

105 INDUSTRIAL BLVD

BROCKTON, MA



150,000 SF

INSTITUTIONAL QUALITY
DISTRIBUTION BUILDING



- 36' CLEAR
- BUILDING DELIVERY: Q2 2023
- UNDER CONSTRUCTION
- 4 MILES TO ROUTE 24 (RT. 106 TO RT. 28)

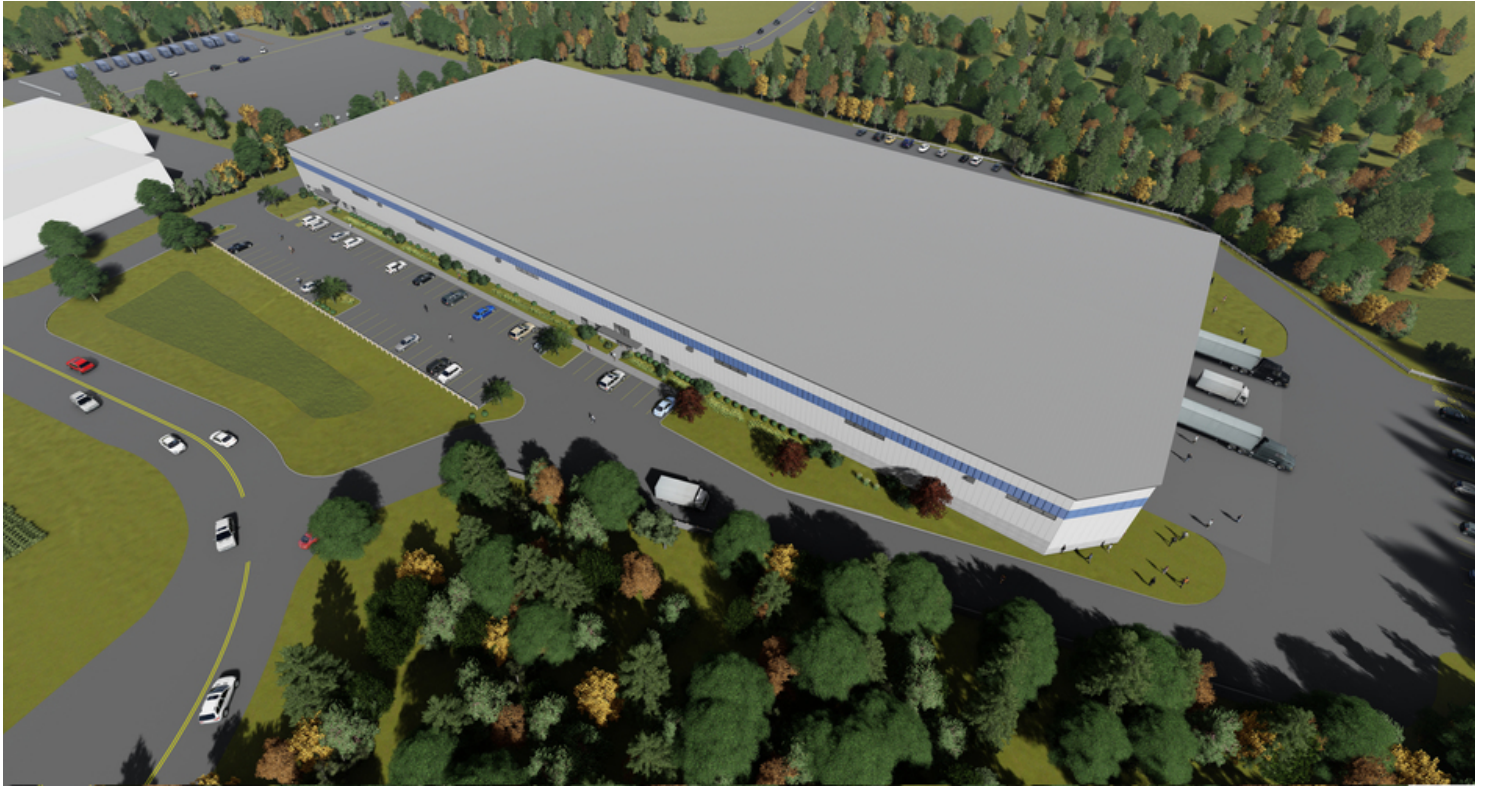
EXCLUSIVE OFFERING



THE
STUBBLEBINE
COMPANY

CORFAC INTERNATIONAL

PROPERTY SUMMARY



PROPERTY DESCRIPTION

36' CLEAR BRAND NEW CLASS A WAREHOUSE / DISTRIBUTION BUILDING

PROPERTY HIGHLIGHTS

- 13.1 ACRES
- 4 MILES TO RT. 24 (BEST DIRECT ACCESS: RT. 106 TO RT. 28)
- NUMEROUS AMENITIES NEARBY
- ESTABLISHED INDUSTRIAL PARK
- FULLY PERMITTED
- ALL UTILITIES
- BUILDING DELIVERY: Q2 2023
- 30+ LOADING DOCKS

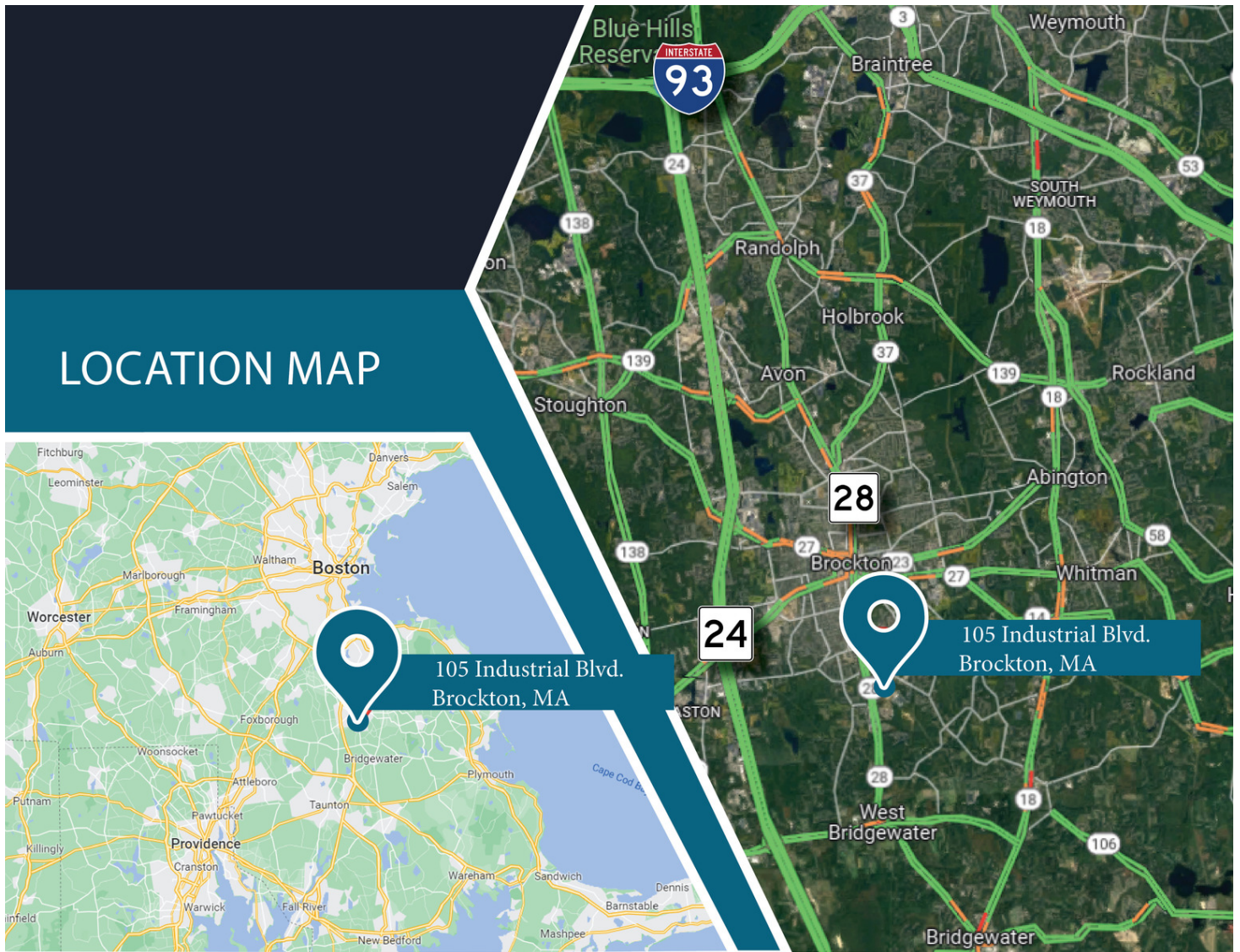
OFFERING SUMMARY

RENTAL RATE:	MARKET
LOT SIZE:	13.1 Acres

LOCATION OVERVIEW



LOCATION MAP



PROXIMITY

I-495
9.9 Miles

Amazon - Bridgewater, MA
6.8 Miles

Route 28
1.2 Miles

Athena International Foods
4.5 Miles

Route 24
3.9 Miles

UNDER CONSTRUCTION



CONSTRUCTION TIMELINE



CONSTRUCTION TIMELINE

- PERMITTING & ENTITLEMENTS:
COMPLETED
- GROUNDBREAKING:
APRIL 2022
- SITE WORK:
MAY 2022
- BUILDING STRUCTURE &
ENVELOPE: DECEMBER 2022
- SUBSTANTIAL COMPLETION:
APRIL 2023

105 INDUSTRIAL BLVD

BROCKTON, MA



CONTACT:

JAMES STUBBLEBINE 617.592.3388
DAVID STUBBLEBINE 617.592.3391
CHRIS MICHNIEWICZ 774.994.1698
DAVID BERMAN 857.362.0152
HARRISON PIPER 617.901.2397

JAMES@STUBBLEBINECOMPANY.COM
DAVID@STUBBLEBINECOMPANY.COM
CHRIS@STUBBLEBINECOMPANY.COM
DBERMAN@STUBBLEBINECOMPANY.COM
HARRISON@STUBBLEBINECOMPANY.COM

EXCLUSIVE OFFERING



THE
STUBBLEBINE
COMPANY

CORFAC INTERNATIONAL