



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 INTERSECTION - 34,129 VEHICLES/DAY IN 2018
 - * ADJACENT TO AND SITE OF VALVOLINE INSTANT OIL CHANGE
 - * I1 ZONED - INDUSTRIAL 1 (INDUSTRIAL PARK)

Offered for \$20.22/SF NNN



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230 Jones Road
Suite 6
Falmouth MA 02540

40 Willard Street
Suite 207
Quincy MA 02169

Greg Hartel
617-256-3169
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Main Office
508-444-0172
www.HartelRealty.com



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Property Details & Assessor Map

- Rent - \$20.22/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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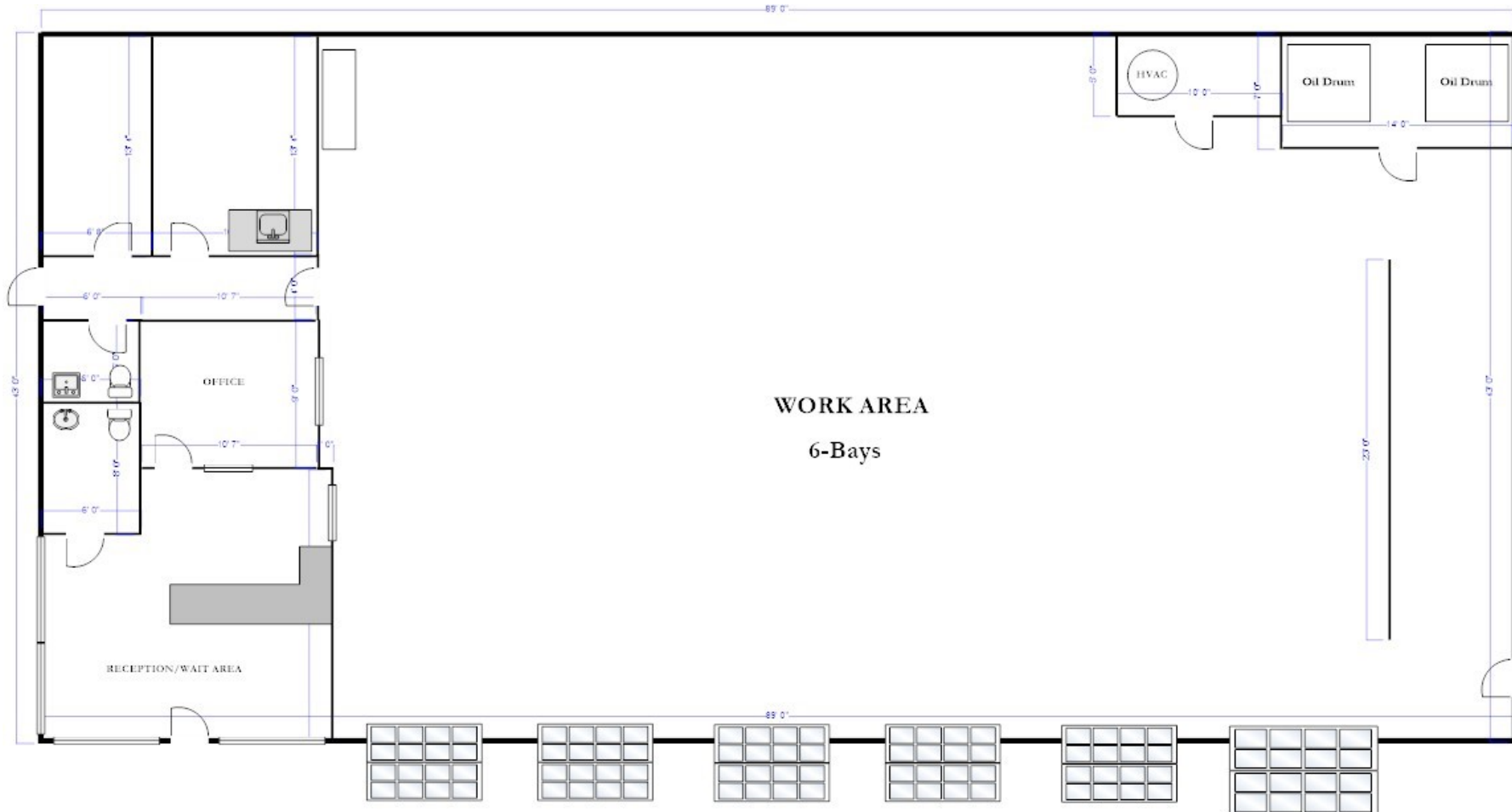
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Floor Plan



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Satellite View



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Neighborhood View



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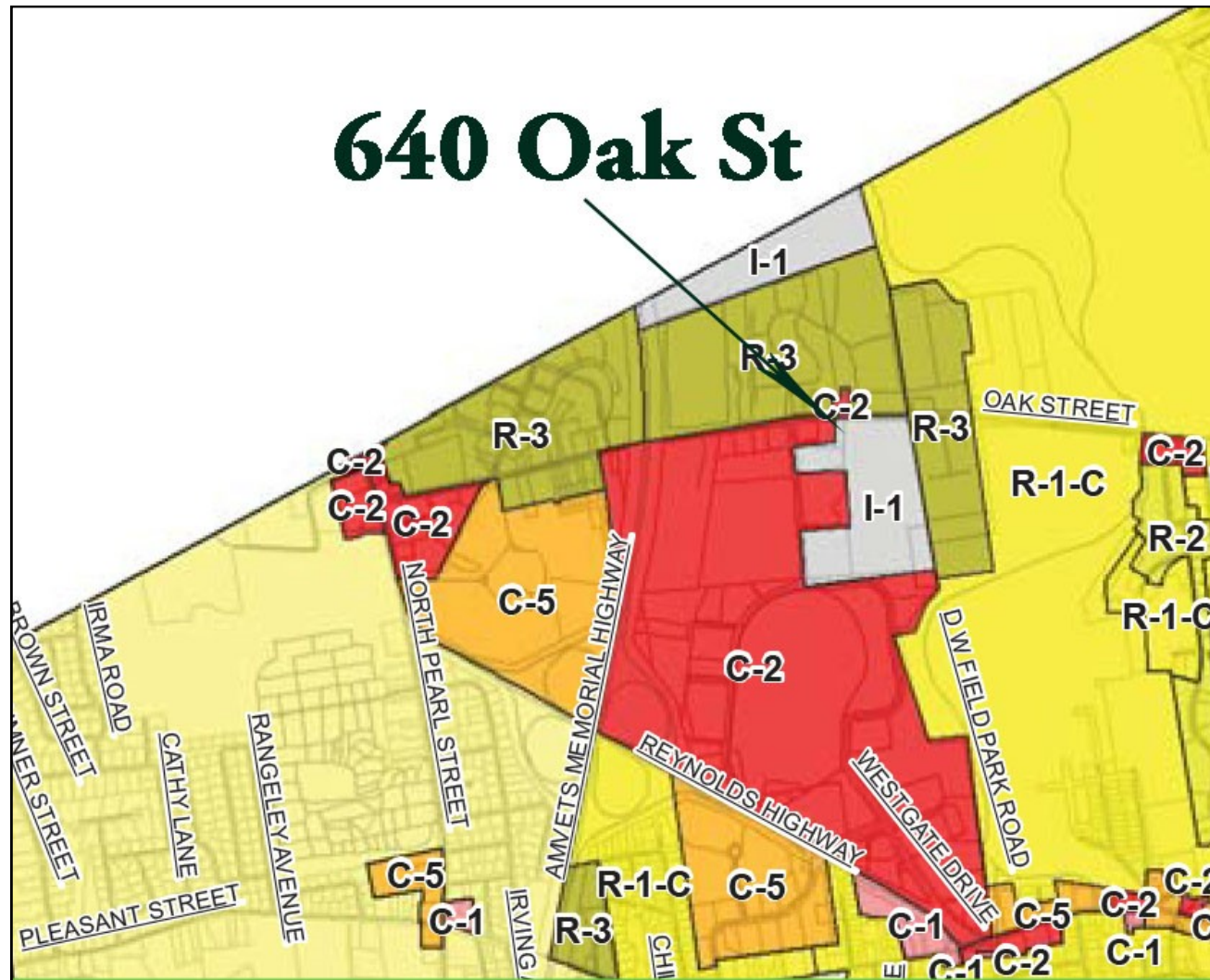
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Zoning Map



Photographs



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