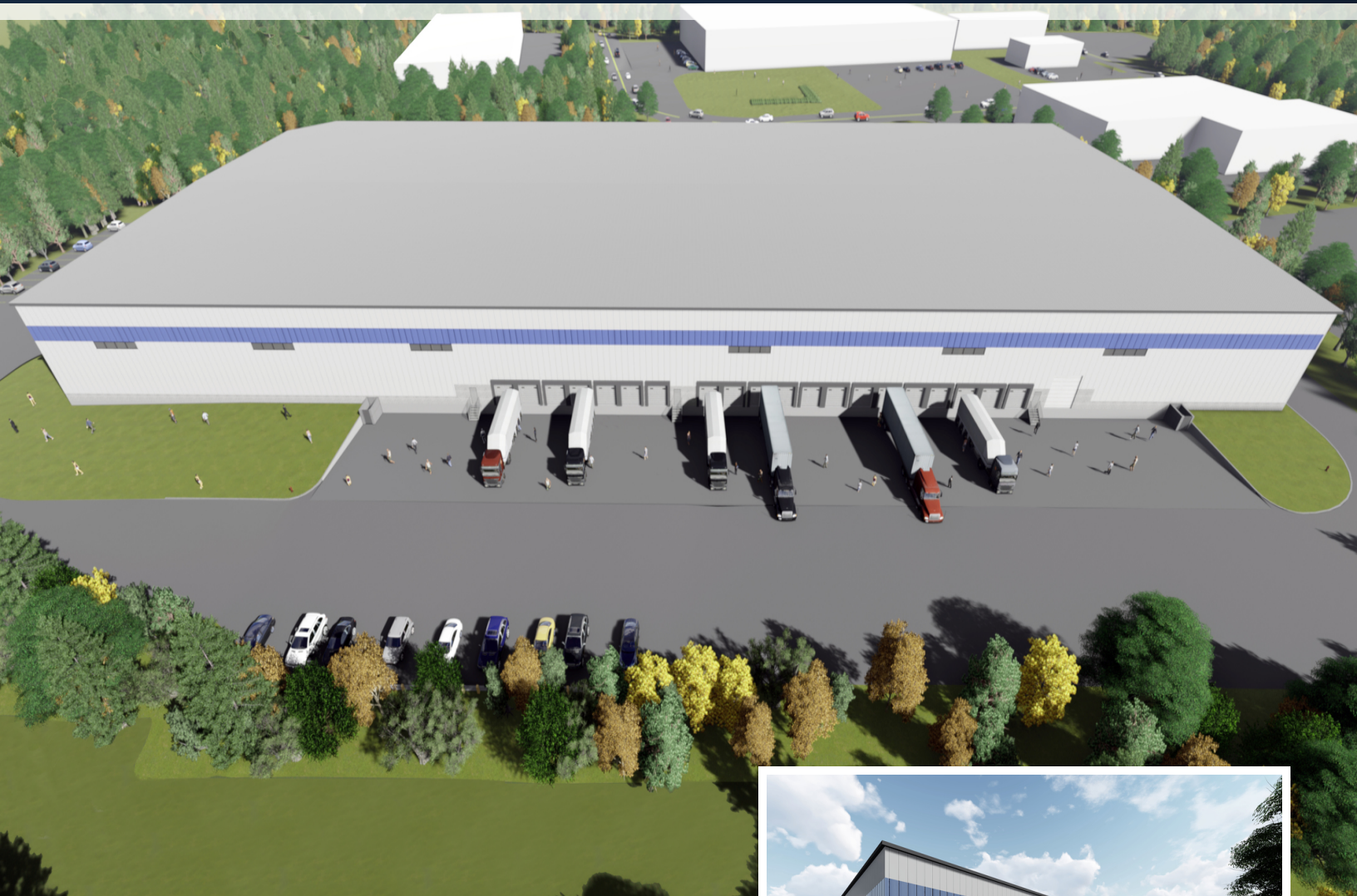


105 INDUSTRIAL BLVD

BROCKTON, MA



150,000 SF

INSTITUTIONAL QUALITY
DISTRIBUTION BUILDING



- FULLY PERMITTED
- 36' CLEAR
- BUILDING DELIVERY: Q2 2023
- UNDER CONSTRUCTION

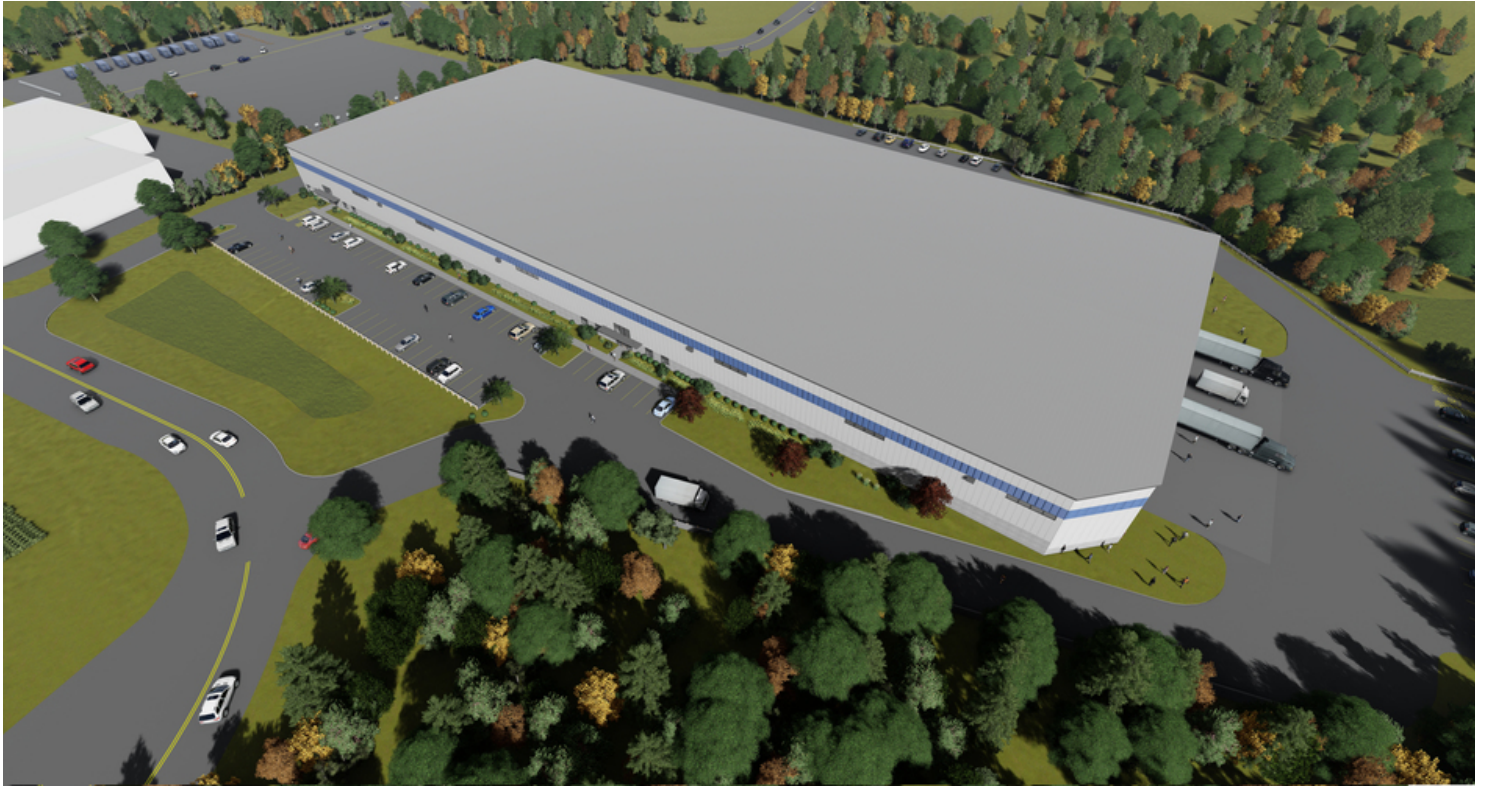
EXCLUSIVE OFFERING



THE
STUBBLEBINE
COMPANY

CORFAC INTERNATIONAL

PROPERTY SUMMARY



PROPERTY DESCRIPTION

BEST IN CLASS 36' CLEAR BRAND NEW CLASS A WAREHOUSE / DISTRIBUTION BUILDING

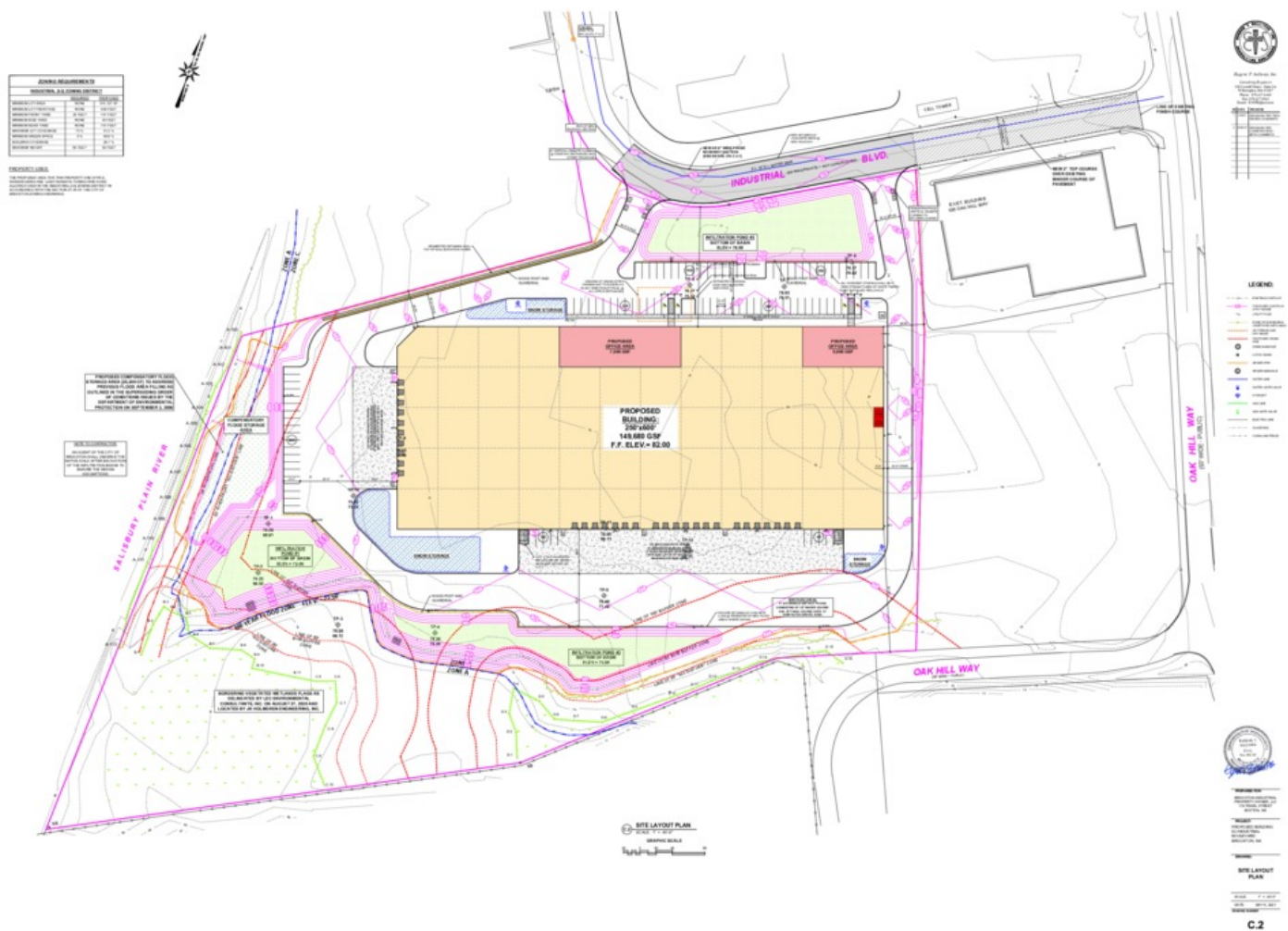
PROPERTY HIGHLIGHTS

- 13.1 ACRES
- CLOSE PROXIMITY TO ROUTE 24
- NUMEROUS AMENITIES NEARBY
- ESTABLISHED INDUSTRIAL PARK
- ALL UTILITIES
- BUILDING DELIVERY: Q3 2023
- 30+ LOADING DOCKS

OFFERING SUMMARY

RENTAL RATE:	MARKET
LOT SIZE:	13.1 Acres

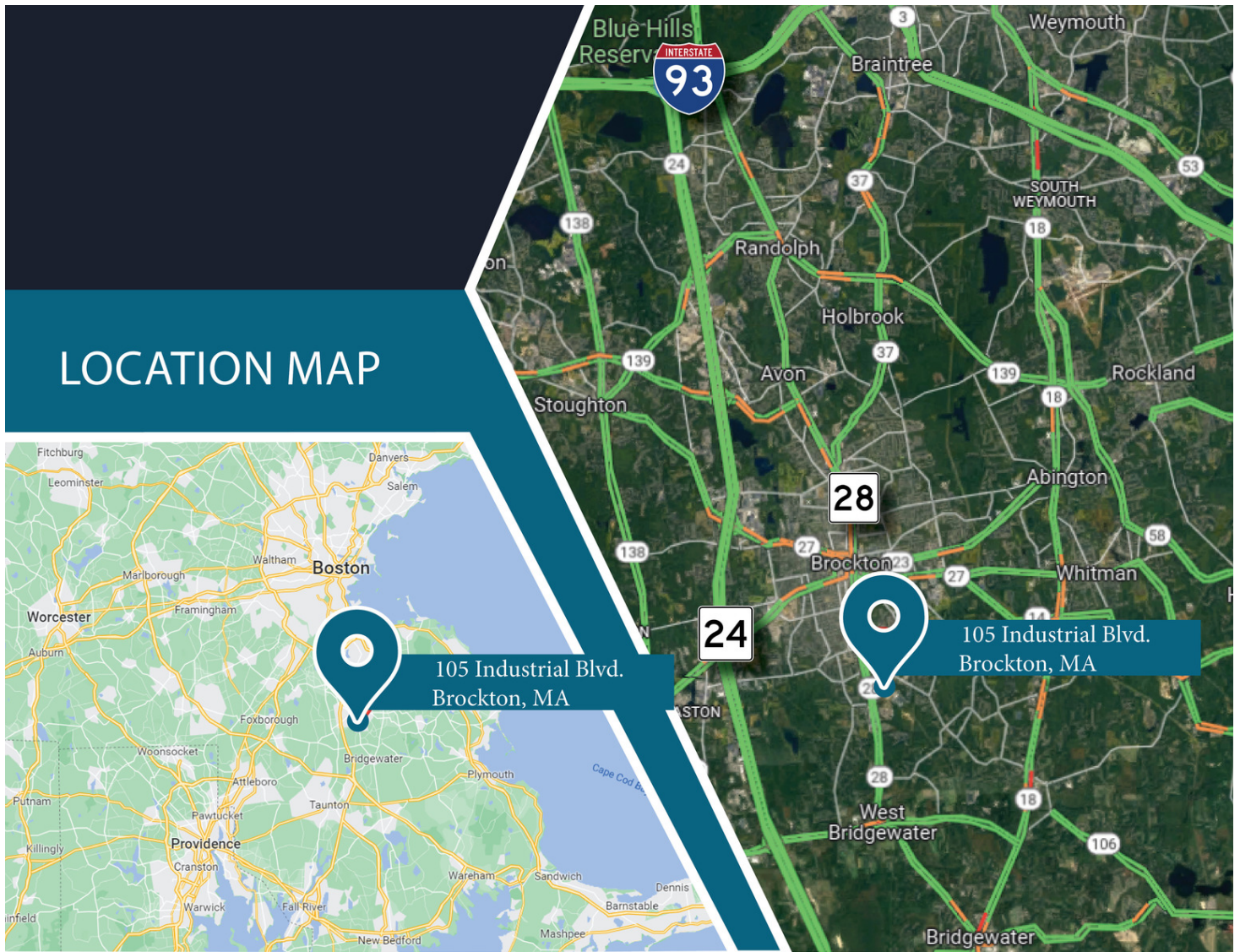
SITE PLAN



LOCATION OVERVIEW



LOCATION MAP



PROXIMITY

 I-495
9.9 Miles

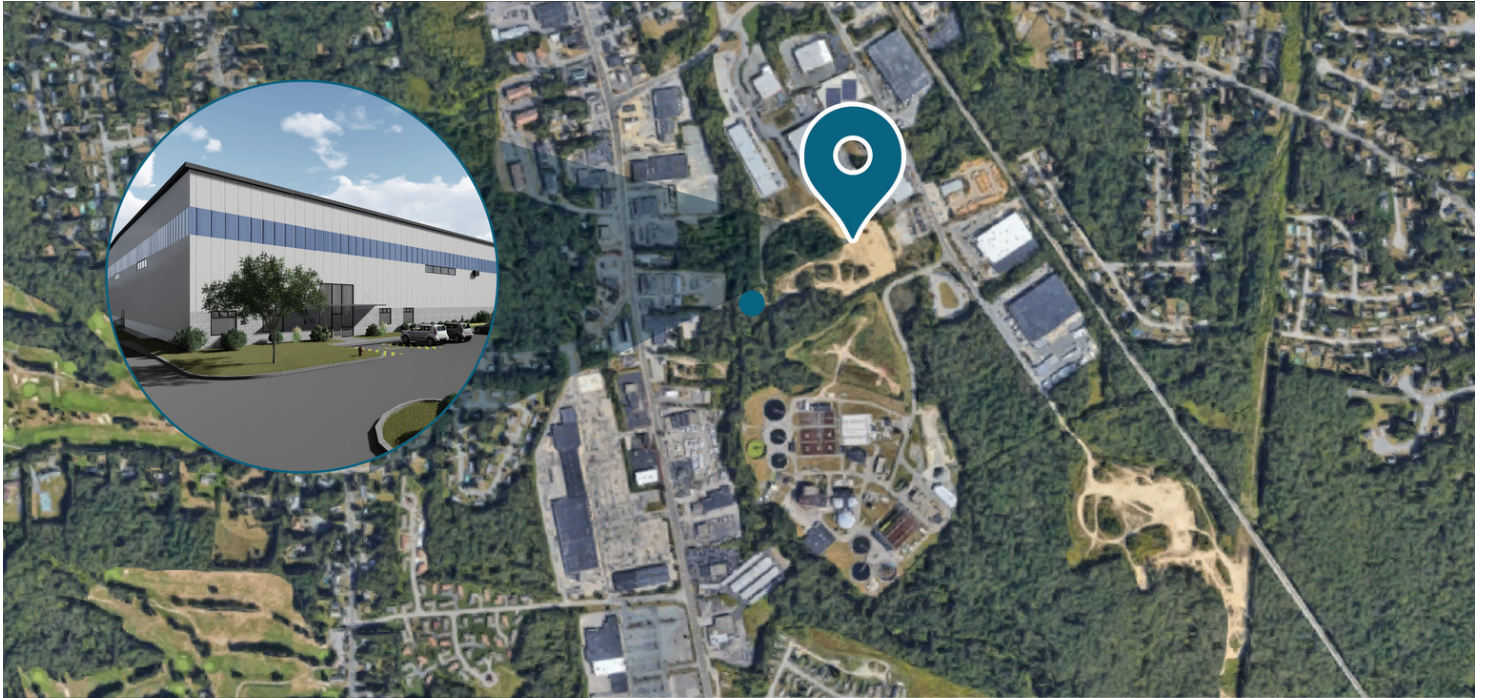
 Amazon - Bridgewater, MA
6.8 Miles

 Route 28
1.2 Miles

 Athena International Foods
4.5 Miles

 Route 24
3.9 Miles

ADDITIONAL PHOTOS



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



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