



1034 Pearl Street  
Brockton, MA

**“FOR SALE” - \$8,995,000 | “FOR LEASE” - \$12.75/SF NNN**

**Industrial Property For Lease | 52,595± Flex Space - 4 Overhead Doors - 1.72± Acres**

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**HARTEL COMMERCIAL REAL ESTATE**  
**Falmouth**

1034 Pearl Street, Brockton, MA

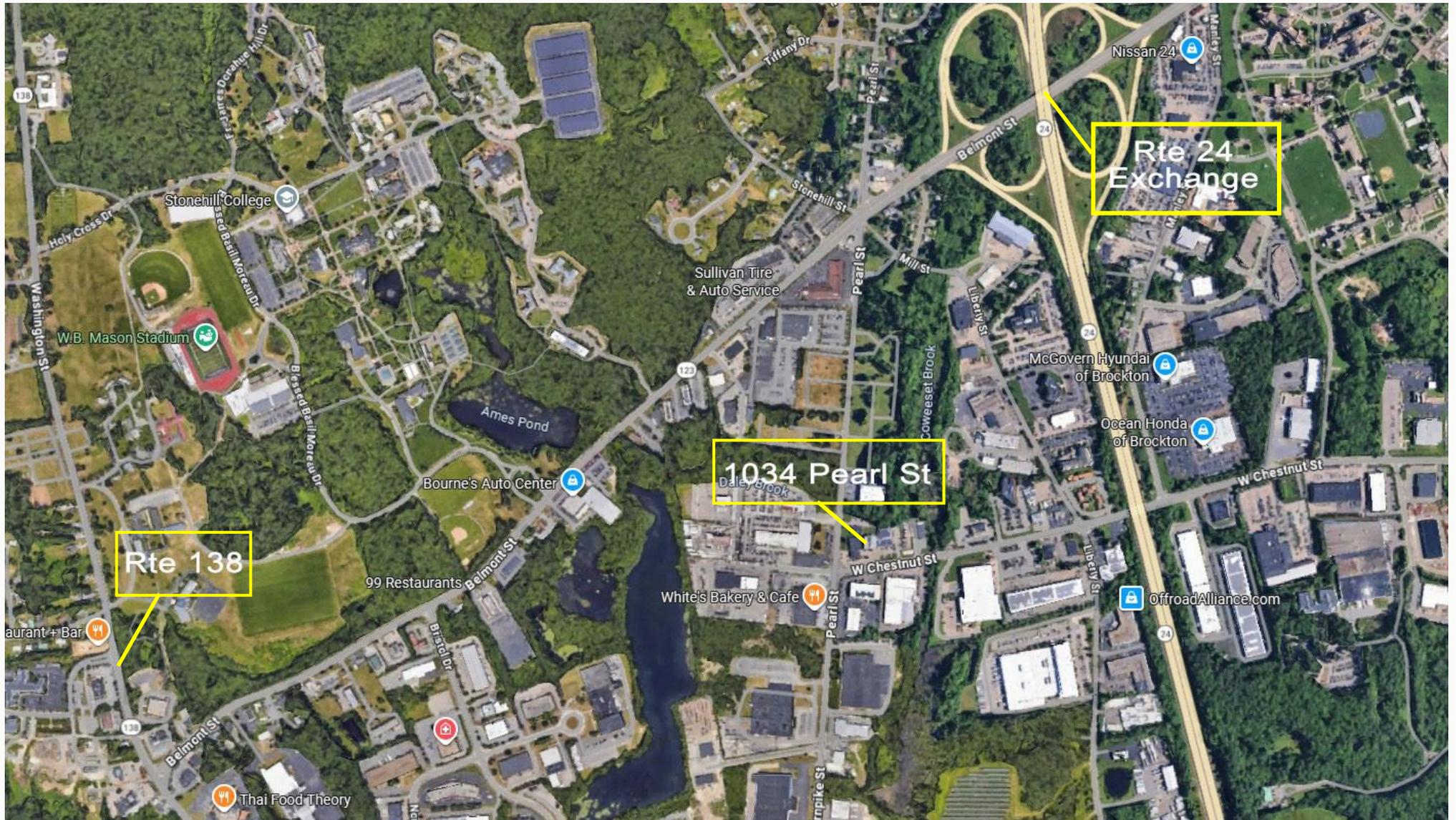
## **Property Summary - For Sale or For Lease**

- Industrial Building - 52,595± SF Total
- 1.72± Acre Site
- Excellent for Use as a Corporate and Distribution Facility
- Former Use - Ace Surgical Supply Company which Developed and Manufactured Surgical Products
- 8-10 Foot High Ceilings - Four Overhead Doors - 3 Street Level Loading Areas
- Reception and Multiple Office Areas - Open Warehouse Area - Conference Room and Kitchenette with Breakroom - Upper Level Multiple Offices - Open Warehouse Area - Three-Floor Passenger Elevator - Two Floor Service Elevator - Multiple ADA Compliant Restrooms
- Rooftop Solar
- Originally Built: 1969 | Renovated 2010, 2013, 2014 and Solar Panels Installed 2021
- Zoning: I1 (Industrial 1)
- High Visibility: Direct Location on Pearl Street - Minutes to Route 24 - Heavy Daily Traffic
- MA DOT Traffic Counts 2024:  
106,575/Cars/Day on Route 24 - 15,686/Cars/Day on Pearl Street - 12,778/Cars/Day on W. Chestnut Street

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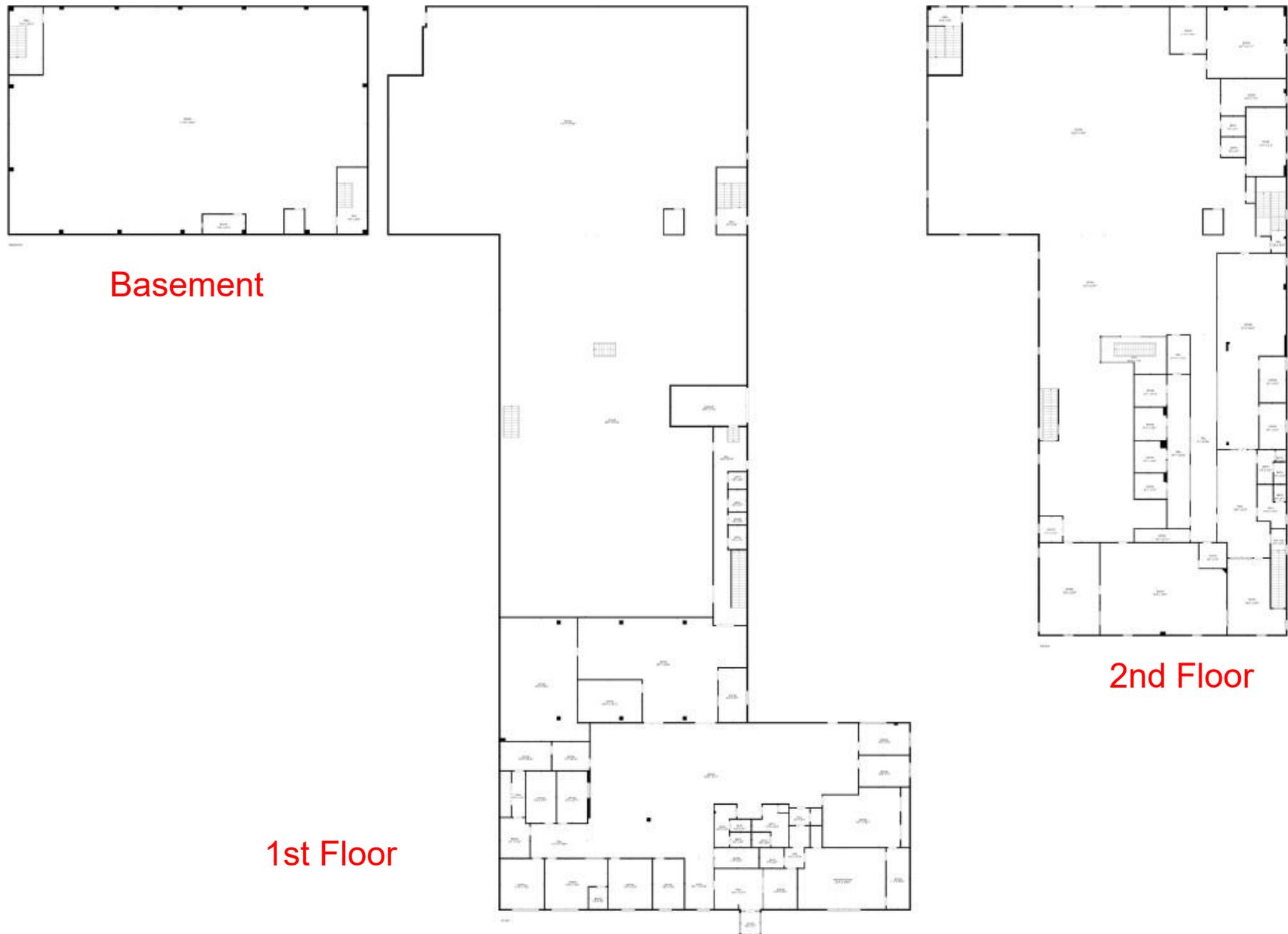
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Satellite

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Basement

1st Floor

2nd Floor

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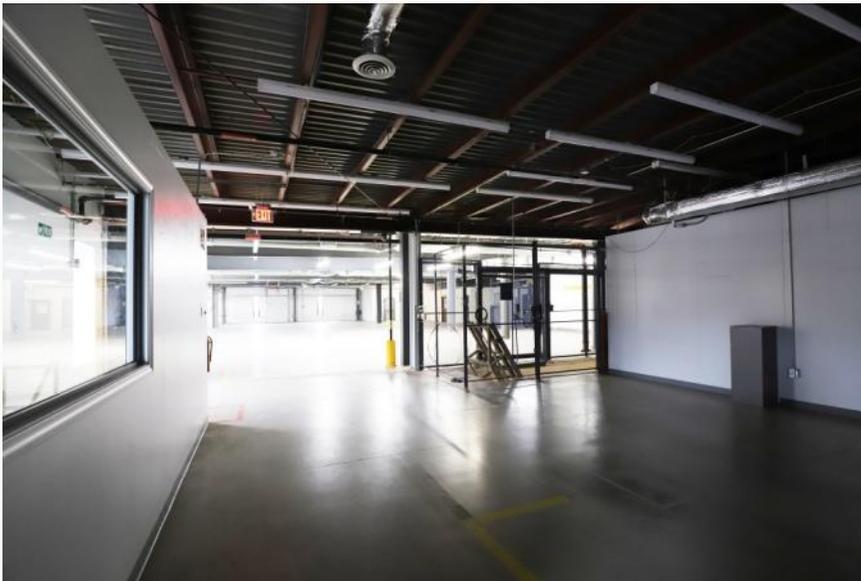
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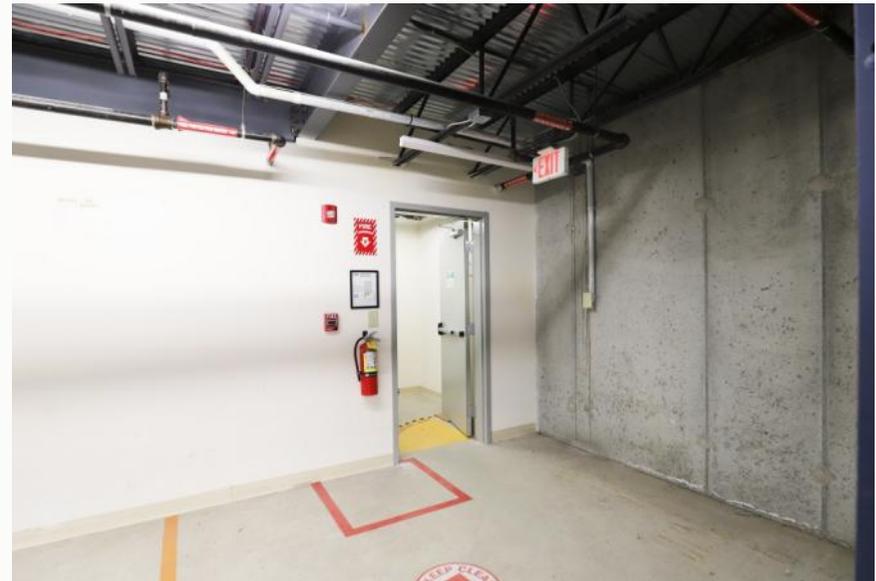
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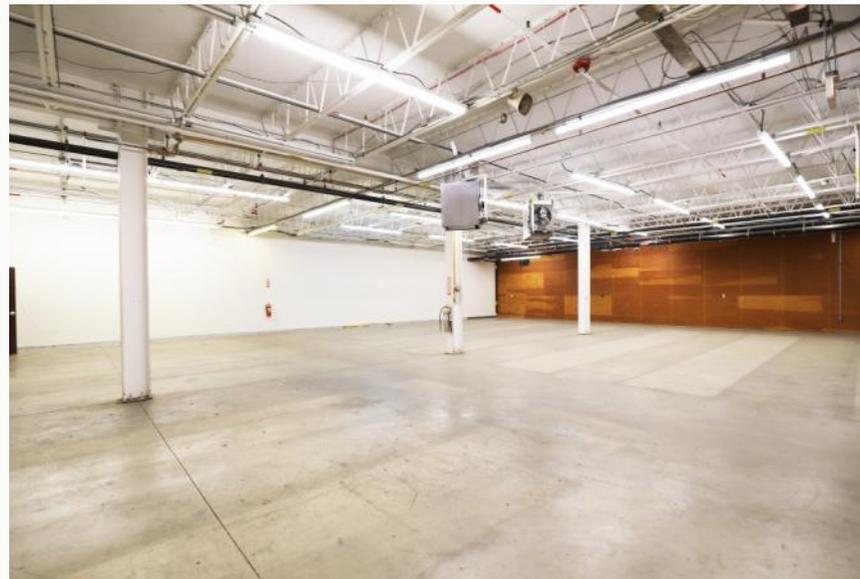
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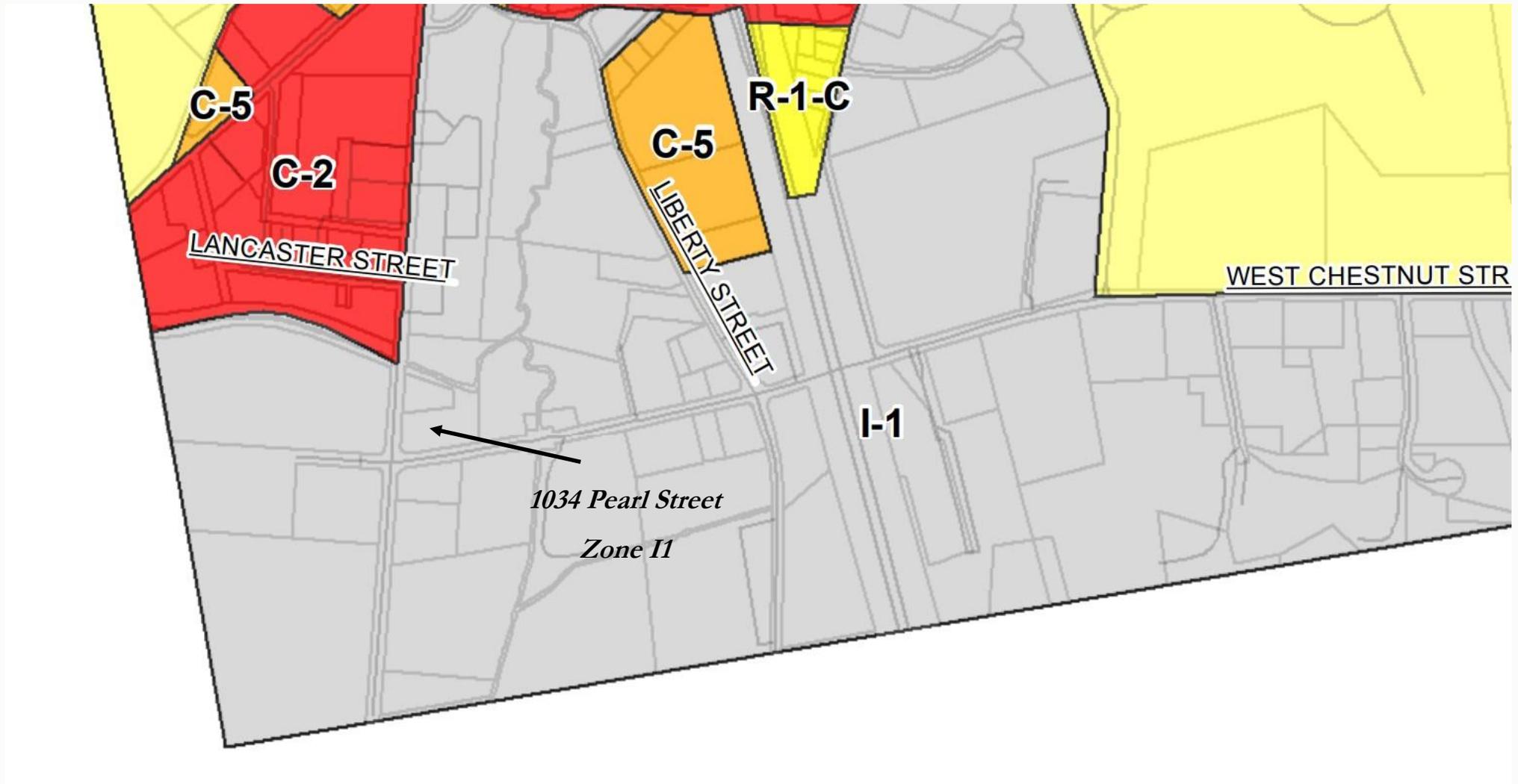
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## Neighborhood



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Zoning - I1 Industrial 1 District

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FALMOUTH

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**230 Jones Road  
Suite 6  
Falmouth MA 02540**

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## Contacts

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