large paved and fenced in parking lot serviced with both tailboard and drive-in doors
- Close proximity to the South Shore Plaza and other amenities and direct access to I-93, Route 3, and I-95

### PROPERTY SPECIFICATIONS

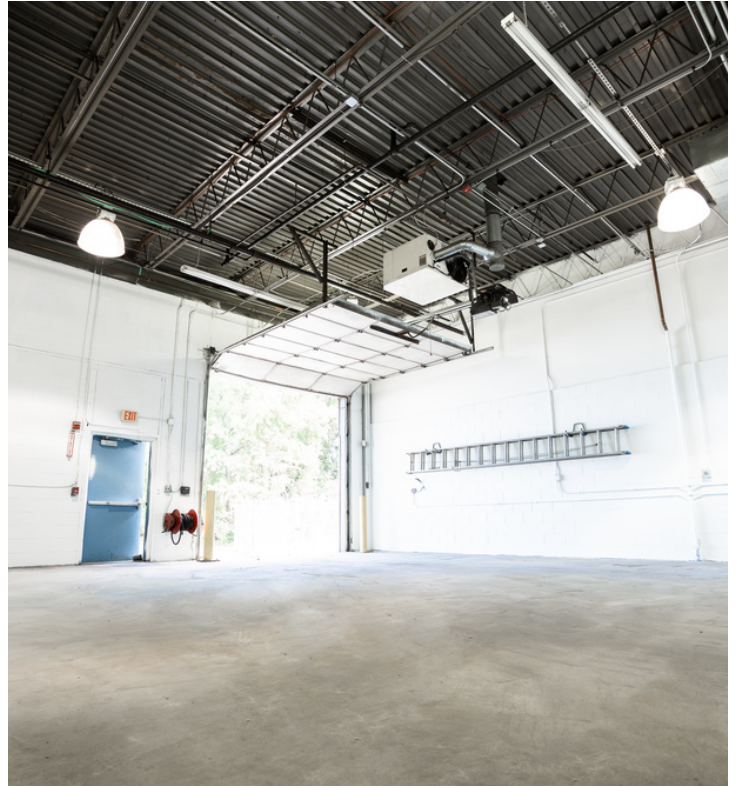
BUILDING SIZE:	20,280 SF
LOT SIZE:	1.669 ACRES
YEAR BUILT:	1967
CONSTRUCTION:	MASONRY
CEILING HEIGHT:	18'-20'
POWER:	200a/102 - 208v 3p
SEWER/WATER:	CITY
GAS:	NATURAL
PARKING:	2.12/1,000 SF
LIGHTING:	LED
ROOF:	NEW

- COSMETIC AND LANDSCAPING IMPROVEMENTS TO BE COMPLETED FALL 2020

LOCATION	DISTANCE
LOGAN EXPRESS	0.5 miles
SOUTHSHORE MALL	1.3 miles
I-93	1.5 miles
ROUTE 3	2.2 miles
MBTA BRAINTREE REDLINE STATION	2.5 miles
DOWNTOWN BOSTON	13 miles



## WAREHOUSE PHOTOS



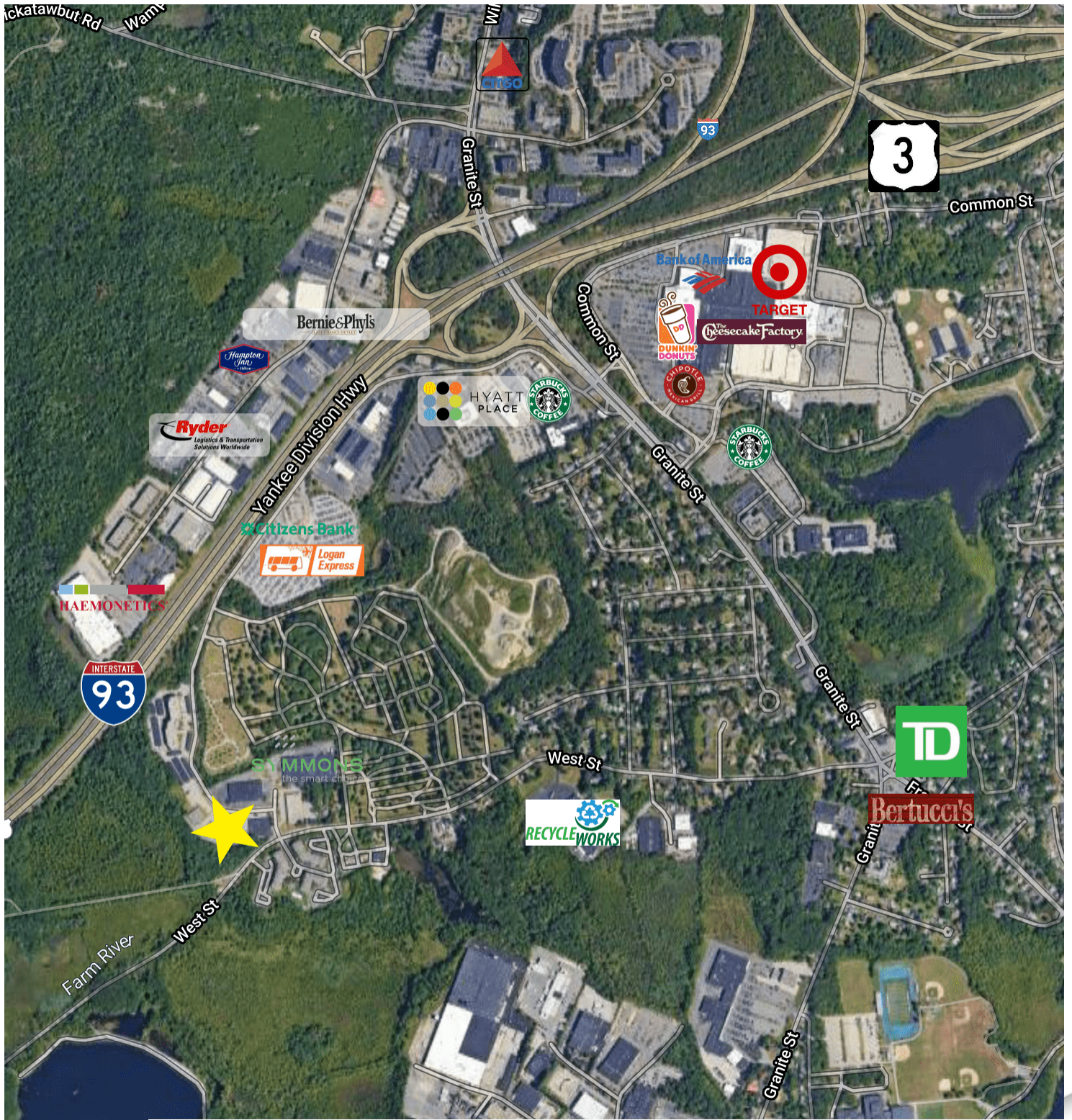


OFFICE SPACE PHOTOS





# LOCATION MAP



Google

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