

1020 WEST CHESTNUT STREET

BROCKTON, MA

• • • • •



41,000 SF

WAREHOUSE FOR LEASE

CONTACT:

DAVID STUBBLEBINE 617.592.3391
JAMES STUBBLEBINE 617.592.3388
CHRIS MICHNIEWICZ 774.994.1698
DAVID BERMAN 413.636.9055

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

EXCLUSIVE OFFERING



THE
STUBBLEBINE
COMPANY

CORFAC INTERNATIONAL

PROPERTY SUMMARY



PROPERTY HIGHLIGHTS

- Prime location with Route 24 visibility and high exposure on West Chestnut St.
- 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.

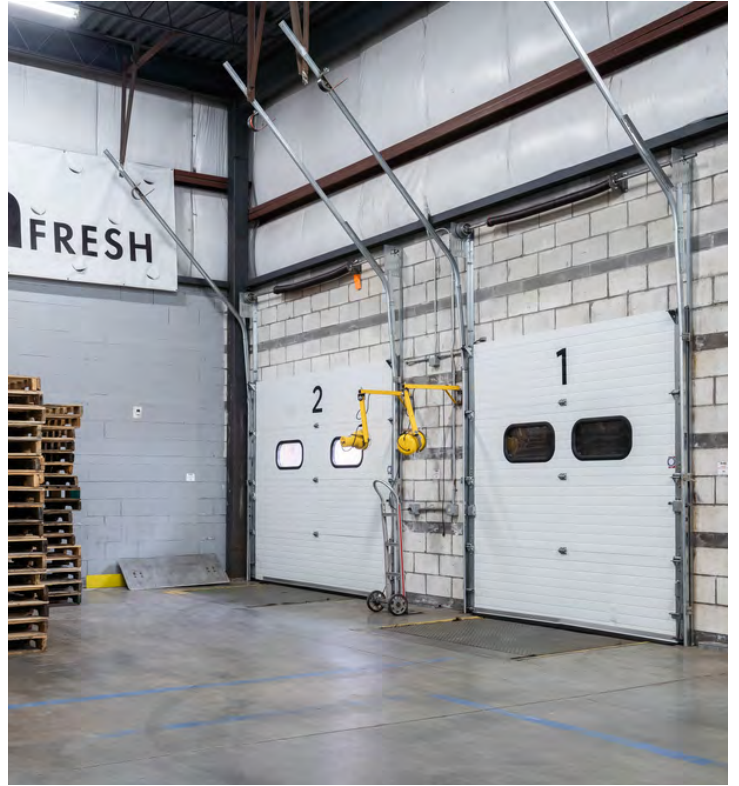
PROPERTY SPECIFICATIONS

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'
PARKING:	117 surface parking spaces (2.85 per 1,000 SF)

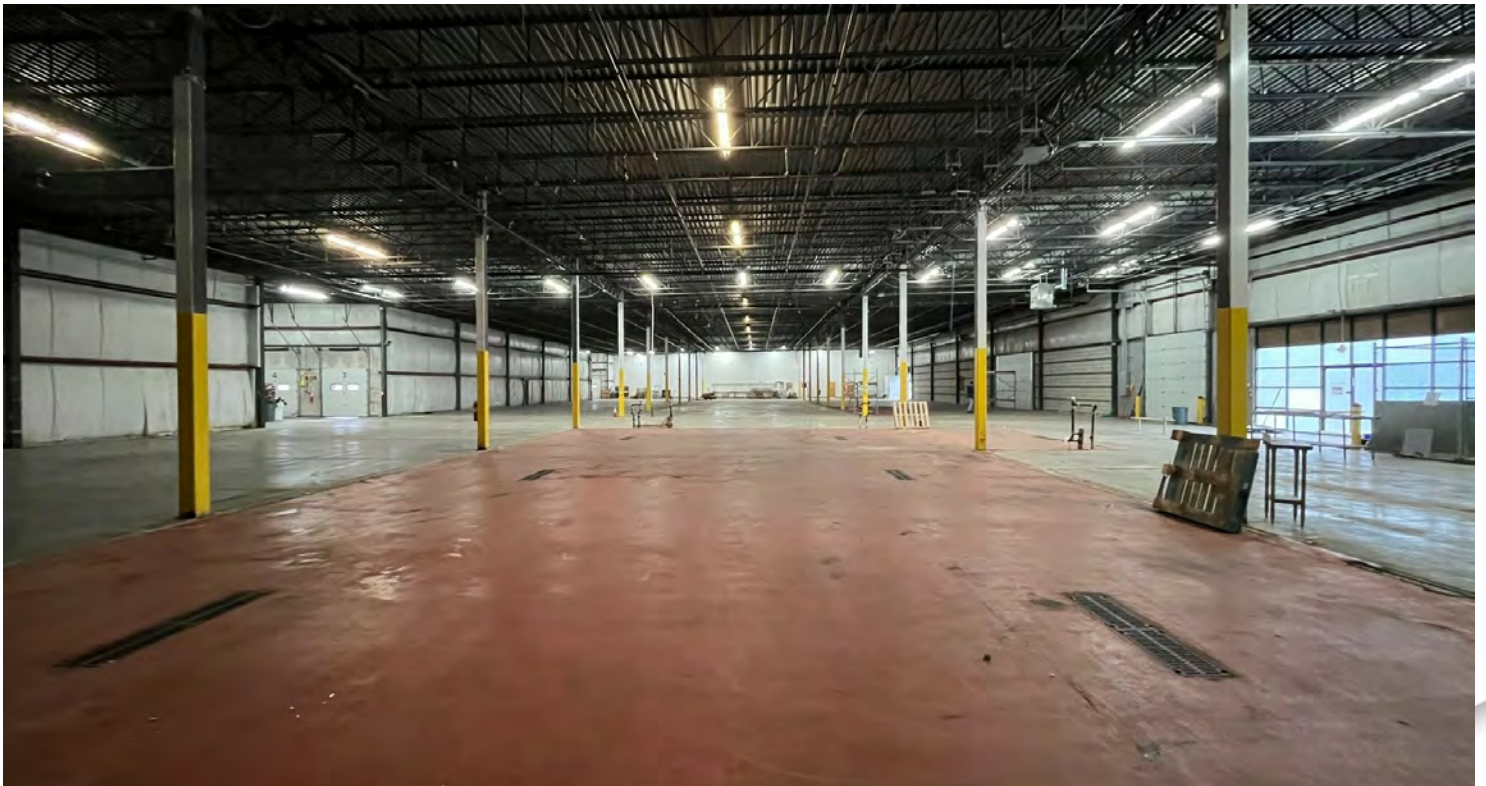
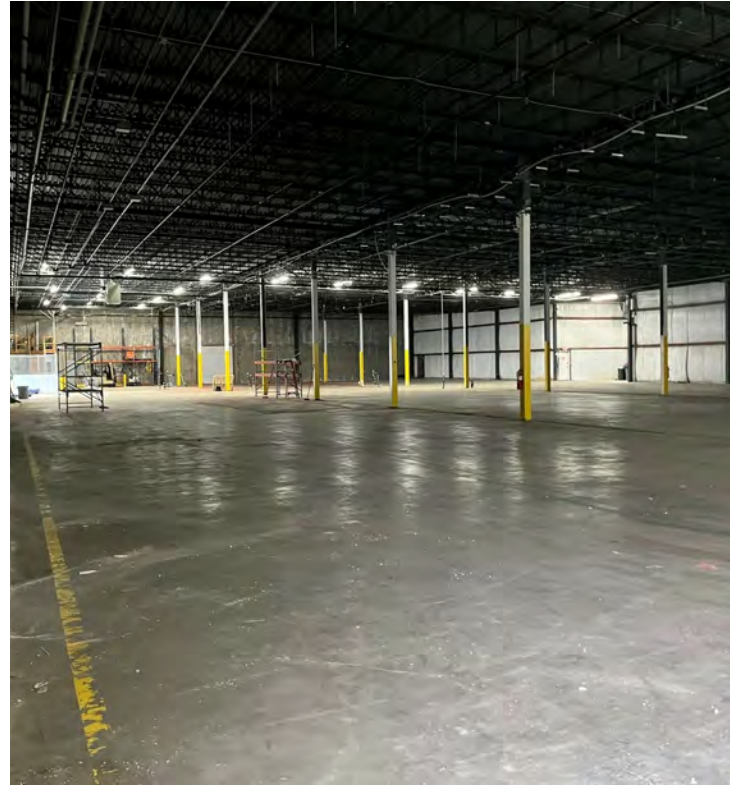
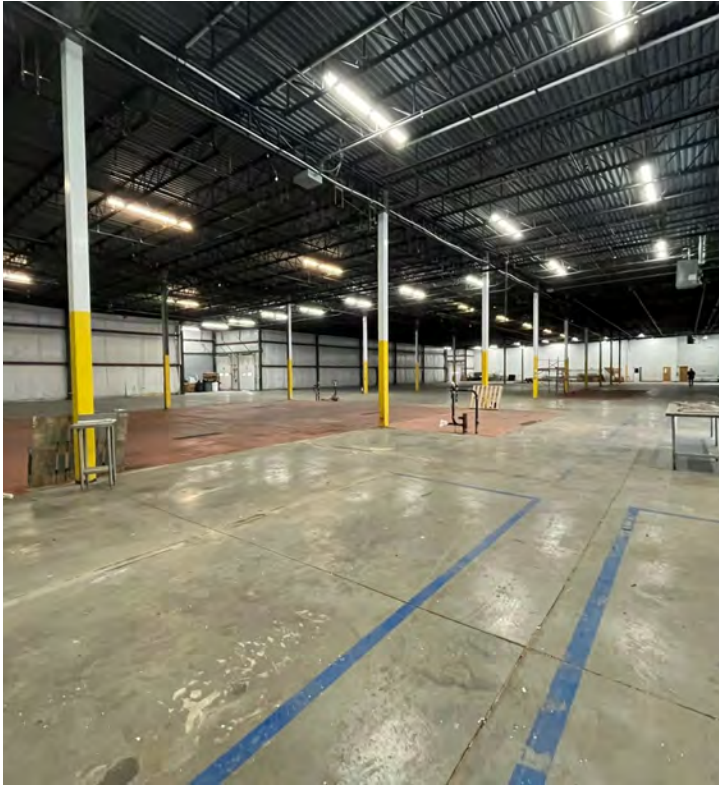
BUILDING SYSTEMS

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

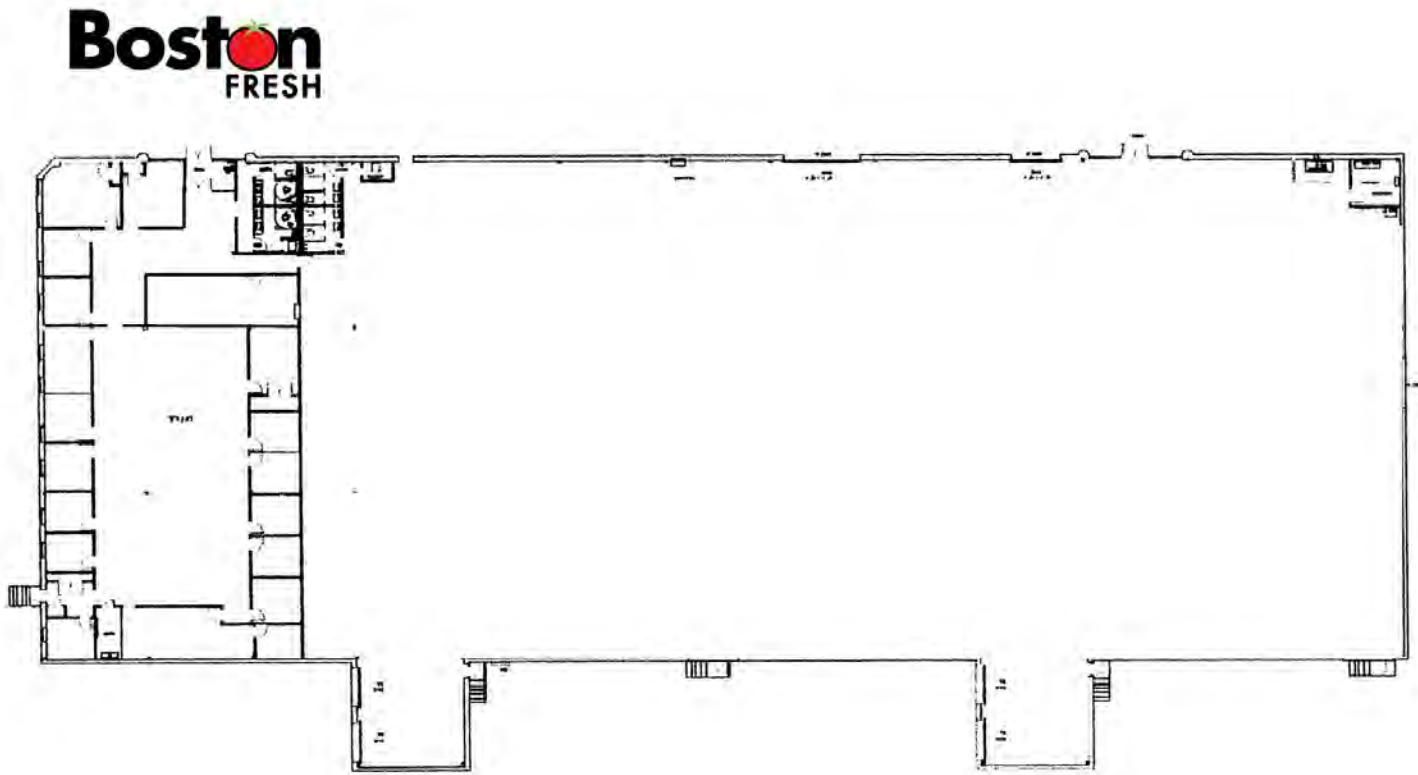
ADDITIONAL PHOTOS



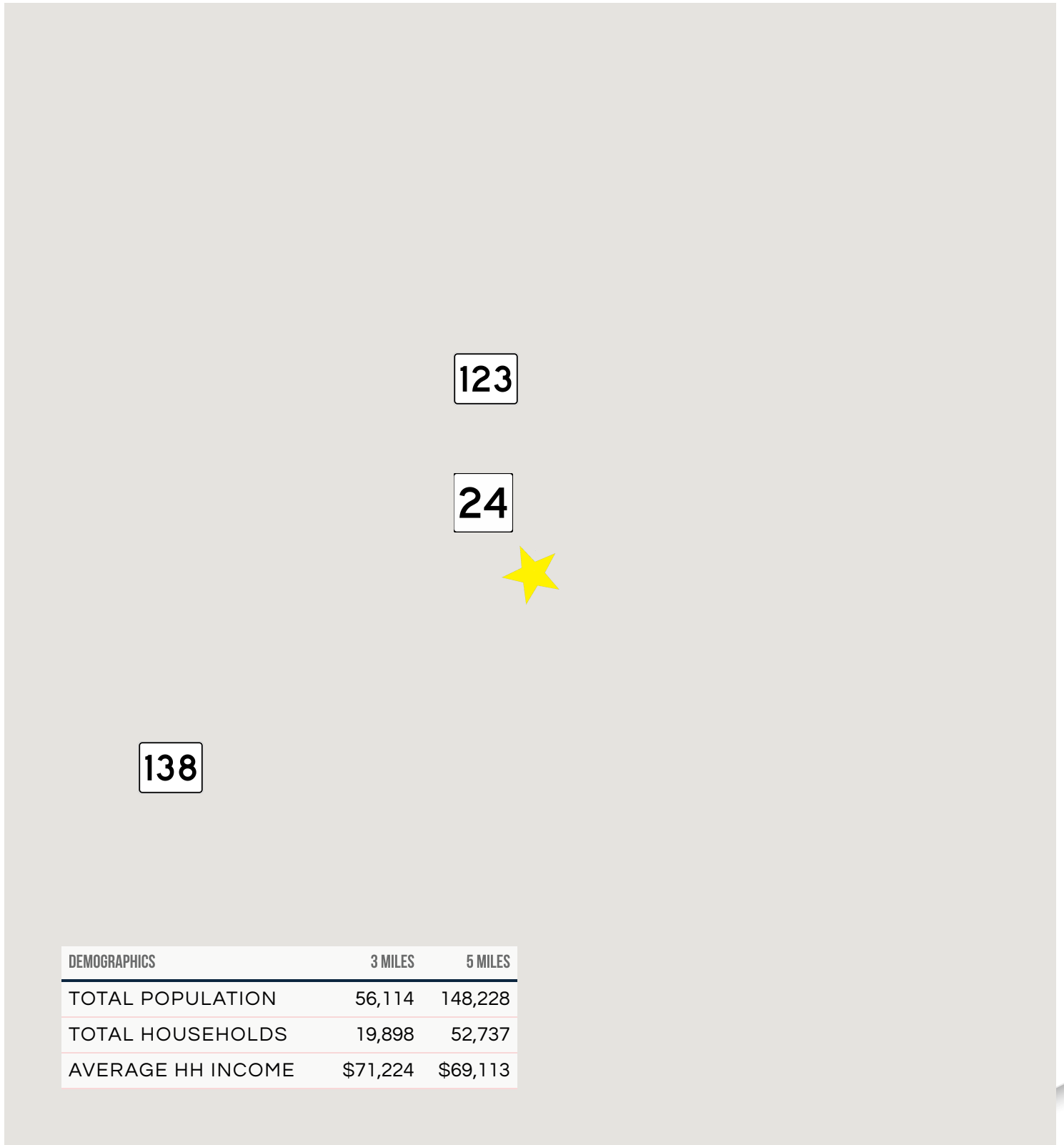
ADDITIONAL PHOTOS



FLOOR PLANS



LOCATION MAP



DEMOGRAPHICS	3 MILES	5 MILES
TOTAL POPULATION	56,114	148,228
TOTAL HOUSEHOLDS	19,898	52,737
AVERAGE HH INCOME	\$71,224	\$69,113

1020 WEST CHESTNUT STREET

BROCKTON, MA



CONTACT:

DAVID STUBBLEBINE 617.592.3391
JAMES STUBBLEBINE 617.592.3388
CHRIS MICHNIEWICZ 774.994.1698
DAVID BERMAN 413.636.9055

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

EXCLUSIVE OFFERING



THE
STUBBLEBINE
COMPANY

CORFAC INTERNATIONAL