



# HARTEL COMMERCIAL REAL ESTATE

*Strategic Real Estate Services*

640 Oak Street

Brockton, MA

**Industrial/Automotive Use**



- \* 4,452± LEASABLE SF ON .92± ACRE LOT WITH ALL LIFTS INCLUDED IN LEASE
- \* WELL TRAVELED HIGHWAY CONNECTION - 125,982 VEHICLES/DAY IN 2019
  - \* ADJACENT TO AND SITE OF VALVOLINE INSTANT OIL CHANGE
  - \* I1 ZONED - INDUSTRIAL 1 (INDUSTRIAL PARK)

**Offered for \$16.17/SF NNN**



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230 Jones Road  
Suite 6  
Falmouth MA 02540

40 Willard Street  
Suite 207  
Quincy MA 02169

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Main Office  
508-444-0172  
www.HartelRealty.com

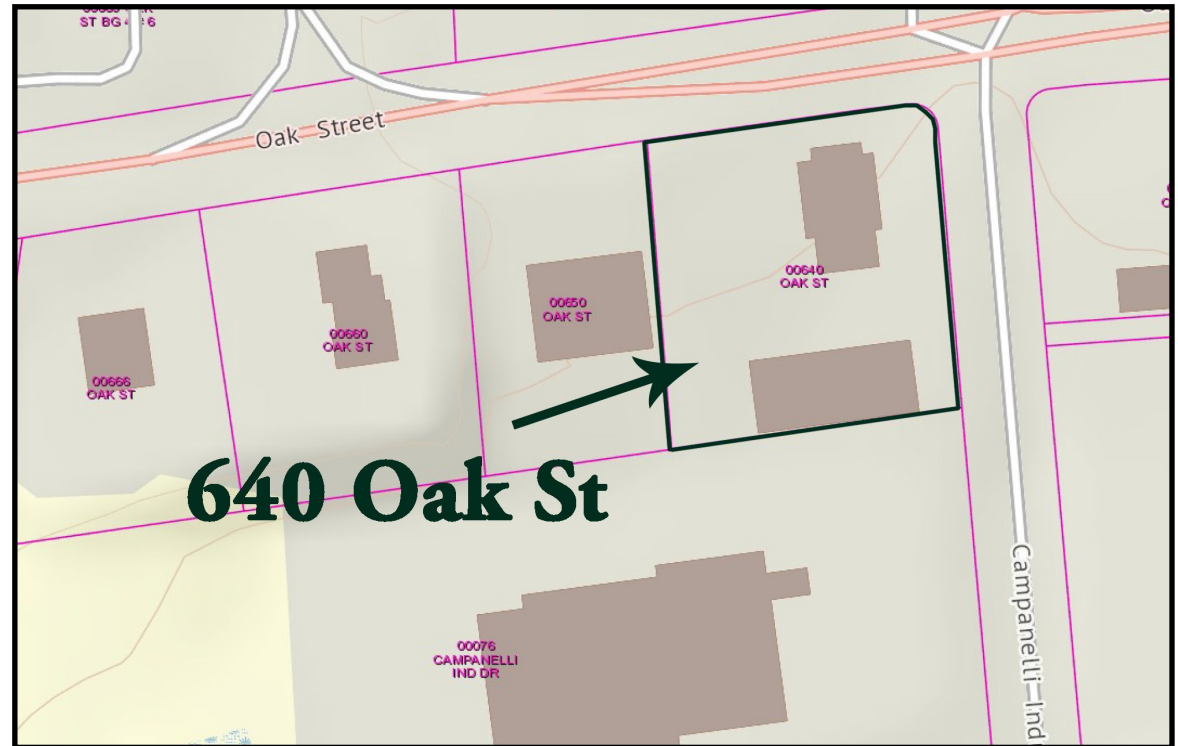


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## Property Details & Assessor Map

- Rent - \$16.17/SF NNN
- .92± Acres
- 4,452± Leasable SF Industrial Building
- \$4.72/SF - NNN
- Zoned I1 - Industrial 1 (Industrial Park)
- Exterior Signage - Two on Building & on Pylon Sign
- 6-Drive In Bays (Five-10' & One-12') with  
16' Interior Clear Height
- Reception/Waiting Room/Office
- Parts Room/Locker Room
- Outside Fenced Storage Area
- Ten Designated Parking Spaces
- Lifts in Place are Included in Lease—:
  - Bay 1 has 4-Post with 12,000 lb. Capacity
  - Bays 2-5 have 2-post with 10,000 lb. Capacity
  - Bay 6 has large 2-post with 18,000 lb. Capacity



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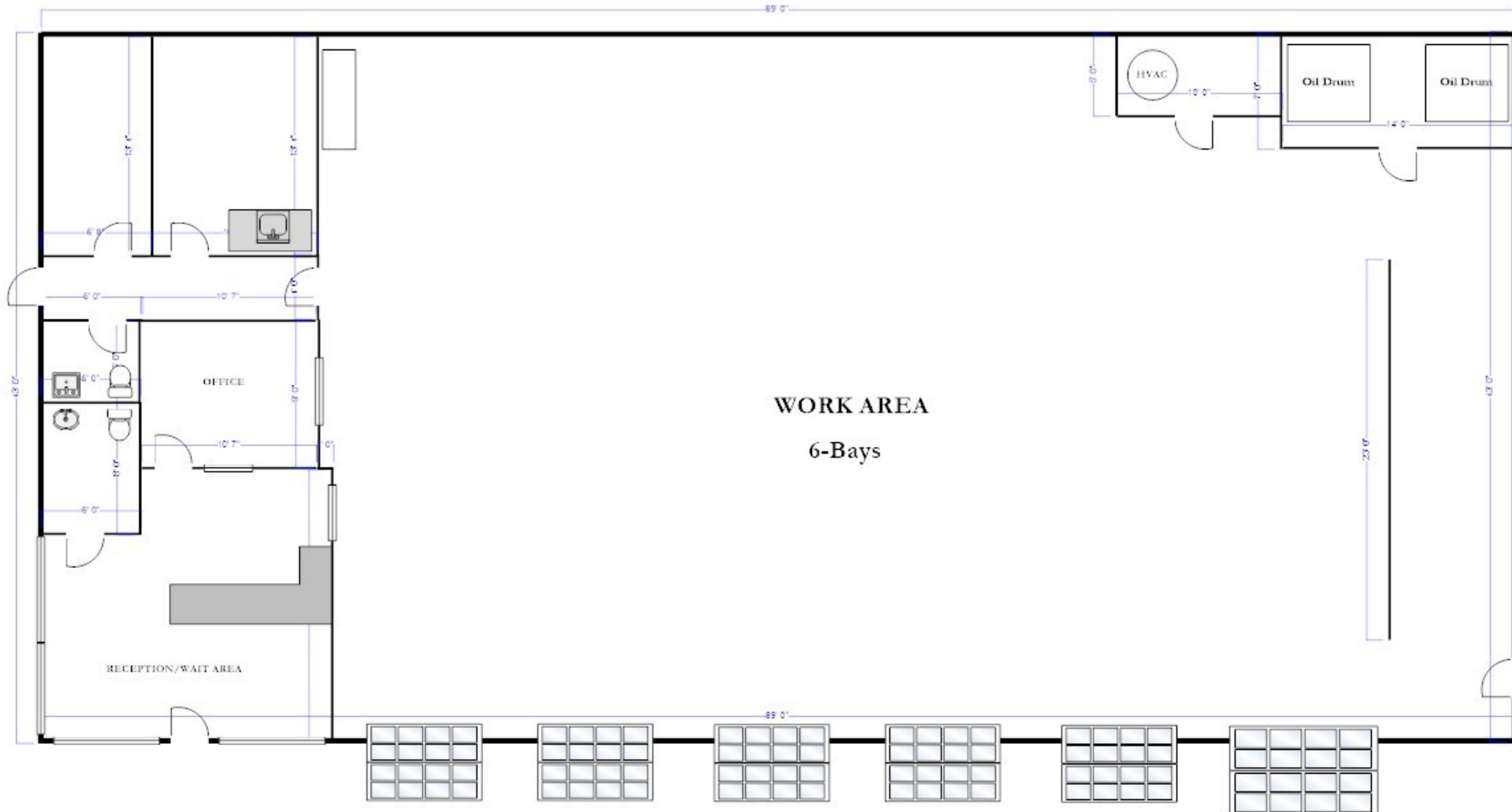
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## Floor Plan



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## Satellite View



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## Neighborhood View



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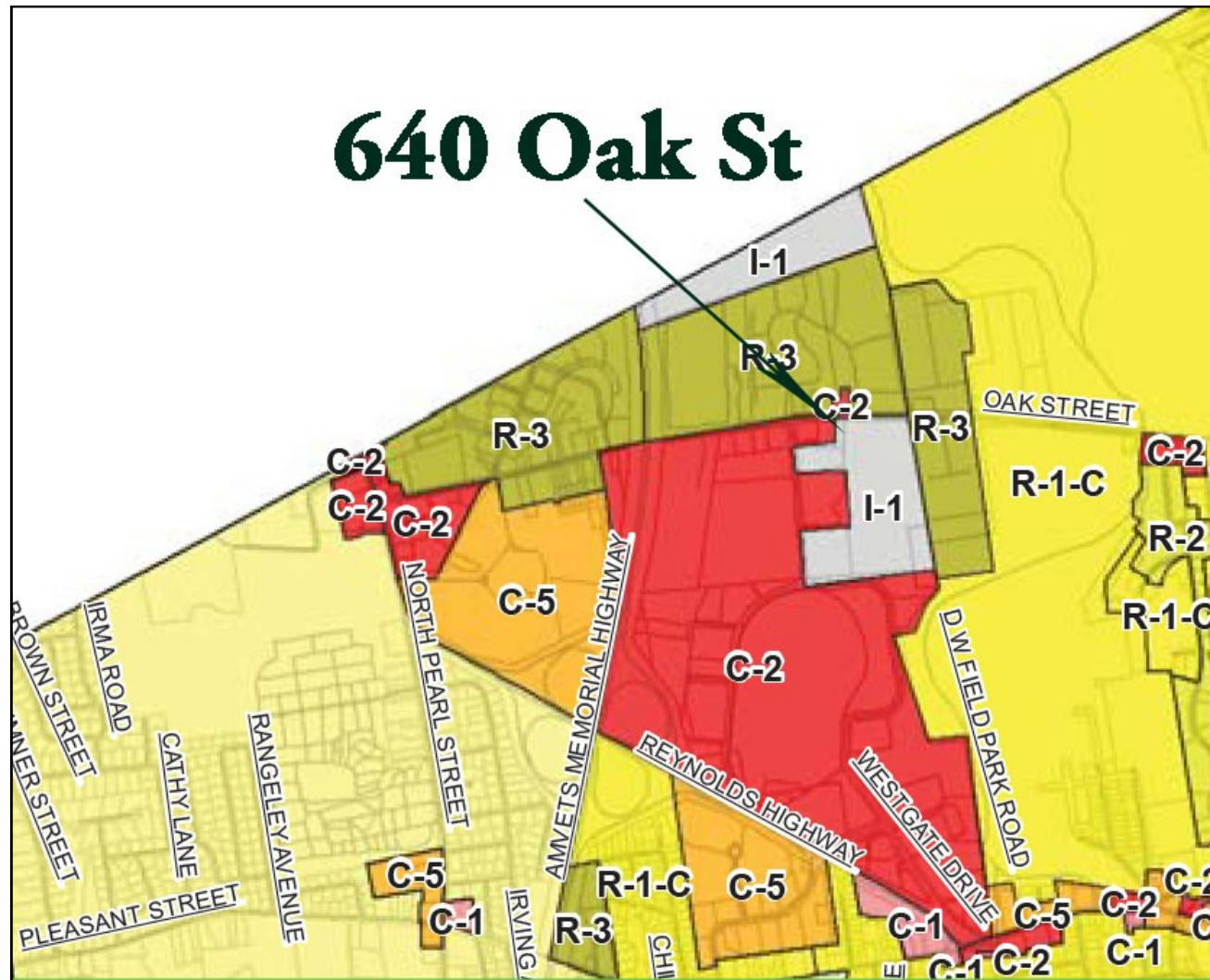
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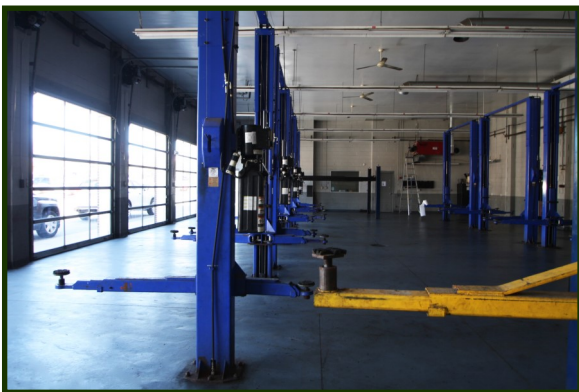
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## *Zoning Map*





## *Photographs*





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