

# 1020 WEST CHESTNUT STREET

BROCKTON, MA



## 41,000 SF

REFRIGERATED FOOD GRADE  
PRODUCTION AND COLD  
STORAGE SPACE FOR  
SUBLEASE

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EXCLUSIVE OFFERING



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## PROPERTY SUMMARY



### PROPERTY HIGHLIGHTS

- 41,000 sq. ft. +/- in total of which 21,000 sq/ft +/- is cooler space divided into five individual temperature controlled rooms.
- Prime location with Route 24 visibility and high exposure on West Chestnut St.
- Located within the flourishing greater Brockton cold storage ecosystem.
- Located approximately 1 mile from Rt 24 (Exit 31A) and 18 miles from the southern most portion of Boston.
- Ample frontage provides tenant high visibility and potential "landmark" opportunity.

### PROPERTY SPECIFICATIONS

BUILDING SIZE:	41,000
LAND AREA:	4.07 Acres
ZONING:	I-1
YEAR BUILT/RENOVATED:	1988/2014
LEASE EXPIRATION:	August 2025
LEASE EXTENSION:	May 2029
FLOORING:	Concrete floors - warehouse   vinyl tile & carpeted floors - office area
COLUMN SPACING:	40' X 25'
CLEAR HEIGHT:	20'
COOLING ROOMS:	Five (5) refrigerated cooling rooms with 17' ceiling heights (Cooler rooms are property of the tenant)

### BUILDING SYSTEMS

ELECTRICAL:	480Y/277 1200 amps
UTILITIES:	Water/Sewer: City of Brockton Electric: National Grid Gas: Columbia Gas
FIRE SAFETY:	Central smoke and fire detectors, full wet sprinkler system, and emergency lights
SECURITY:	Alarm system with security cameras

ADDITIONAL PHOTOS

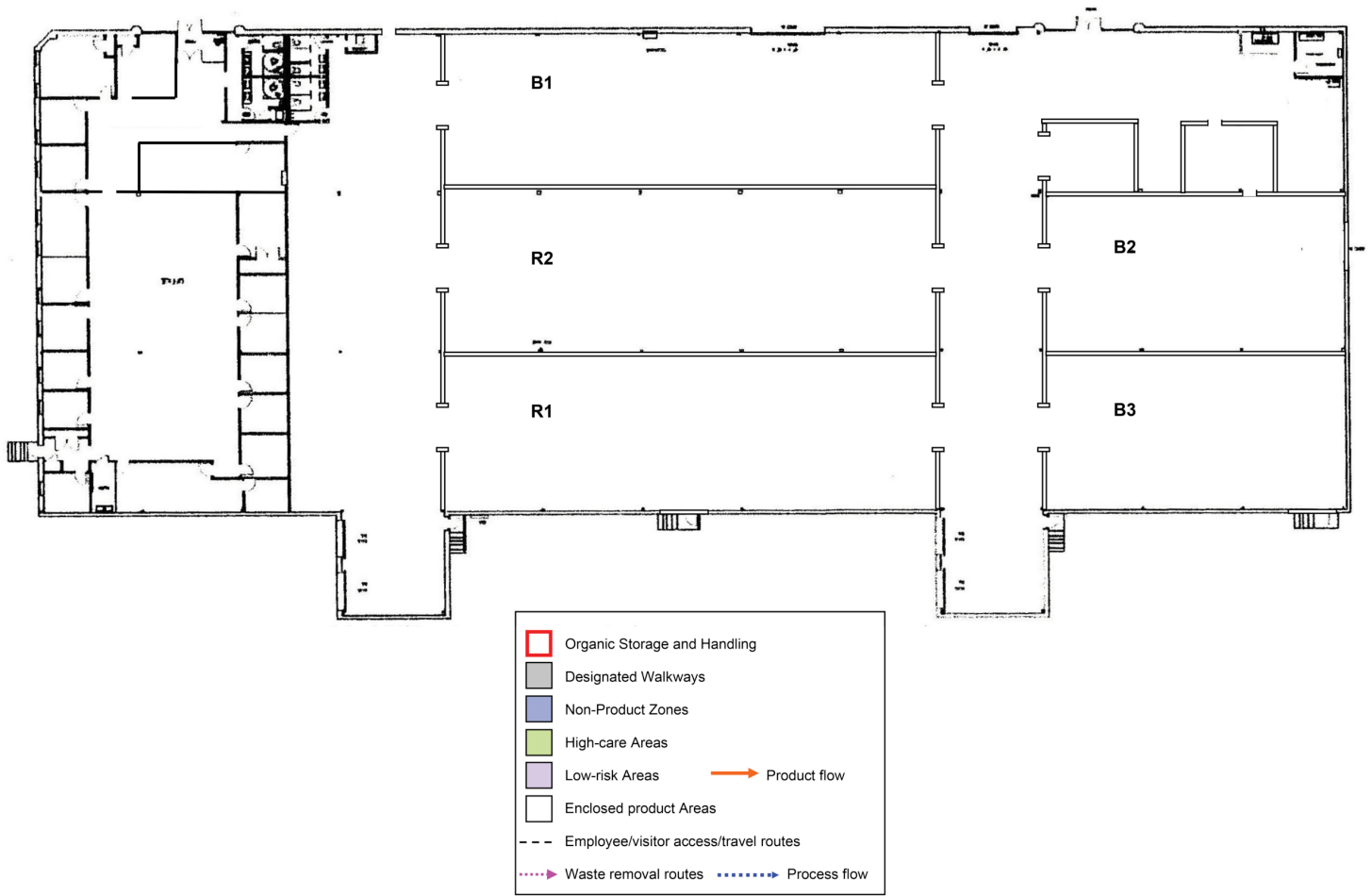


# FLOOR PLANS

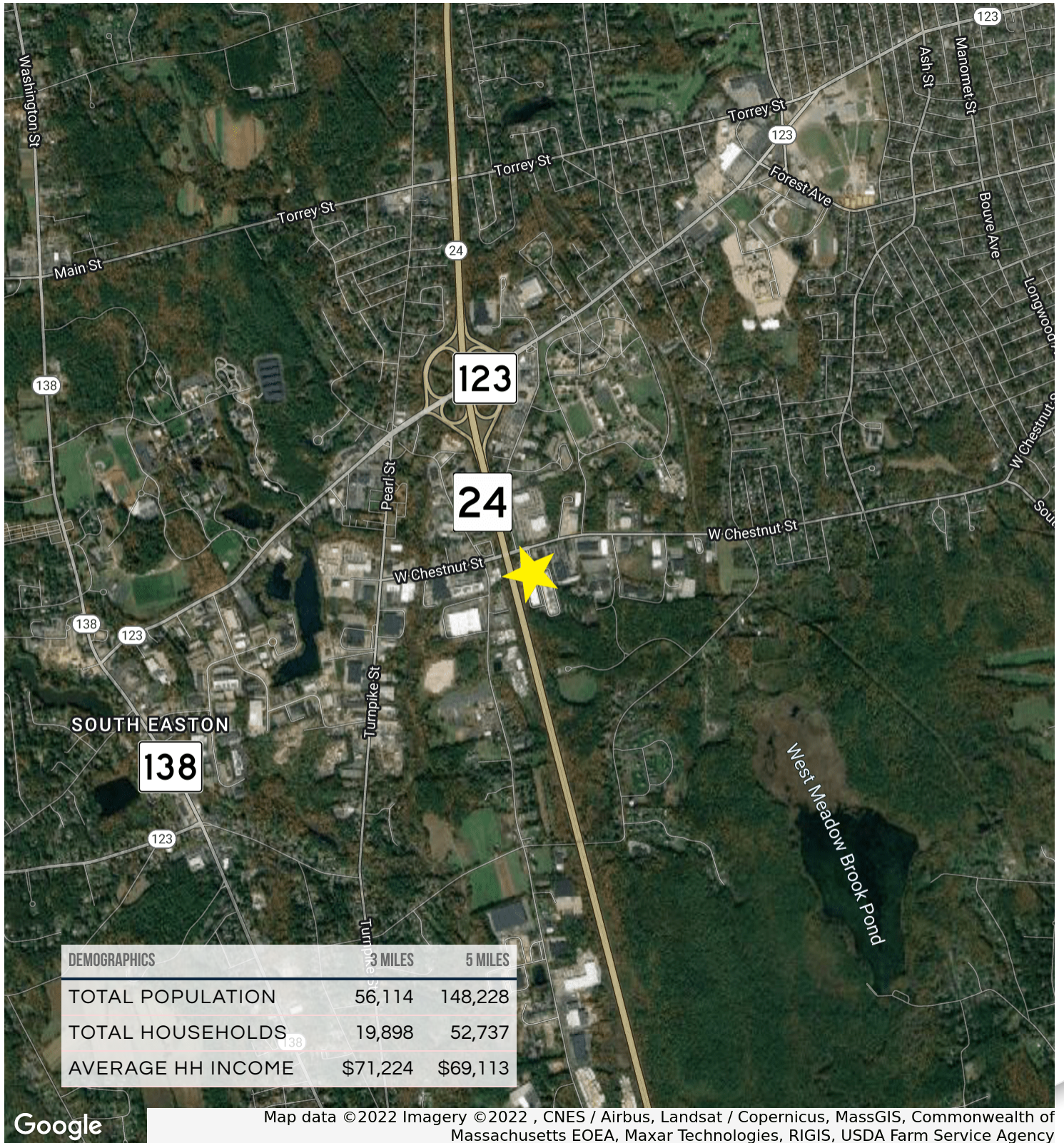


PLAN 4.03MA-01  
AAW 1/24/2017

## Site Plan



LOCATION MAP



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