



BROCKTON, MA

435 Westgate Drive

Brand New $\pm 55,400$ SF Flex/Industrial Opportunity



Directly off
Route 24



22 miles
from Boston



3.0/1,000 SF
Parking Ratio

Bulfinch

CBRE

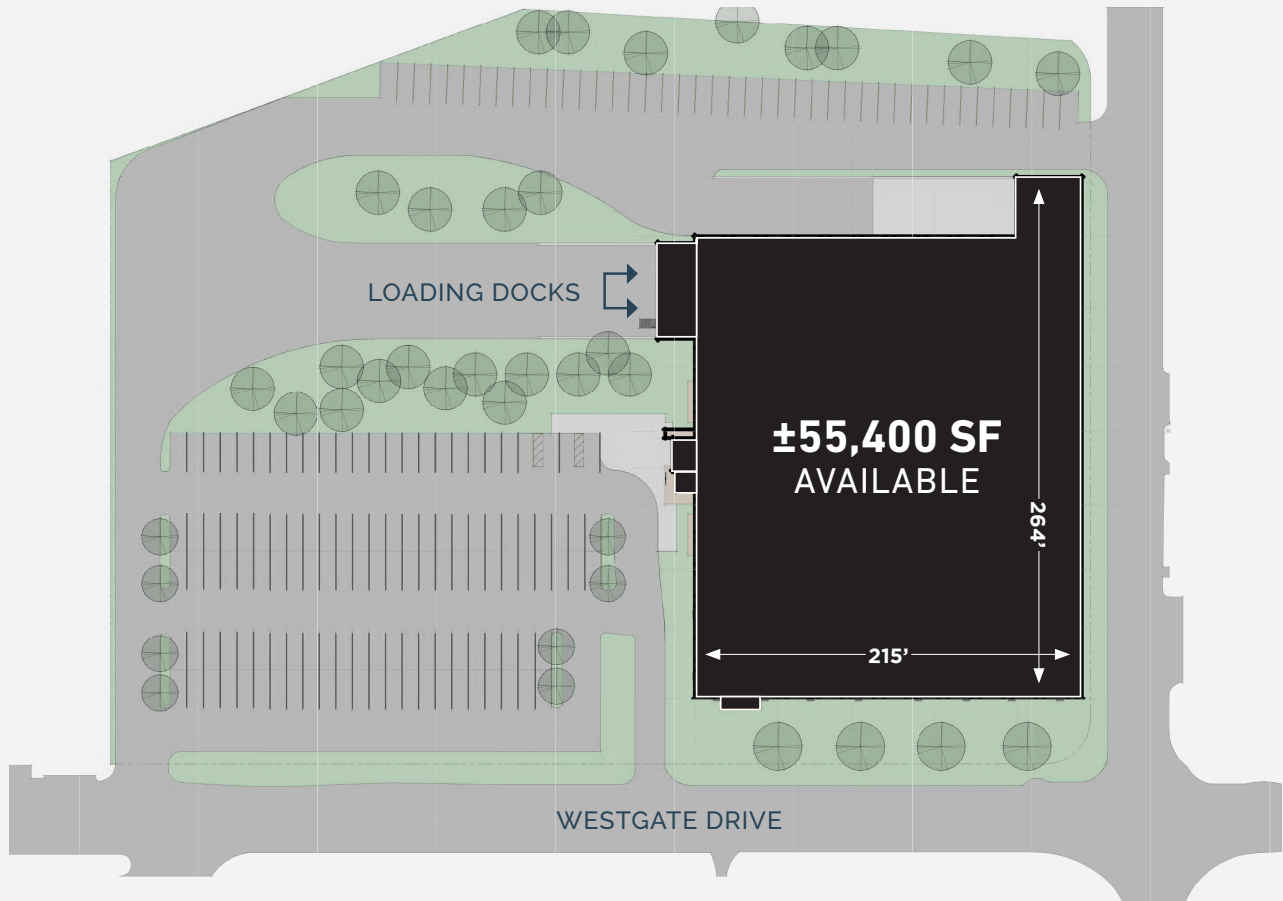
Building Specifications

Building Area	±55,400 SF
Availability	±55,400 SF
Site Area	4.01 Acres
Acres	4.01 Acres
Year Built	2005
Clear Height	±22'
Loading	One (1) tailboard height One (1) compactor bay Ability to add three (3) additional tailboard docks
Column Spacing	32' x 40'
Building Dimensions	215' x 264'
Parking	3.0/1,000 SF (165 auto spaces)
Power	800 Amp, 277/480 Volt
HVAC	Ten (10) Lennox RTUs Approximately 13-17.5 tons One (1) warehouse ceiling mounted Lennox heater
Zoning	Permitted Uses: Office, R&D, Manufacturing, Lab, Retail
Roof	EPDM
Structure	Concrete masonry and steel walls
Utilities	
Water/Sewer	City of Brockton
Gas	Eversource
Electricity	National Grid
Plumbing	Base building back-flow prevention with booster pump



Site Plan

±55,400 SF Building on 4.01 Acres





ACCESS



1 Mile



8 Miles



11.5 miles



14 miles



22 miles

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