



**132 CAMPANELLI INDUSTRIAL DRIVE**  
BROCKTON MA, 02301



# GLP LOGISTICS CENTER 24

**100,000 – 300,114 SF**  
AVAILABLE

HIGH VISIBILITY WAREHOUSE & DISTRIBUTION OPPORTUNITY

**GLP**  **NEWMARK**

# GLP LOGISTICS CENTER 24



**37**  
TAILBOARD  
DOCKS  
(ABILITY TO EXPAND)



**400+**  
PARKING  
SPACES



IMMEDIATE  
ROUTE 24  
ACCESS

**OUTSTANDING LAST MILE  
DISTRIBUTION LOCATION**  
EXTENSIVE PARKING AND OUTDOOR STORAGE AREA



# GLP LOGISTICS CENTER 24

# HIGH VISIBILITY WAREHOUSE & DISTRIBUTION OPPORTUNITY



**100-  
300K**  
OPTIONS



**21'**  
CLEAR  
HEIGHT



**CROSS-DOCK CAPABILITY**  
(ABILITY TO EXPAND TO 65 DOCKS)

# SPECS //

## EXISTING BUILDING

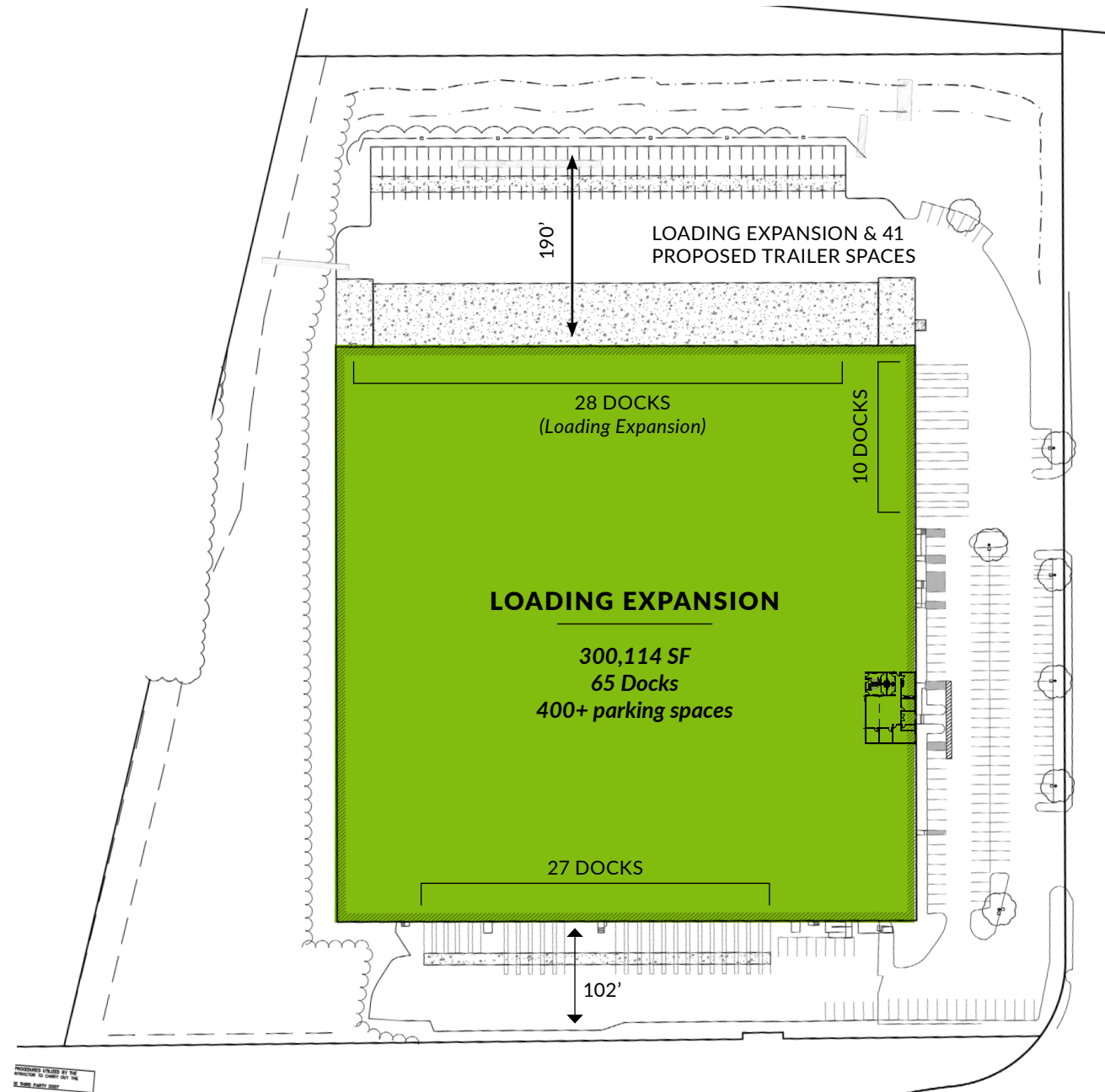
AVAILABLE SF	300,114 SF
OFFICE	New 3,173 SF Spec Office
BUILDING DEPTH & LENGTH	546' depth x 550' width
TRUCK COURT DEPTH	102' on South, up to 190' on North
LOADING COUNT	37 Existing Docks
LIGHTING	LED
FLOOR SLAB	6"
BAY SIZE	30' x 35' typical
PARKING	400+ parking spaces
CLEAR HEIGHT	21'
POWER	2,000a, 480/277v
SPRINKLER SYSTEM	Wet
ROOF	2008 60 mil EPDM
HVAC	New
ELECTRIC	National Grid
GAS	Eversource
WATER & SEWER	City of Brockton



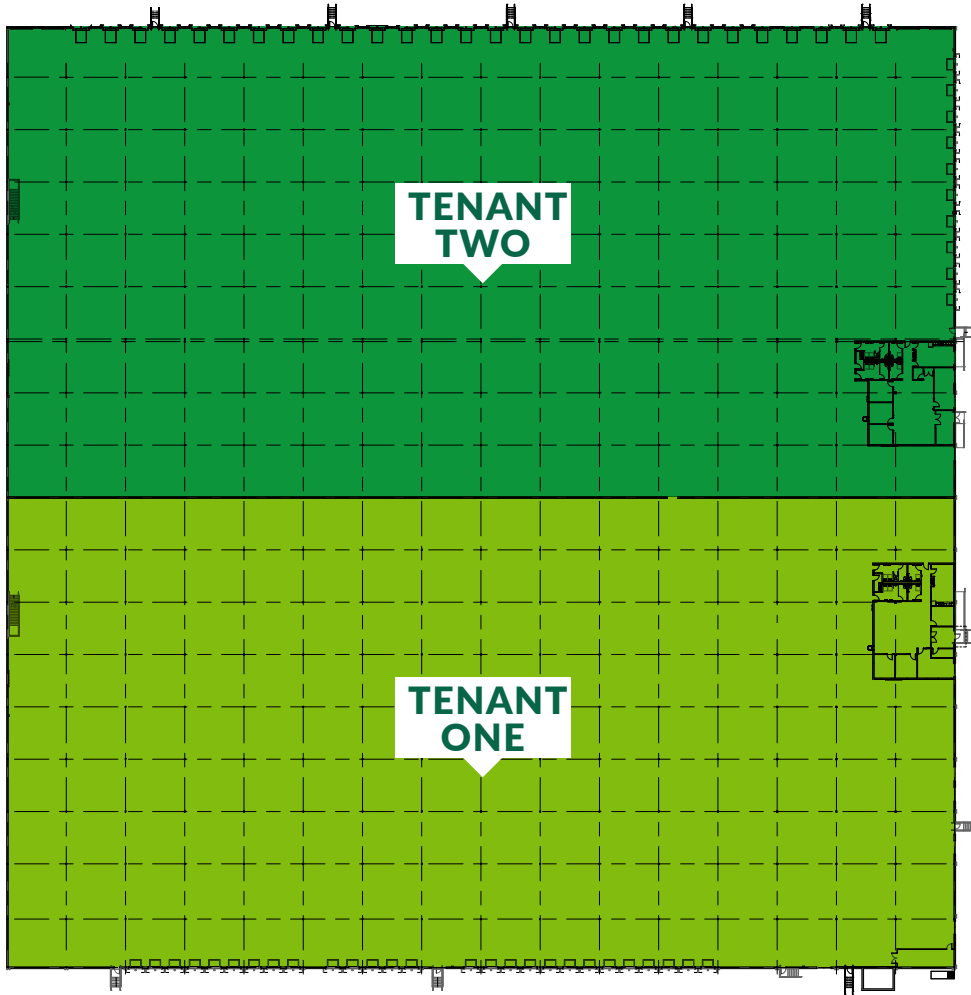
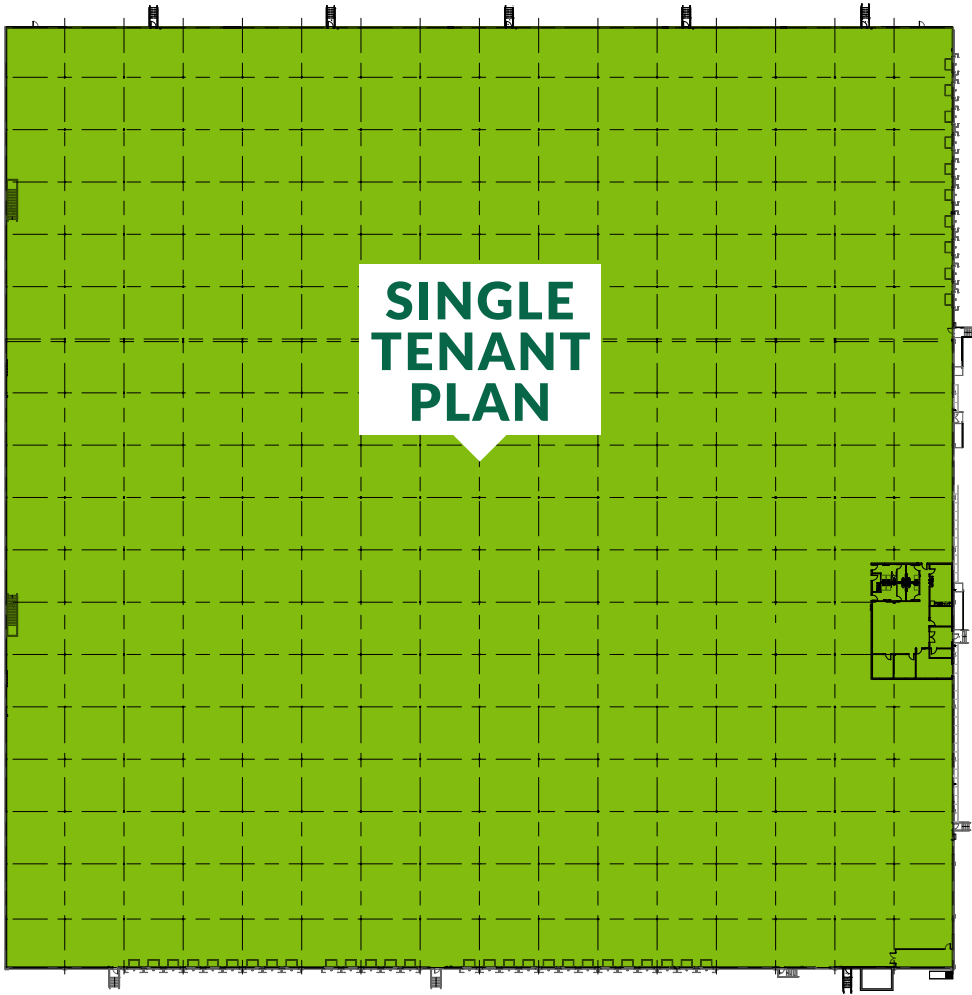
# SPECS //

## LOADING EXPANSION

AVAILABLE SF	300,114 SF
OFFICE	New 3,173 SF Spec Office
BUILDING DEPTH & LENGTH	546' depth x 550' width
TRUCK COURT DEPTH	102' on South, up to 190' on North
LOADING COUNT	Expandable to 65 docks & 2 drive-in's
LIGHTING	LED
FLOOR SLAB	6"
BAY SIZE	30' x 35' typical
PARKING	400+ parking spaces
CLEAR HEIGHT	21'
POWER	2,000a, 480/277v
SPRINKLER SYSTEM	Wet
ROOF	2008 60 mil EPDM
HVAC	New
ELECTRIC	National Grid
GAS	Eversource
WATER & SEWER	City of Brockton



# FLOOR PLANS //



BOSTON



**30 min**  
TO DOWNTOWN  
BOSTON



**3 min**  
TO ROUTE 24



24

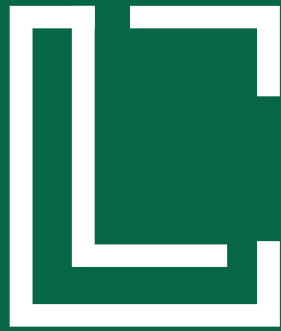


EXIT 33B

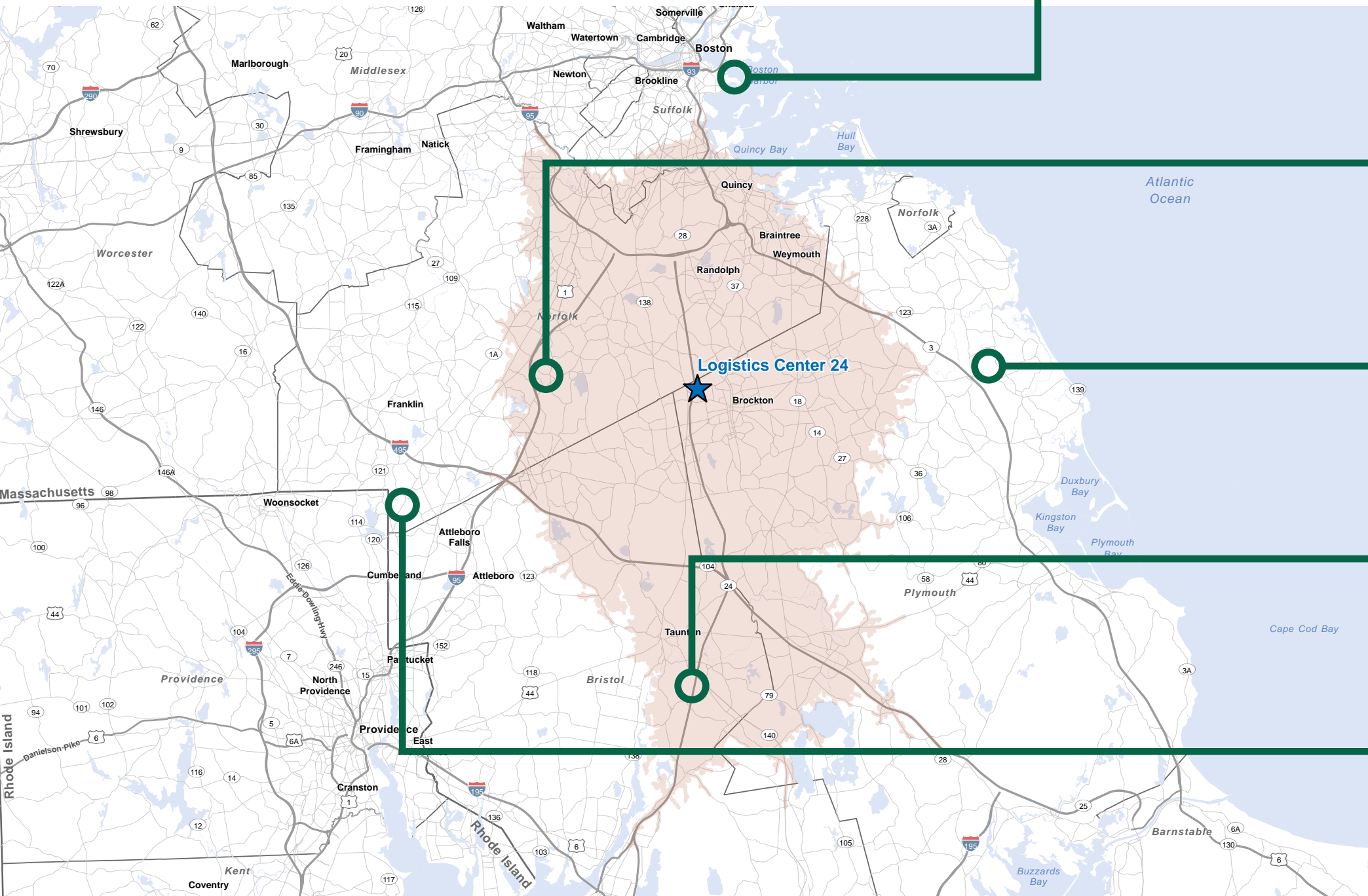
WESTGATE MALL

27

GLP LOGISTICS  
CENTER 24



# DEMOGRAPHIC DATA //



**692K**

**BOSTON POPULATION**

64% ordered something online in the last 12 months

**98K**

**BROCKTON POPULATION**

3.2% of workforce is in the transportation & warehouse industry

**194K**

**SOUTH SHORE POPULATION**

72% ordered something online in the last 12 months

**897K**

**30-MINUTE DRIVE TIME**

2.5% of workforce is in the transportation & warehouse industry

**1.76M**

**GREATER BOSTON**

67% ordered something online in the last 6 months

# CONTACTS //

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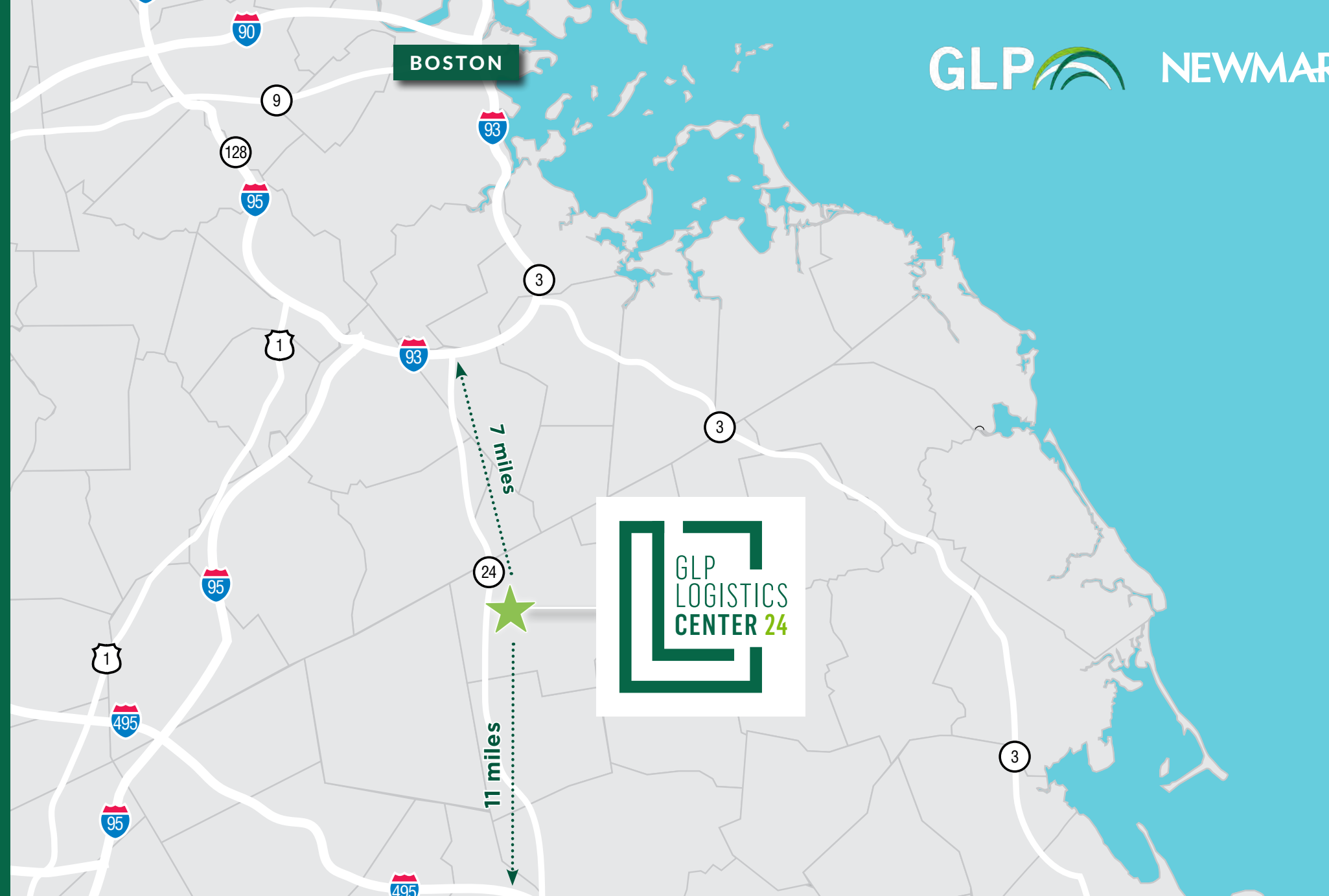
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Procuring broker shall only be entitled to a commission, calculated in accordance with the rates approved by our principal only if such procuring broker executes a brokerage agreement acceptable to us and our principal and the conditions as set forth in the brokerage agreement are fully and unconditionally satisfied. Although all information furnished regarding property for sale, rental, or financing is from sources deemed reliable, such information has not been verified and no express representation is made nor is any to be implied as to the accuracy thereof and it is submitted subject to errors, omissions, change of price, rental or other conditions, prior sale, lease or financing, or withdrawal without notice and to any special conditions imposed by our principal.