



NAI Glickman Kovago & Jacobs



+/-24,000 SF INDUSTRIAL | FOR SALE

24 EAST BROOKFIELD RD
NORTH BROOKFIELD | MA

24 EAST BROOKFIELD RD NORTH BROOKFIELD | MA



- ±24,000 SF industrial manufacturing and warehouse facility
- Convenient Central MA location near major regional roadways

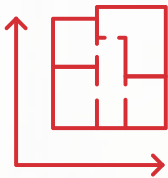
- Functional layout for production, storage, and operations

- Suits manufacturing, fabrication, distribution, contractor, and owner-occupant users

- Limited industrial inventory in the local market

- Well-maintained facility with significant recent capital improvements including:

- Newly renovated office space
- New warehouse HVAC system
- New roof
- Excess parking and laydown/storage areas



ASKING PRICE:

\$1,690,000.00

SITE INFORMATION:

Building Size: 24,000 SF

Lot Size: 31.15 AC

Zoning: IN

Clear Height 16'-37'

Power: 3-phase electrical

Drive-In Doors: 2

Loading Dock: 1

Storage: Fenced outdoor storage and yard area

PHOTOS



PHOTOS



FIRST FLOOR PLAN

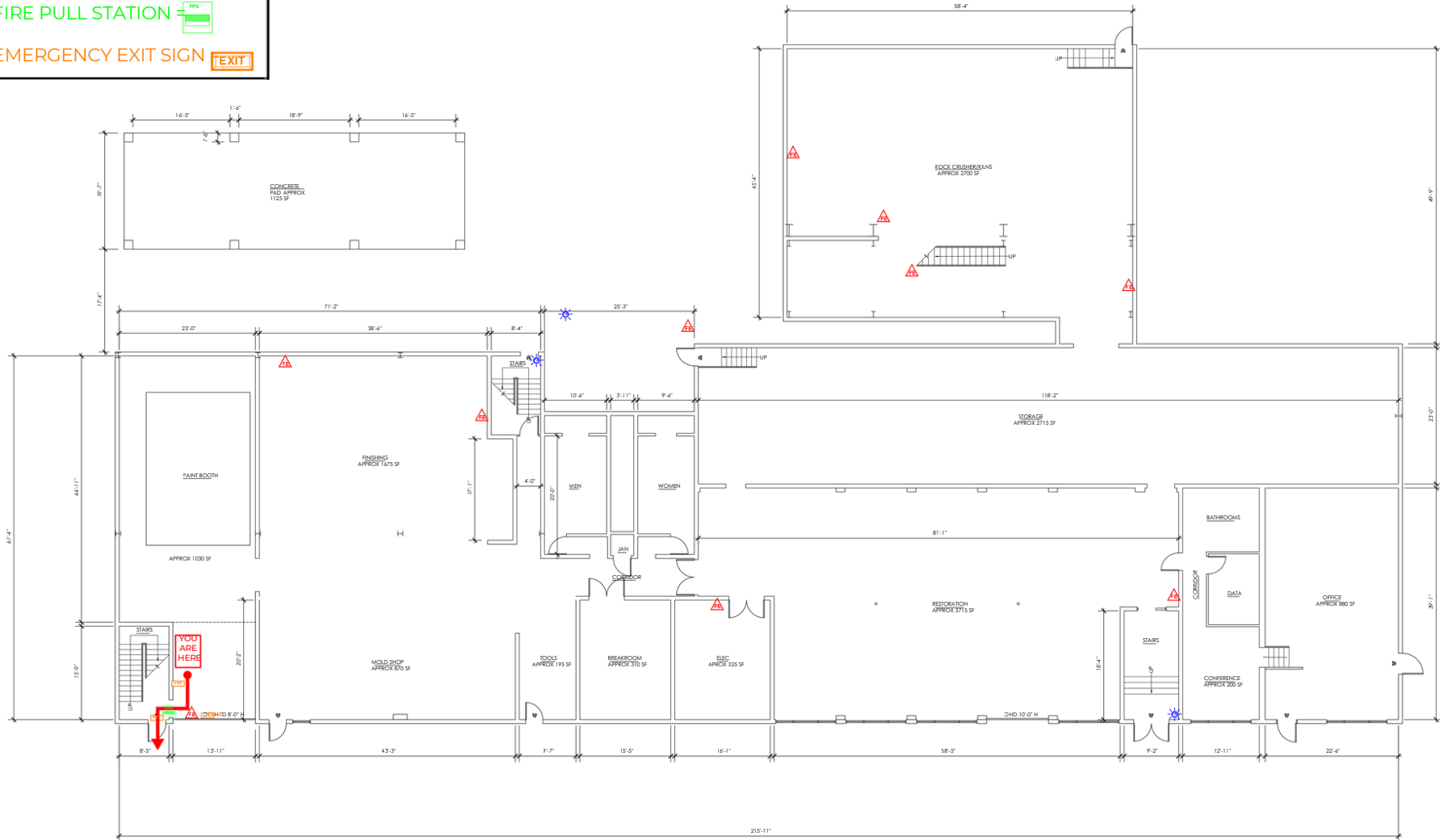
LEGEND

FIRE EXTINGUISHER = 

FIRE ALARM = 

FIRE PULL STATION = 

EMERGENCY EXIT SIGN = 







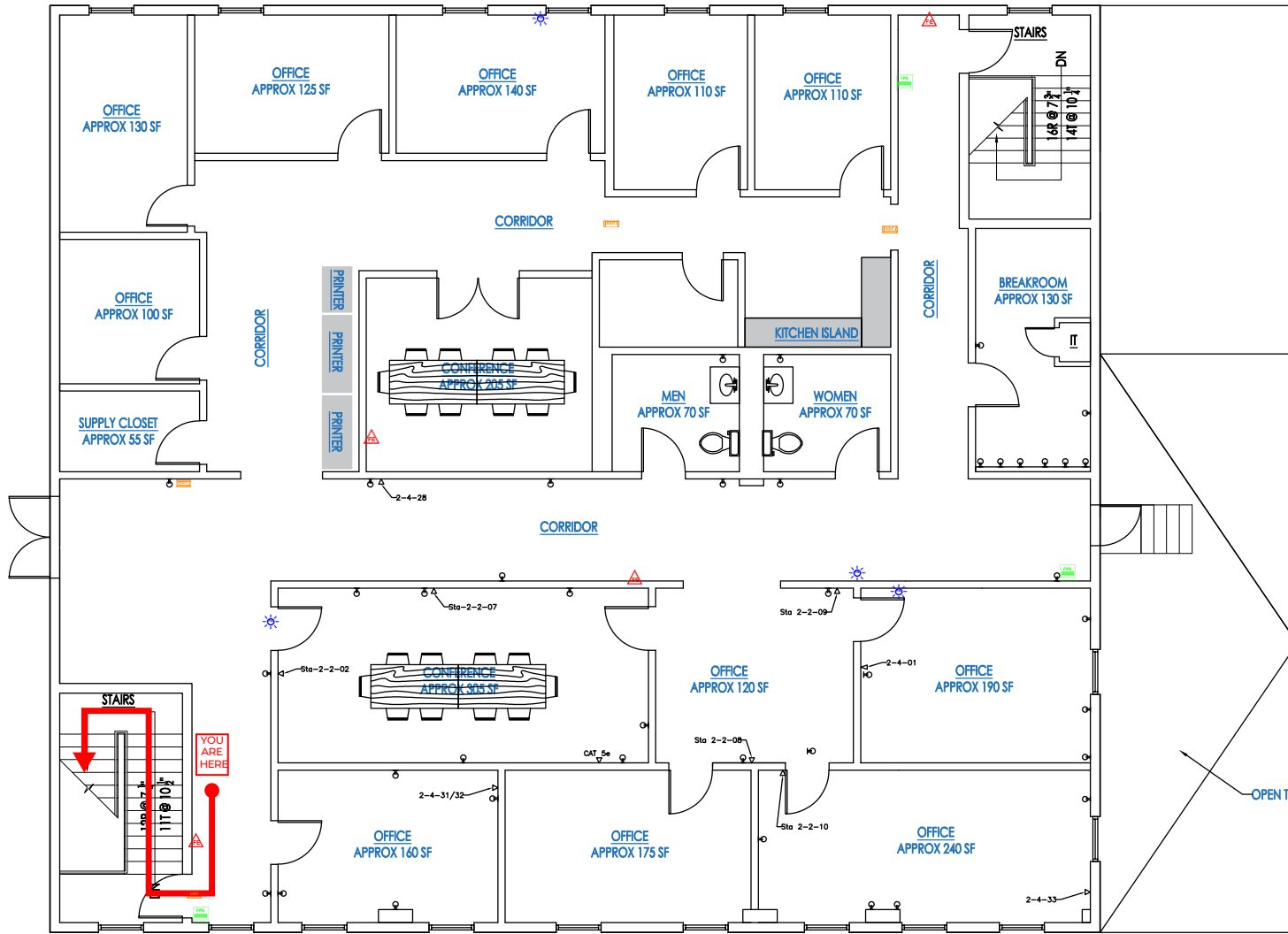
EXISTING FIRST FLOOR PLAN

SCALE: 1/8" = 1'-0" 11.11

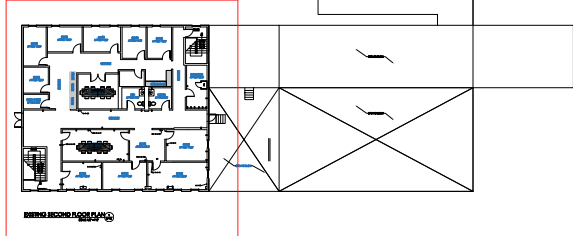
SECOND FLOOR PLAN

LEGEND

- FIRE EXTINGUISHER = 
- FIRE ALARM = 
- FIRE PULL STATION = 
- EMERGENCY EXIT SIGN = 



YOU ARE LOOKING AT HERE



EXISTING SECOND FLOOR PLAN 1

SCALE: 1/8" = 1'-0"

A-1.2

MARKETED EXCLUSIVELY BY:

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BROKERAGE | PROPERTY MANAGEMENT | CONSTRUCTION

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