

**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

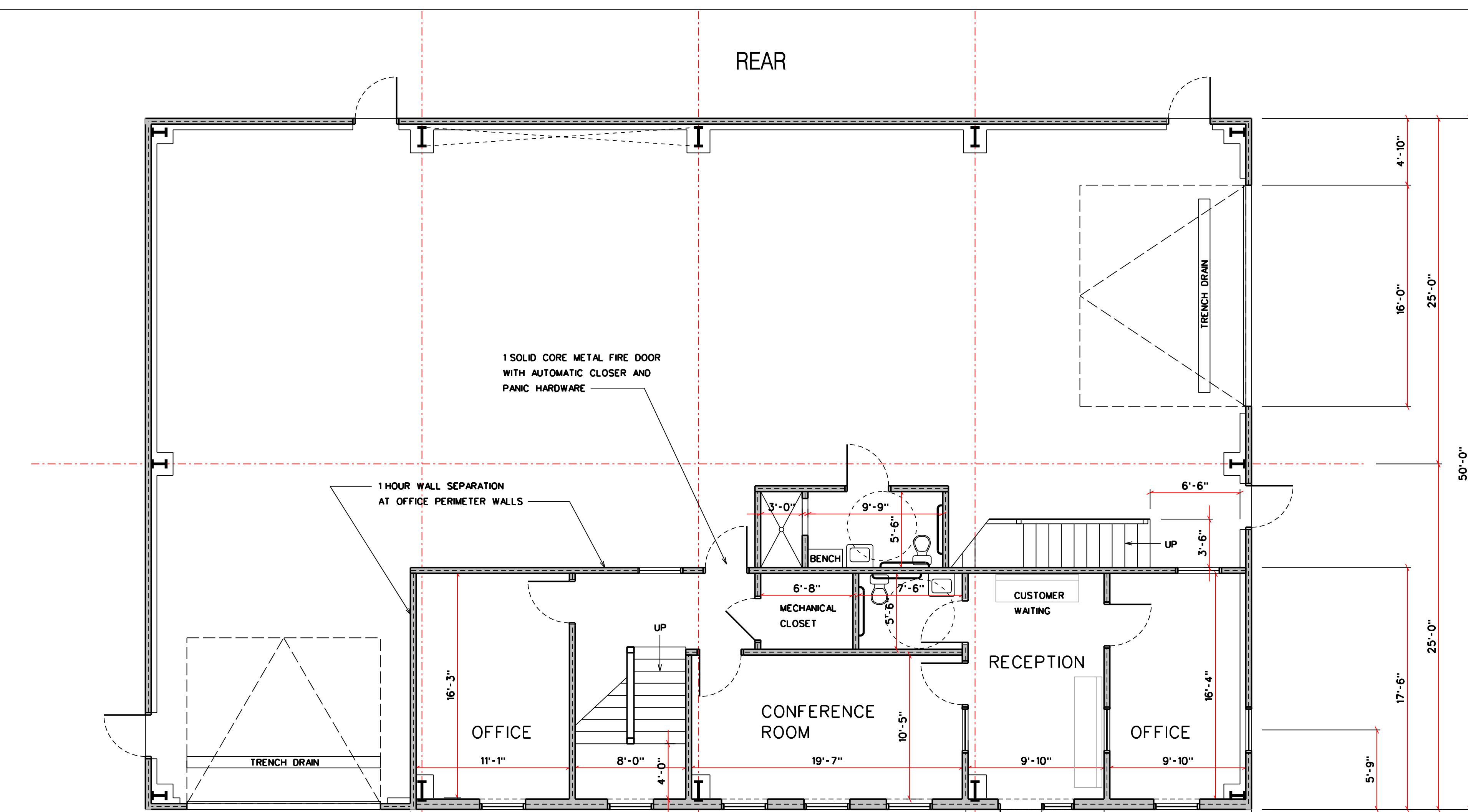
Second Floor Office Space: 1,000 SF

Shop Area: 3,000 SF

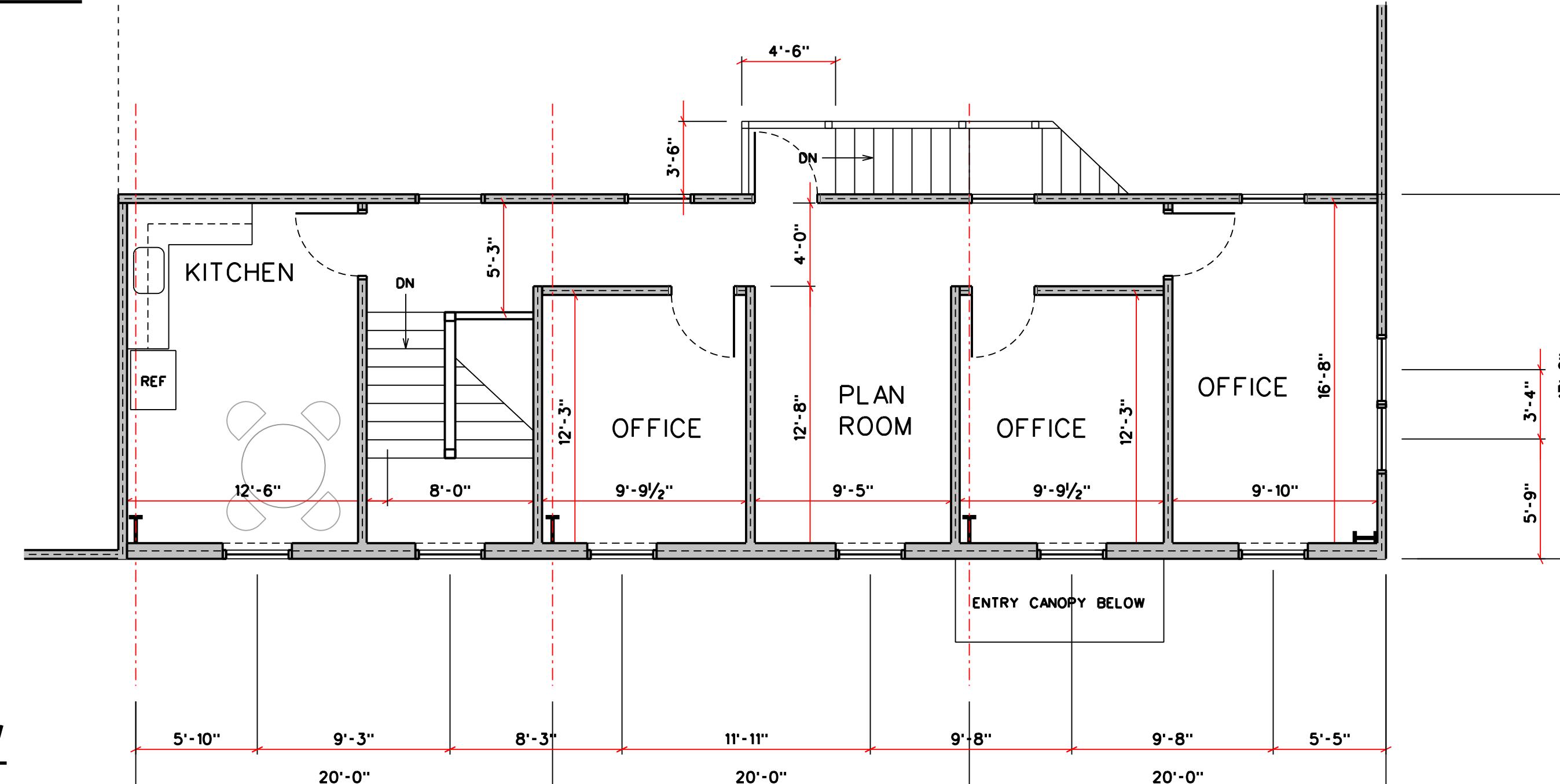
2025 Real Estate Taxes: +/- \$20,000.00

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GROUND FLOOR PLAN



MEZZANINE PLAN

BUILDING CRITERIA:	
- 4,960 SQ. FT. PRE-FAB STEEL BUILDING	NEW STUD WALL
- S-1 / B OCCUPANCY	EXISTING STUD WALL
- TYPE 5A, MIXED USE	MASONRY CONSTRUCTION
8500 SQ. FT. MAX, 1STORM	CONCRETE
- STEEL FRAME AND SHEATHING - UNPROTECTED COMBUSTABLE	BRICK ASSEMBLY
- 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

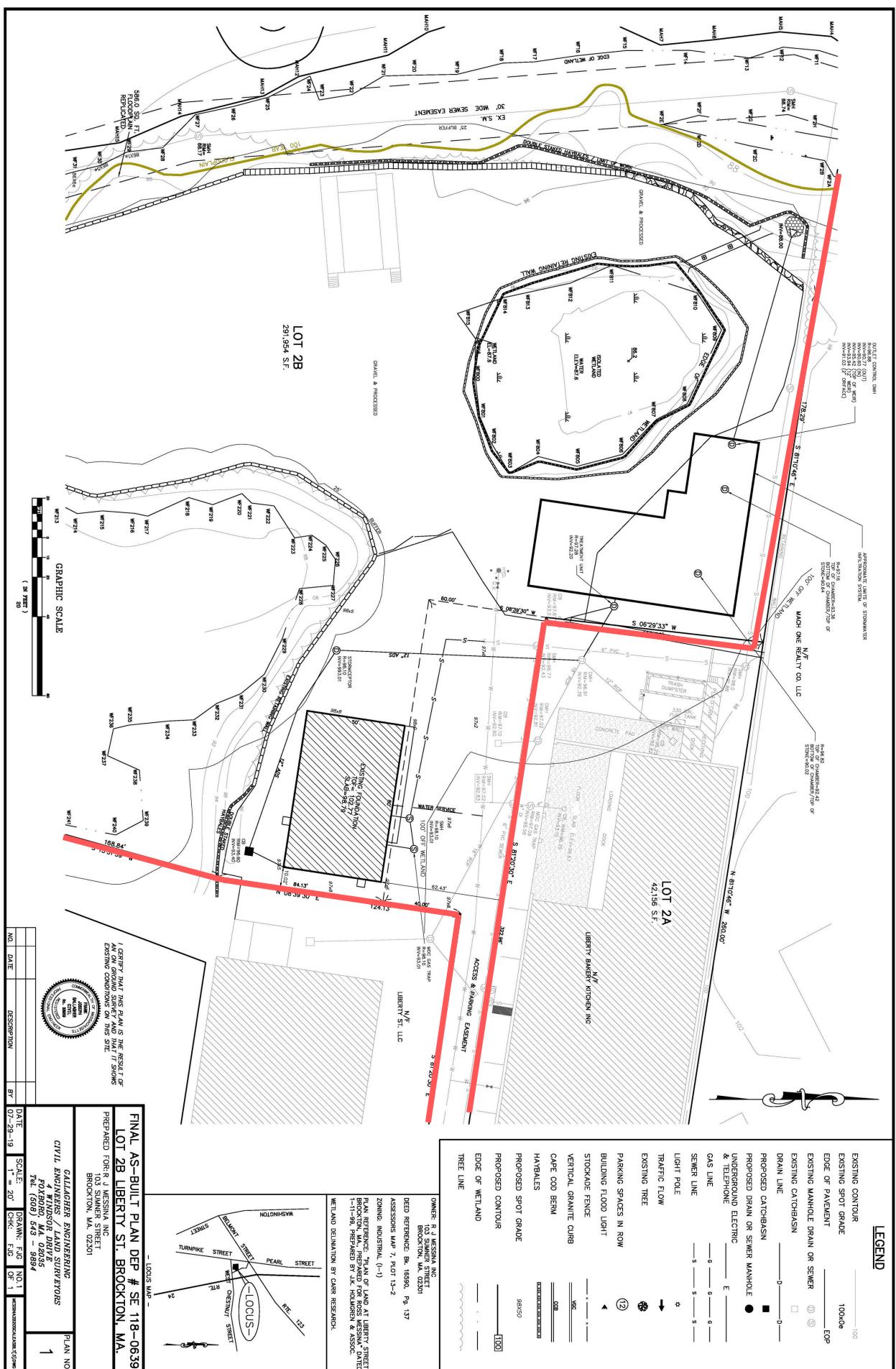
MARK S. McCARTHY
617.501.4810 BOSTON, MA

10 JUNE 2016

DRAWING:
FLOOR PLAN

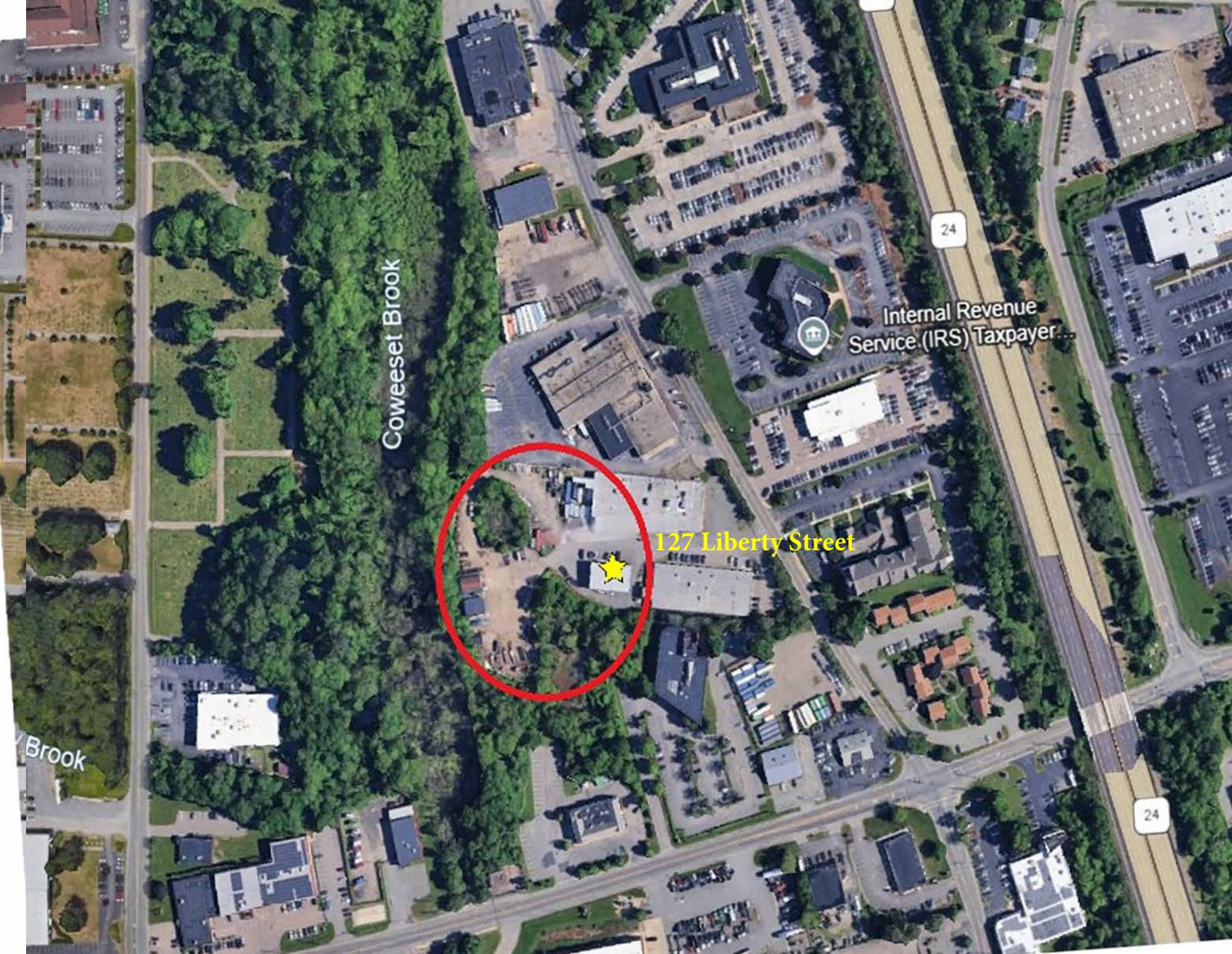
SCALE: 1/8" = 1' - 0"

A - 1



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