

# 105 INDUSTRIAL BOULEVARD

B R O C K T O N , M A

NEW HIGH-BAY SPEC CONSTRUCTION  
**37,500 SF AVAILABLE**



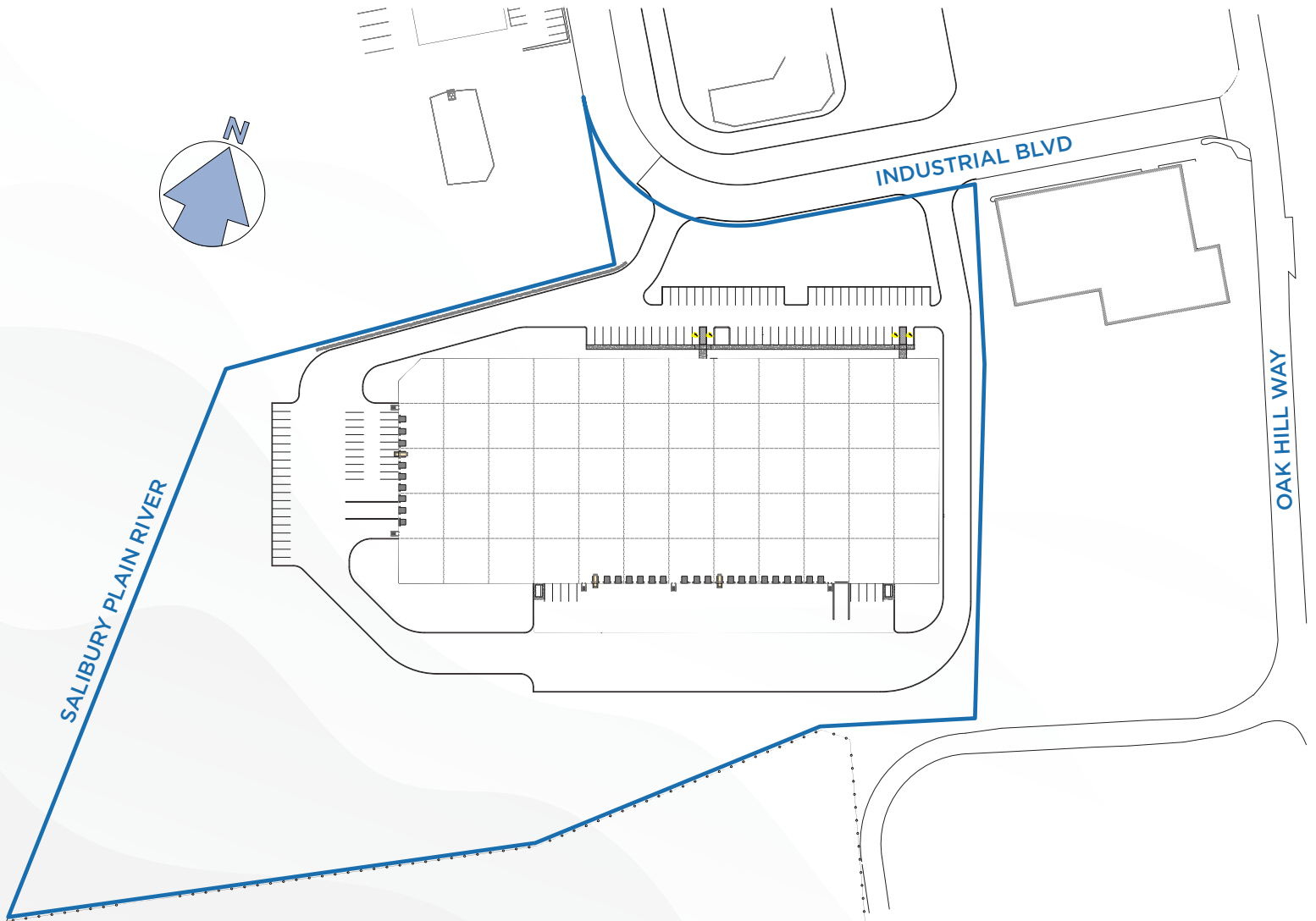
CUSHMAN &  
WAKEFIELD



GFI PARTNERS



# PROPERTY DESCRIPTION



## SITE PLAN



**36'** CLEAR HEIGHT



**50'** COLUMN SPACING



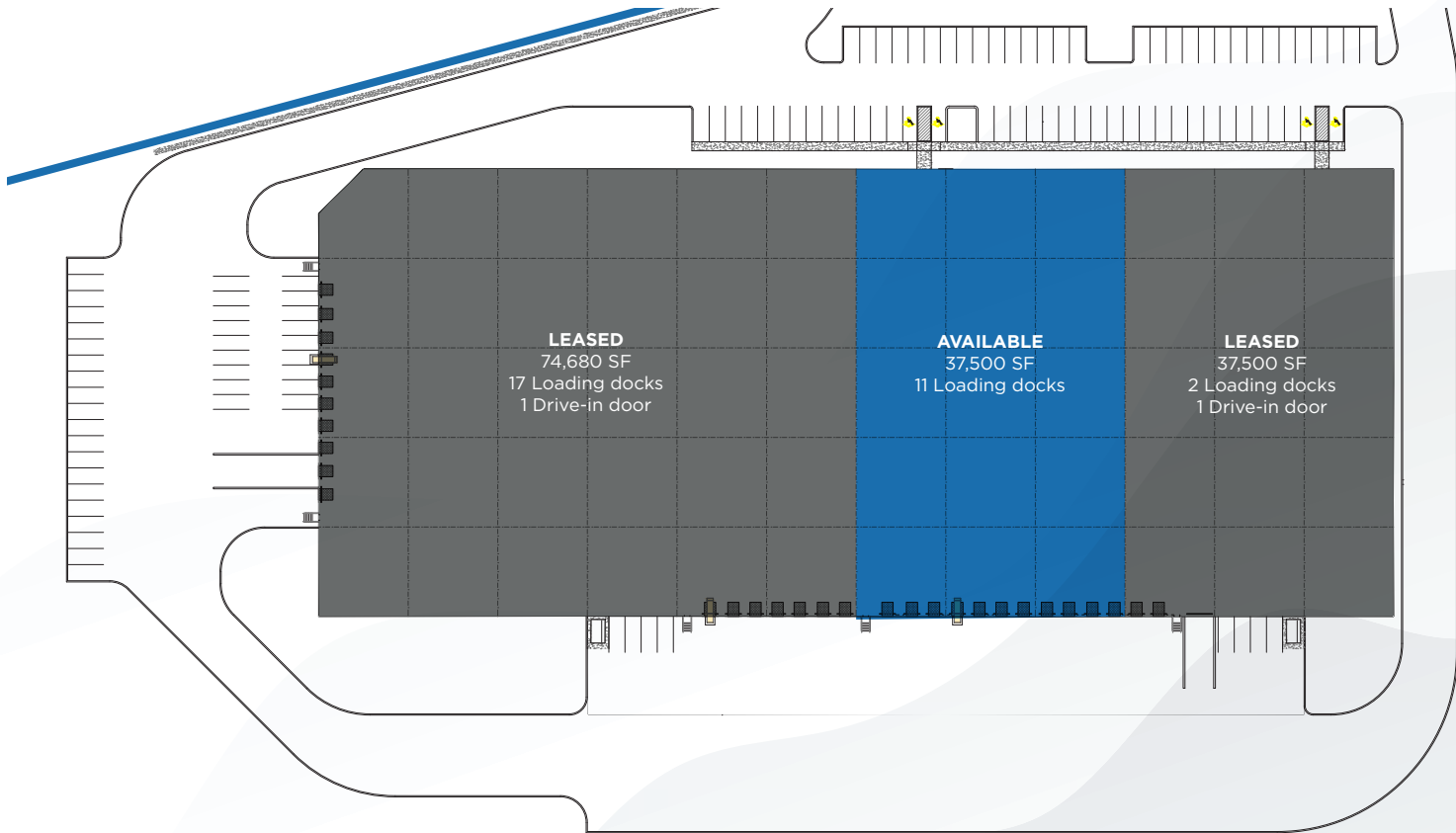
**11** LOADING DOCKS



**13** ACRES TOTAL SITE AREA

# INDUSTRIAL HUB PRIMED FOR DISTRIBUTION:

**105 Industrial Blvd** is a Class A, high-bay distribution center built in 2023. The facility spans across 149,680 SF and is equipped with impressive specifications including 36' clear height, 11 loading docks and 20 auto spaces. The property offers a strategic location for logistics and transportation with excellent connectivity to Route 24 and I-495.



## BUILDING SPECS:

**TOTAL BUILDING SIZE:** 149,680 SF

**AVAILABLE SPACE:** 37,500 SF

**BUILDING DIMENSIONS:** 250' X 600'

**LAND AREA:** ±13 ACRES

**CLEAR HEIGHT:** 36'

**COLUMN SPACING:** 50' X 50'

**LOADING DOCKS:** 11 TAILBOARD DOCKS

**FIRE:** ESFR SPRINKLERS

**CAR PARKING:** 20 AUTO SPACES

**TRAILER PARKING:**

ADDITIONAL SPACE AVAILABLE IF NEEDED

**TRUCK COURT DEPTH:** 120'

**CONSTRUCTION:** INSULATED METAL PANEL ON CONCRETE BLOCK

**FLOOR:** 7" THICK REINFORCED CONCRETE

**POWER:** 800 AMPS+

**ZONING:** I3 (HEAVY INDUSTRIAL)

**UTILITIES:**

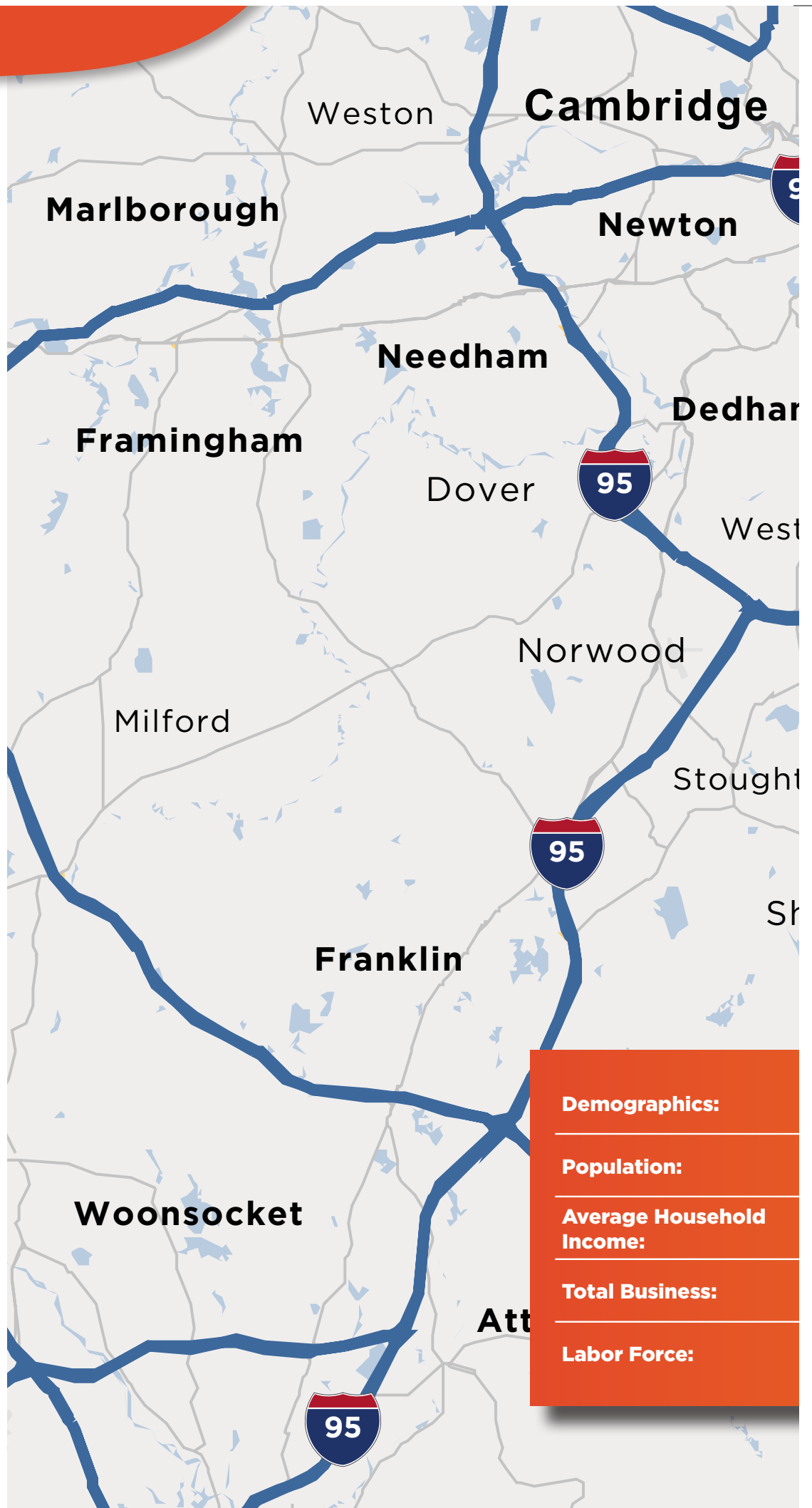
WATER: CITY OF BROCKTON

SEWER: CITY OF BROCKTON

ELECTRIC: NATIONAL GRID




GAS: EVERSOURCE

# EXCELLENT HIGHWAY ACCESS





**105 INDUSTRIAL BOULEVARD**  
BROCKTON, MA

	3 Miles	5 Miles	7 Miles	<b>TRAVEL TIMES</b>		
	76,317	167,079	245,908	 I-495: 12 mi		Logan Airport: 30 mi
	\$93,178	\$102,241	\$114,514			 I-95: 18 mi
	2,580	5,712	8,228			
	40,912	92,233	138,043			





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FOR MORE INFORMATION,  
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