

For Lease
127 Liberty Street
Brockton, MA



Contractors Yard / Truck Repair Facility

3.94 Acre Site with +/- 3 Acres Upland

Zoned I-1

.05 Miles to Route 24

+/- 5,000 SF Building - 21-24 Ft Clear Height

- Two Drive In Doors (12 Ft Wide by 14 Ft High)
 - Floor Drains and Gas trap
 - Waste Oil Heater
 - Shop Area with Slop Sink
- Bathroom with Shower in the Shop
- Heavy Truck Lift Included
 - 400 Amp Service
- Gas Heat/ City Sewer/City Water
- Accessory Storage Building on Site

First Floor Office Space: 1,000 SF

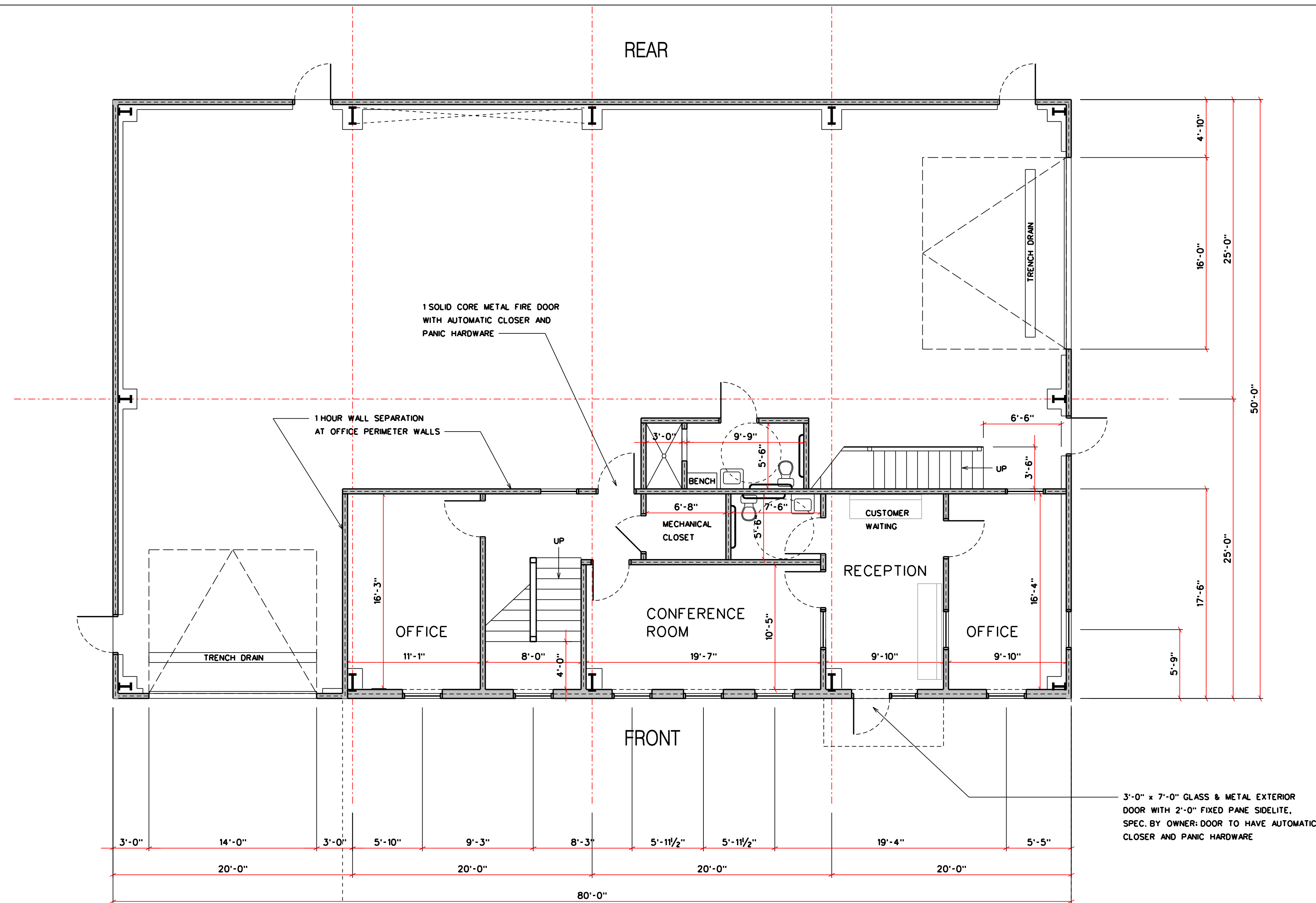
Second Floor Office Space: 1,000 SF

Shop Area: 3,000 SF

2025 Real Estate Taxes: +/- \$20,000.00

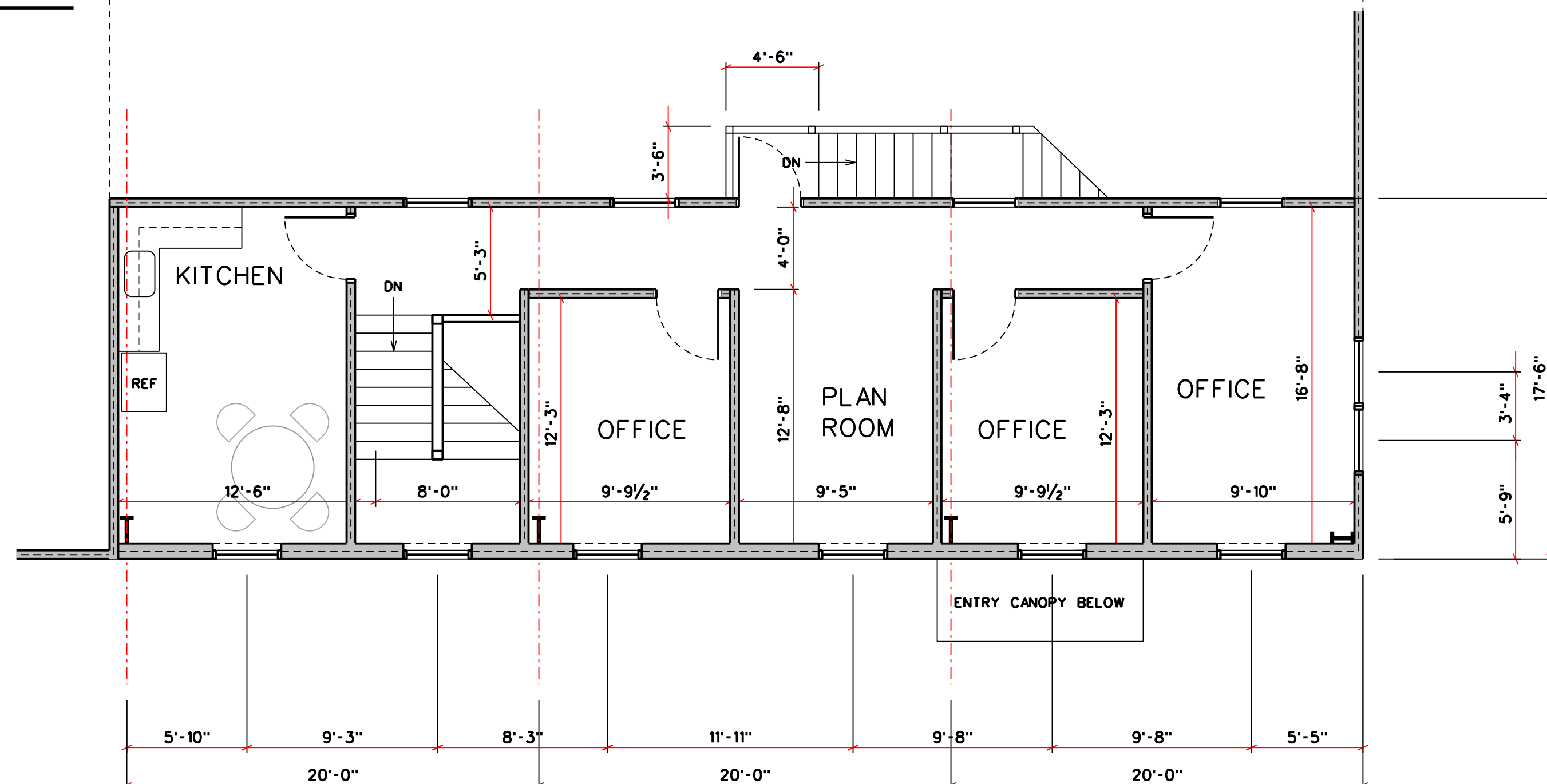
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GROUND FLOOR PLAN

MEZZANINE PLAN



BUILDING CRITERIA:

- 4,960 SQ. FT. PRE-FAB STEEL BUILDING
- S-1 / B OCCUPANCY
- TYPE 5A, MIXED USE
8500 SQ. FT. MAX., 1 STORM
- STEEL FRAME AND SHEATHING - UNPROTECTED
COMBUSTABLE
- OCCUPANCY 100 SQ. FT. PER OCCUPANT -
60 PEOPLE
- 2 EXITS REQUIRED - 5 PROVIDED

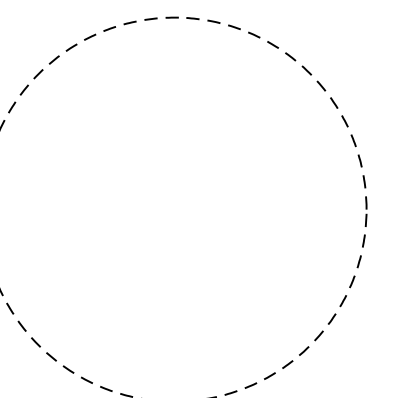
KEY:

- NEW STUD WALL
- EXISTING STUD WALL
- MASONRY CONSTRUCTION
- CONCRETE
- BRICK ASSEMBLY

NOTES:

- ALL INTERIOR DOORS 3'-0" x 6'-8" SOLID
CORE WOOD DOORS UNLESS OTHERWISE NOTED
- ALL INTERIOR DOORS 3'-0" x 7'-0" SOLID
CORE METAL DOORS WITH AUTOMATIC CLOSERS
AND PANIC UNLESS OTHERWISE NOTED
- RESTROOM DOORS TO HAVE PRIVACY LOCKSETS

ARCHITECT OF RECORD:



KENT DUCKHAM, DUCKHAM ARCHITECTS & INTERIORS
1319 BEACON ST., SUITE 3, BROOKLINE, MA 02446
(617) 422 - 0952

**PROPOSED
BUILDING**

FOR

**R.J. MESSINA, INC
MAIN OFFICES
127 LIBERTY STREET
BROCKTON, MASS.**

PREPARED

FOR

ROSS MESSINA

BY

**MARK S. McCARTHY
617.501.4810 BOSTON, MA**

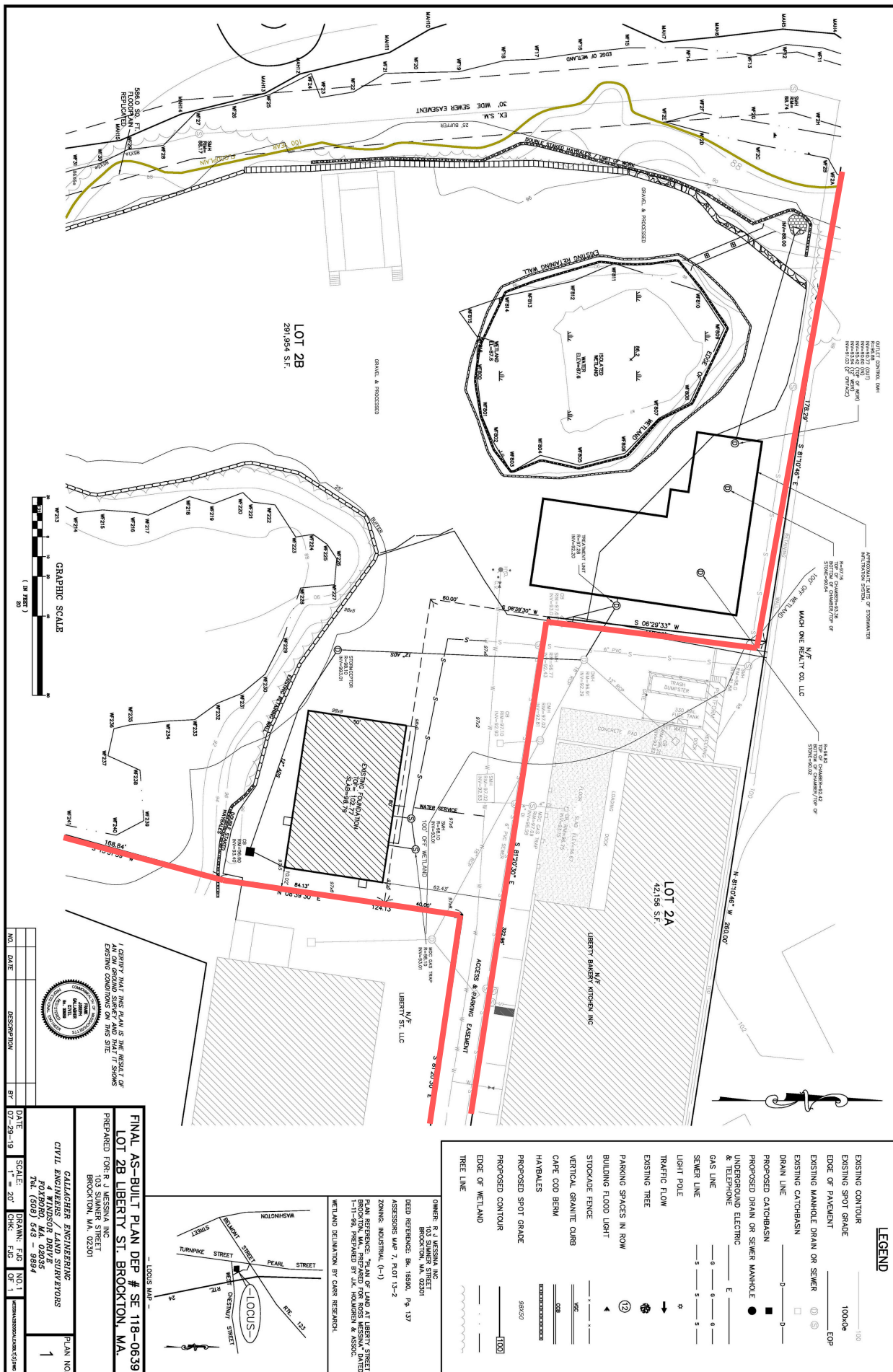
10 JUNE 2016

DRAWING:

FLOOR PLAN

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

A - 1



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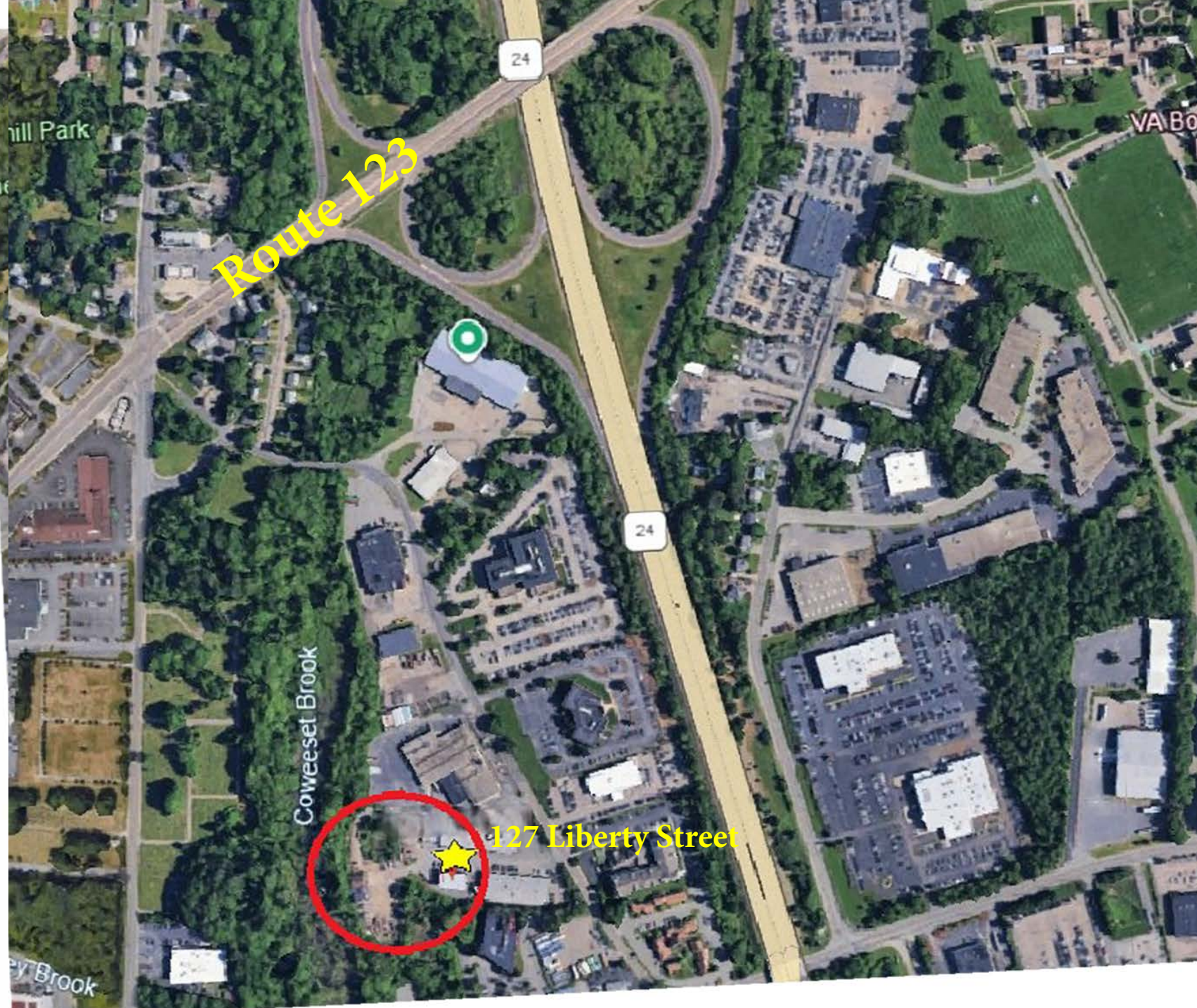
Coweaset Brook

Internal Revenue
Service (IRS) Taxpayer...

127 Liberty Street

Brook

24



Route 123

24

24

Coweaset Brook

127 Liberty Street

hill Park

VA BO

ey Brook



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