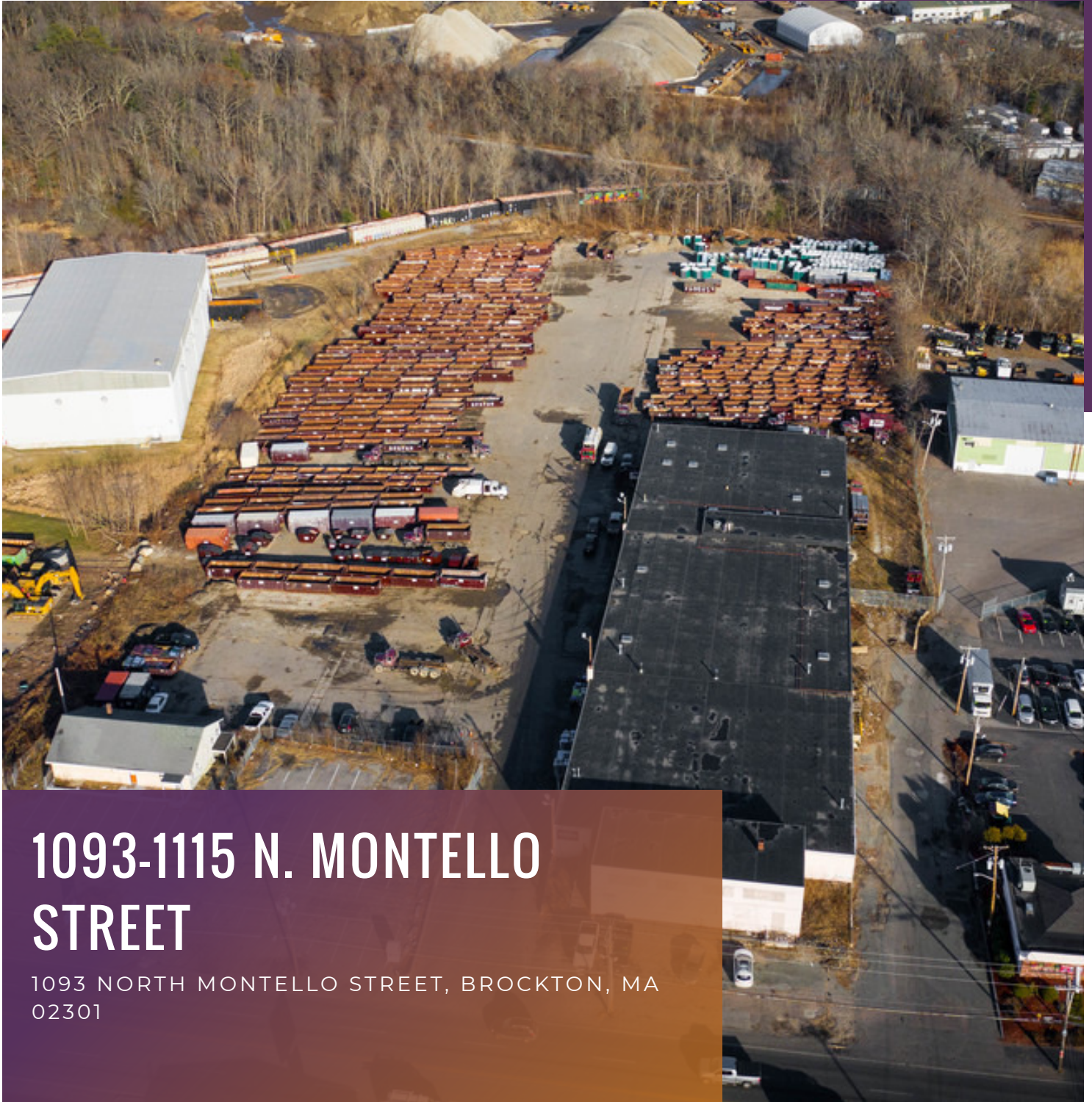


**FOR LEASE**  
INDUSTRIAL PROPERTY



# 1093-1115 N. MONTELLO STREET

1093 NORTH MONTELLO STREET, BROCKTON, MA  
02301

**DAVE ELLIS, SIOR**

781.919.0800 X701  
dave@ellisrealtyadvisors.com

*For More Information*



# 1093-1115 N. MONTELLO STREET



**VIDEO**

**PROPERTY DESCRIPTION**

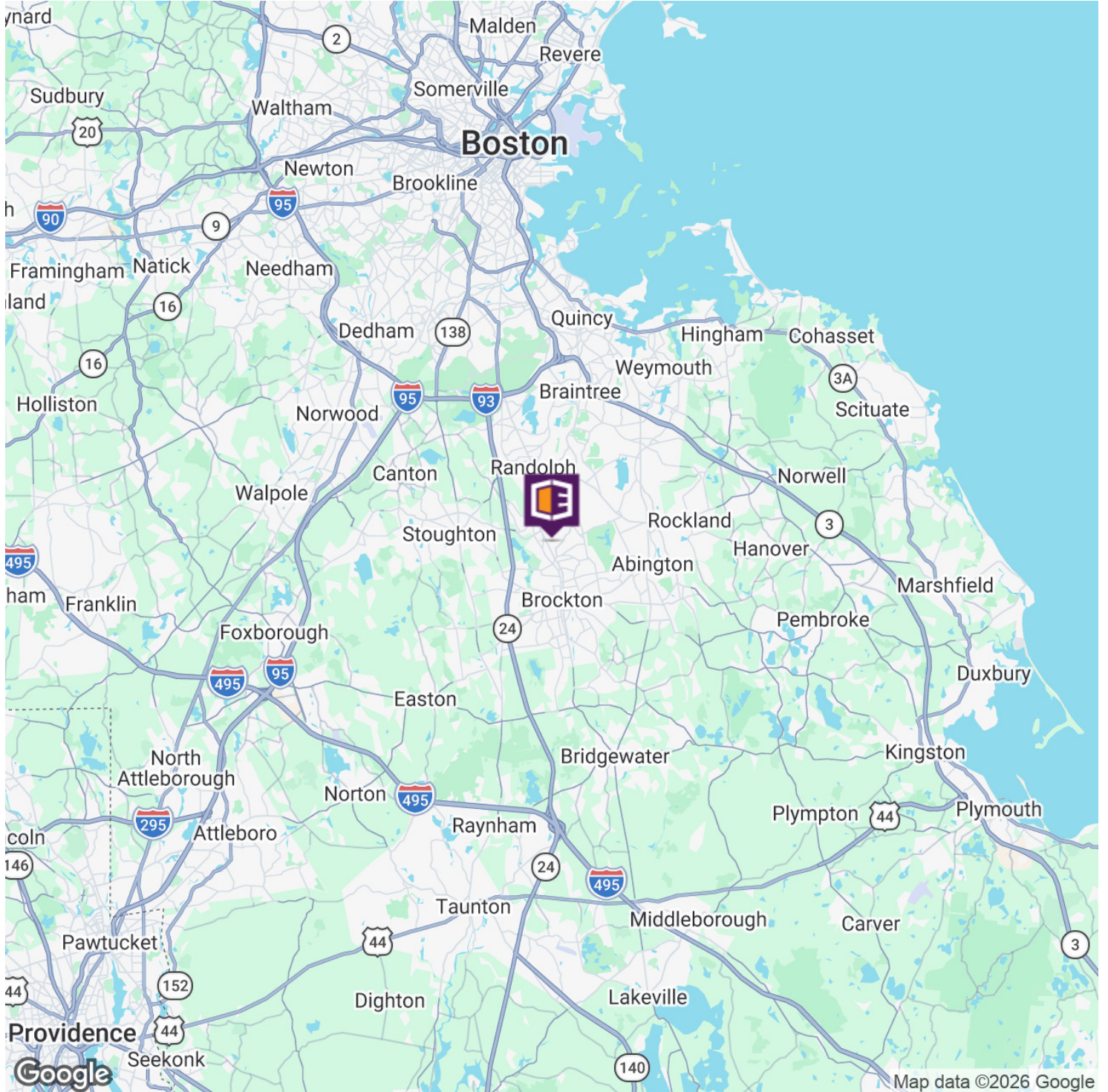
Ellis Realty Advisors is pleased to offer for lease or sale two properties, 1093 N. Montello Street and 1115 N. Montello Street in Brockton. The site is comprised of a 38,934 SF Industrial Warehouse-Truck Terminal and a 3,520 SF Retail Building. The buildings sit on 8.14 Acres in the C-2 Zone.

**OFFERING SUMMARY**

Lease Rate:	Negotiable
Number of Units:	2
Available SF:	~40,000 SF
Lot Size:	7.71 Acres
Building Size:	~40,000 SF

DEMOGRAPHICS	1 MILE	2 MILES	3 MILES
Total Households	4,112	16,376	35,426
Total Population	11,599	43,810	95,469
Average HH Income	\$60,048	\$57,495	\$60,873

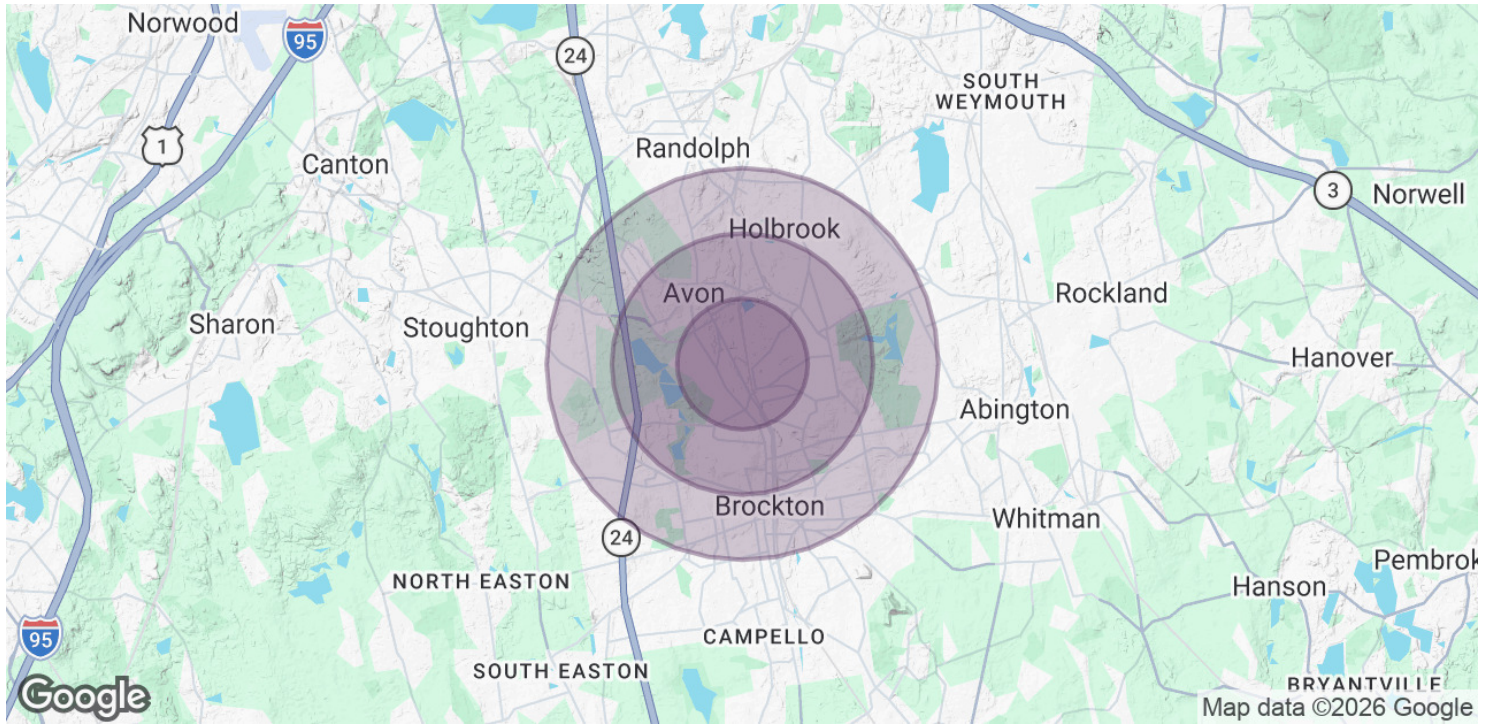
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# 1093-1115 N. MONTELLO STREET



POPULATION	1 MILE	2 MILES	3 MILES
Total Population	11,599	43,810	95,469
Average Age	35.4	35.6	36.6
Average Age (Male)	32.2	33.5	34.8
Average Age (Female)	37.8	37.3	37.9
HOUSEHOLDS & INCOME	1 MILE	2 MILES	3 MILES
Total Households	4,112	16,376	35,426
# of Persons per HH	2.8	2.7	2.7
Average HH Income	\$60,048	\$57,495	\$60,873
Average House Value	\$269,104	\$290,081	\$310,954

2020 American Community Survey (ACS)

ADDITIONAL PHOTOS

# 1093-1115 N. MONTELLO STREET

