

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

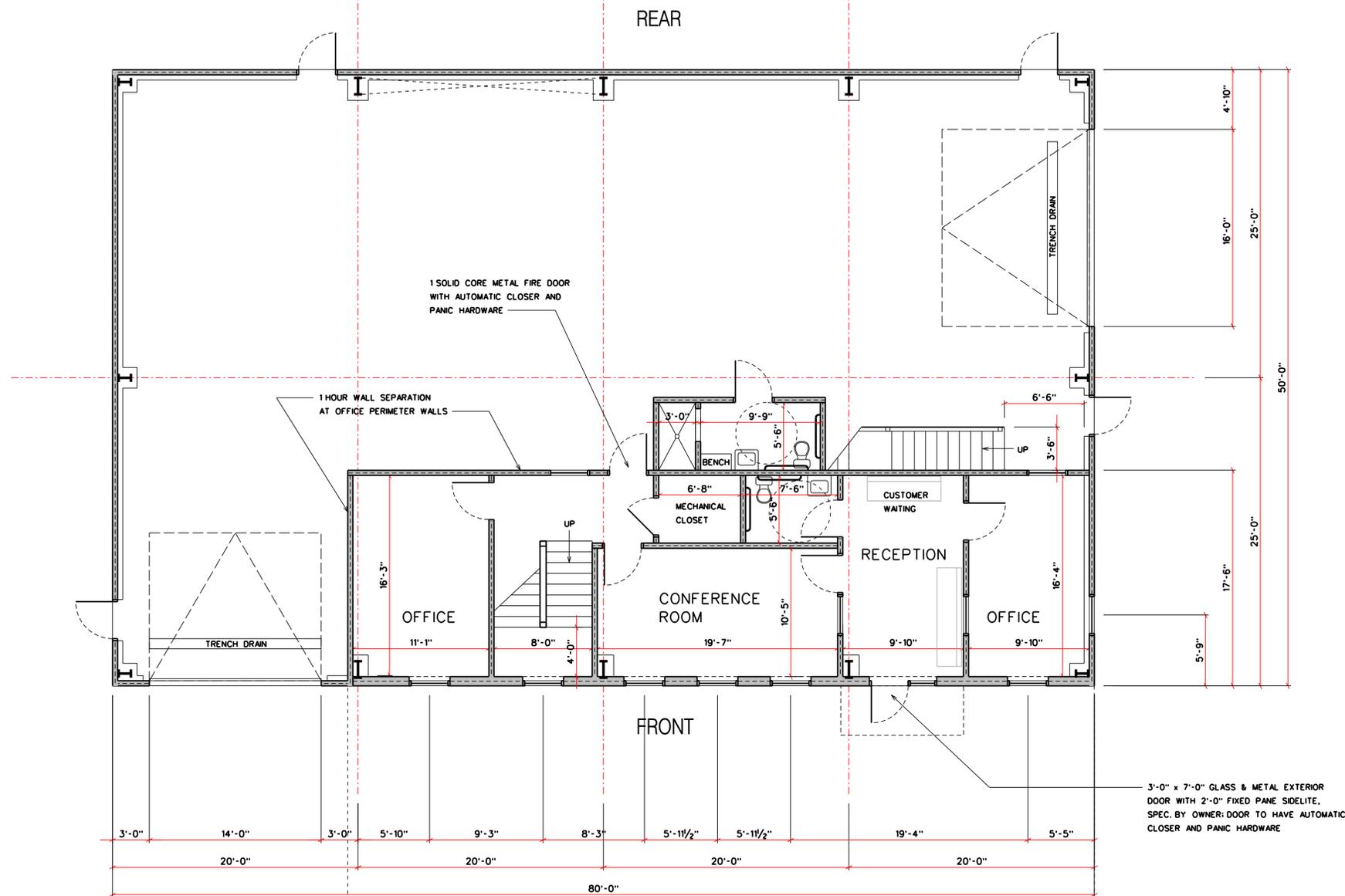
First Floor Office Space: 1,000 SF

Second Floor Office Space: 1,000 SF

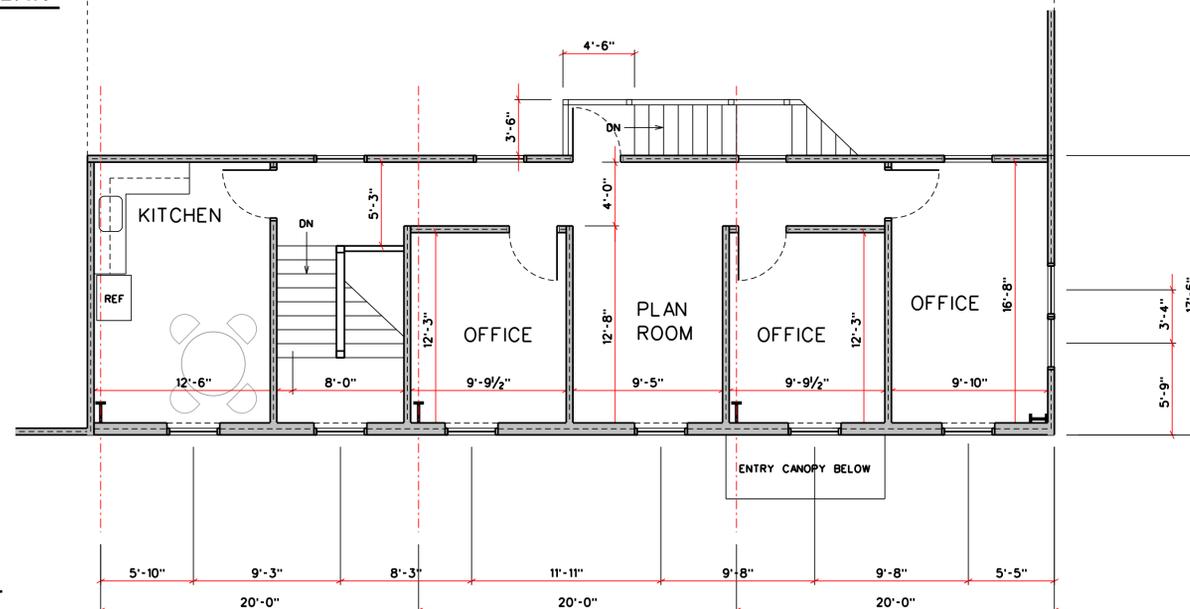
Shop Area: 3,000 SF

2026 Real Estate Taxes: +/- \$19,550.36

Donahueassociates.com



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

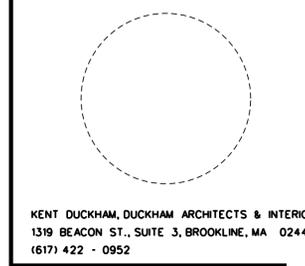
NOTES:

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:



PROPOSED BUILDING

FOR

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

PREPARED FOR

ROSS MESSINA

BY

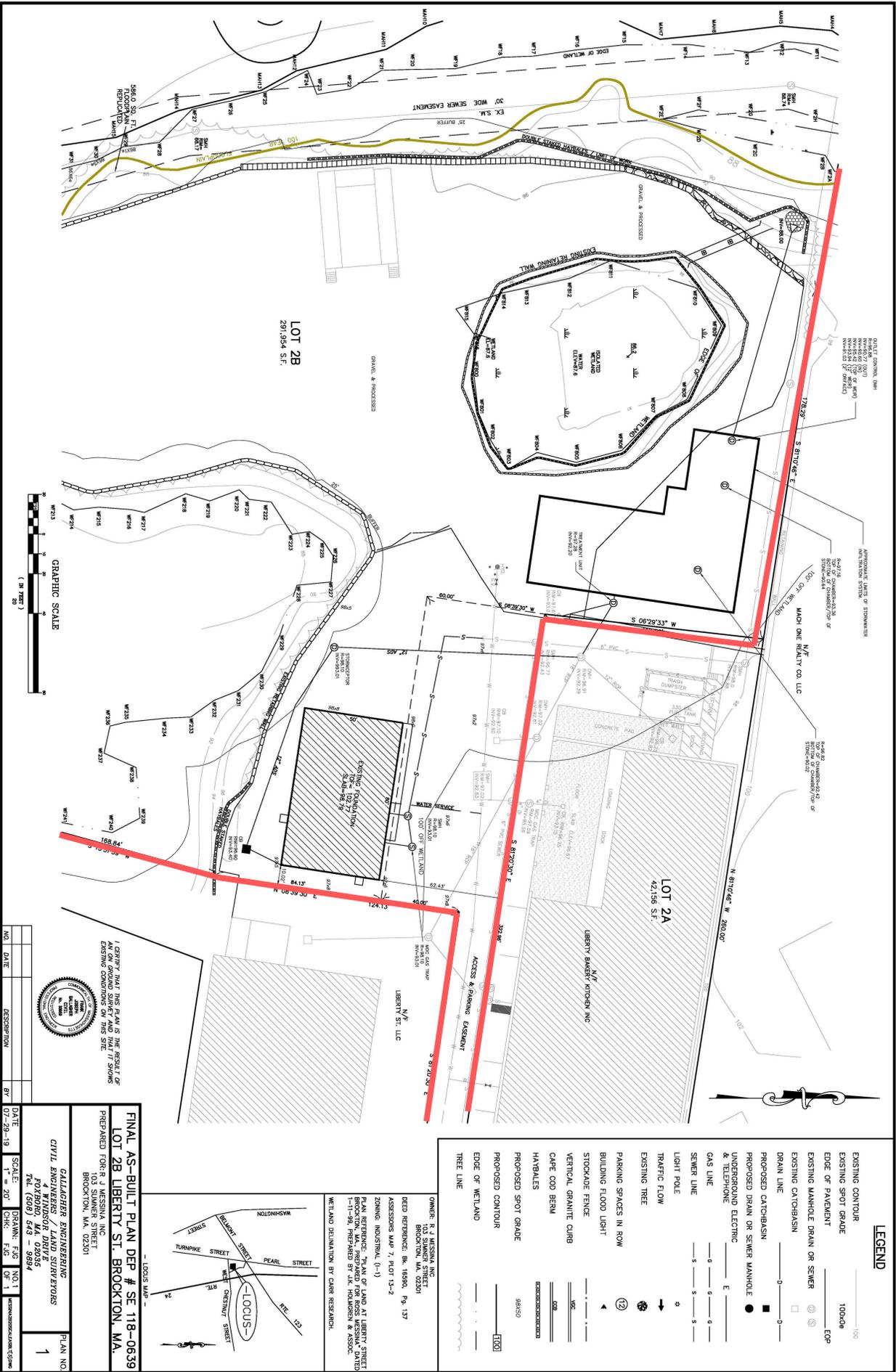
MARK S. McCARTHY
617.501.4810 BOSTON, MA

10 JUNE 2016

DRAWING:
FLOOR PLAN

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

A - 1



LEGEND

- EXISTING CONTOUR
- EXISTING SPOT GRADE
- EDGE OF PAVEMENT
- EXISTING MANHOLE DRAIN OR SEWER
- EXISTING CATCHBASIN
- DRAIN LINE
- PROPOSED CATCHBASIN
- PROPOSED DRAIN OR SEWER MANHOLE
- UNDERGROUND ELECTRIC & TELEPHONE
- GAS LINE
- SEWER LINE
- LIGHT POLE
- TRAFFIC FLOW
- EXISTING TREE
- PARKING SPACES IN ROW
- BUILDING FLOOD LIGHT
- STOCKADE FENCE
- VERTICAL GRANITE CURB
- CAPE COD BERM
- HAYBALES
- PROPOSED SPOT GRADE
- PROPOSED CONTOUR
- EDGE OF WETLAND
- TREE LINE



I CERTIFY THAT THIS PLAN IS THE RESULT OF A PROFESSIONAL ENGINEERING SURVEY UNDER THE EXISTING CONDITIONS ON THIS SITE.

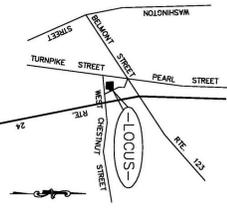
NO.	DATE	DESCRIPTION	BY	DATE

FINAL AS-BUILT PLAN DEP # SE 118-0639
LOT 2B LIBERTY ST. BROCKTON, MA.

PREPARED FOR: R. J. MESSINA INC
 103 SUMNER STREET
 BROCKTON, MA 02301

GALLAGHER ENGINEERING
 CIVIL ENGINEERS / LAND SURVEYORS
 4 WINDSOR DRIVE
 BROCKTON, MA 02301
 TEL: (508) 545-9884
 FAX: (508) 545-9884

PLAN NO. 1



OWNER: R. J. MESSINA INC
 103 SUMNER STREET
 BROCKTON, MA 02301
 DEED REFERENCE: BK 16390, PG 137
 ASSESSORS MAP 7, PLOT 13-2
 ZONING: INDUSTRIAL (I-1)
 PLAN REFERENCE: "PLAN OF LAND AT LIBERTY STREET BROCKTON, MA," PREPARED FOR ROSS MESSINA, DATED 1-11-89, MEMORANDUM BY D.K. HOLDEN & ASSOC.
 WETLAND DELINEATION BY CARB RESEARCH.



Coweaset Brook

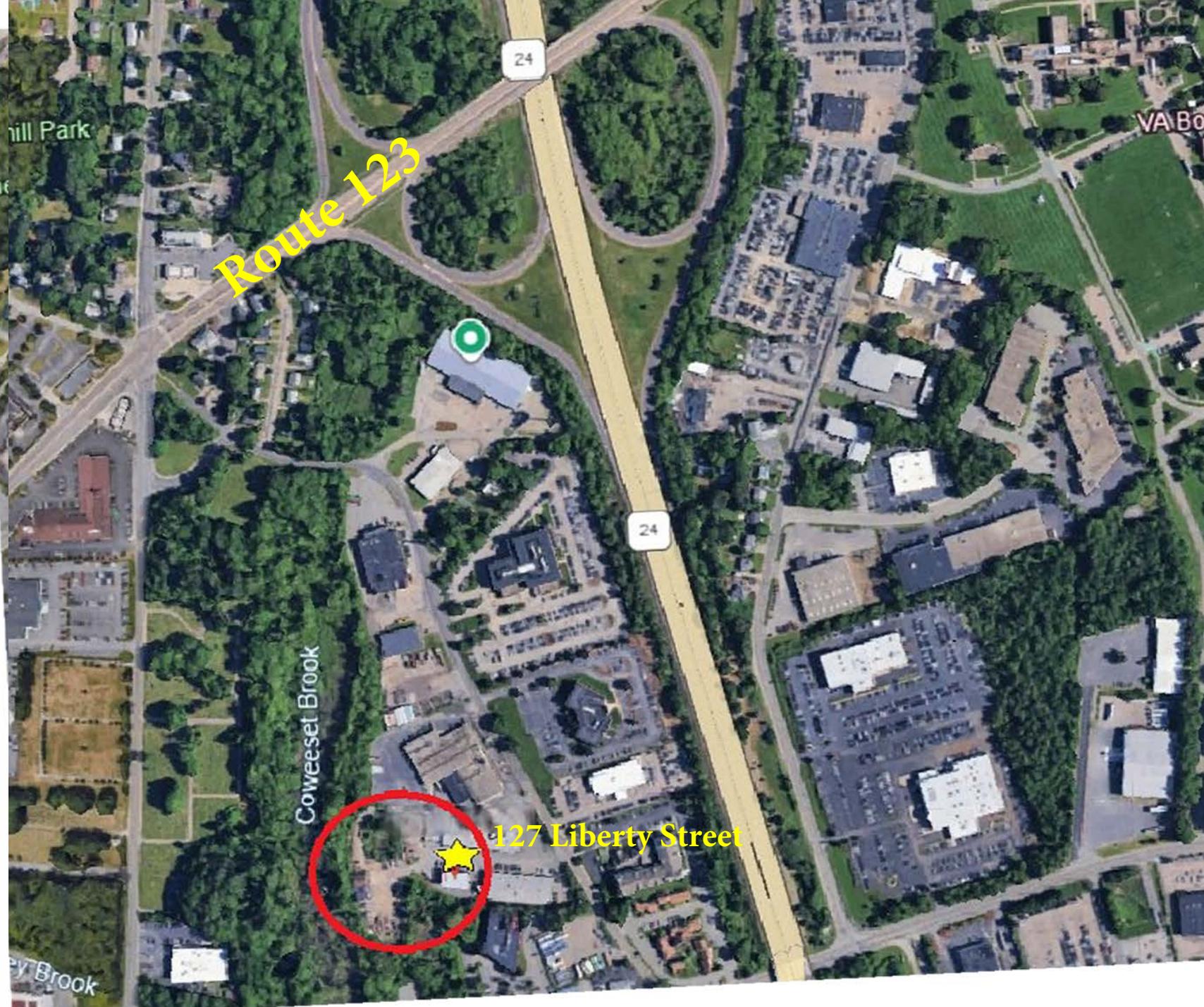
Internal Revenue Service (IRS) Taxpayer...

127 Liberty Street

24

24

Brook



Route 123

24

24

Coweset Brook

127 Liberty Street

hill Park

VA BO

ey Brook



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