



**Perishable
Management
Services**

Industrial
and Commercial
Real Estate

P.O. Box 171220
Boston, MA 02117
www.permanser.com

Tel: 617.424.0040
Fax: 617.424.0080
Mobile: 617.840.1484

USDA & HACCP APPROVED

WHOLESALE & DISTRIBUTION REFRIGERATED FOOD PROCESSING



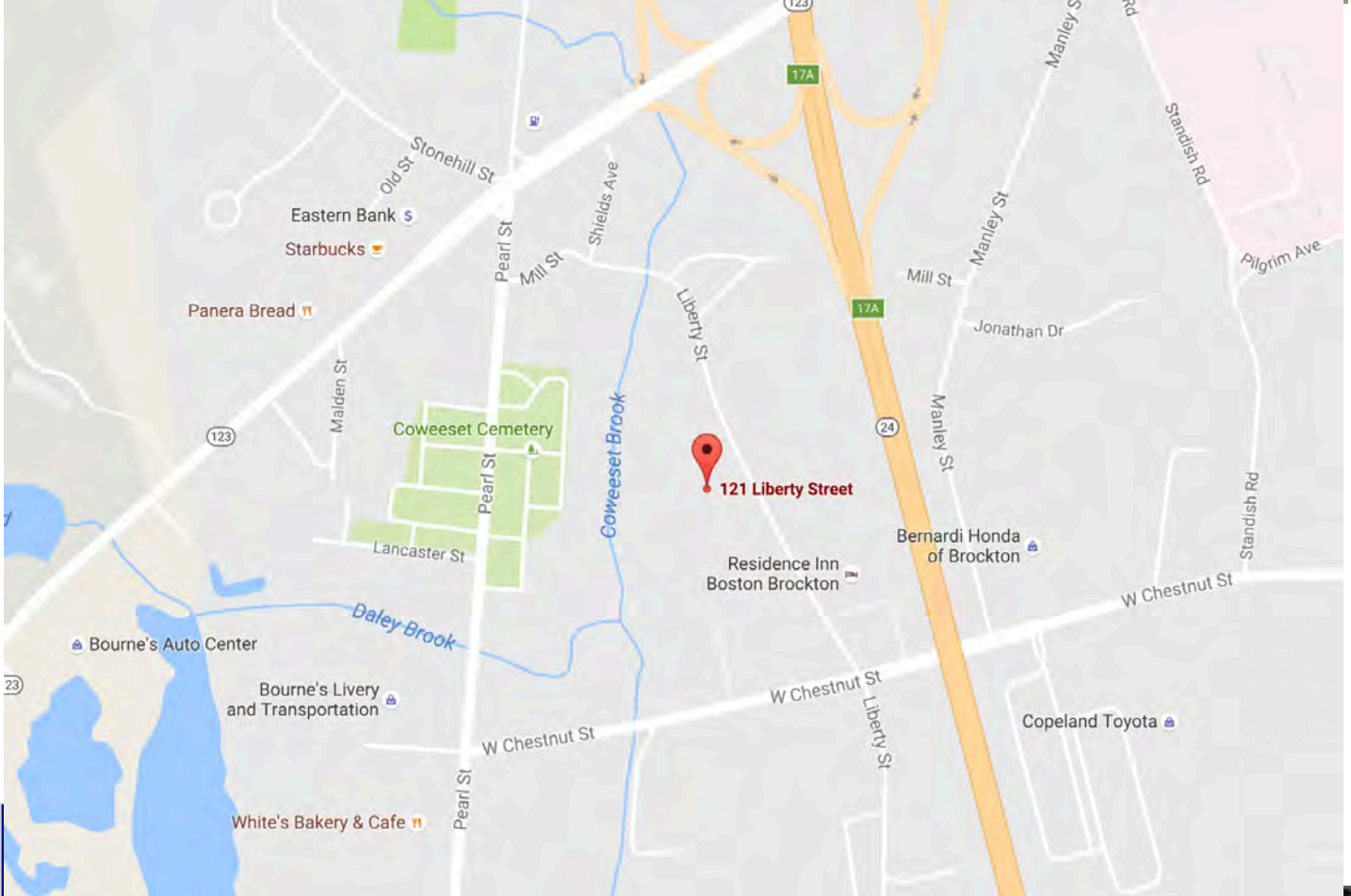
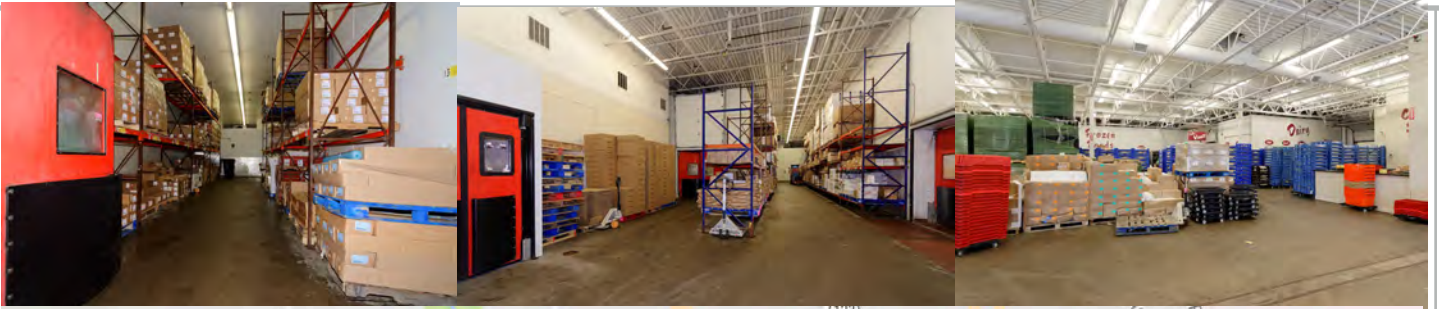

Exclusive Broker: Joel B. Miller
Office: 617-424-0040
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Email: joel@permanser.com
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SALE or LEASE
121 Liberty Street
Brockton, MA 02301
±41,000 s.f. Total Building
±8.78 Acres of Land

The City of Brockton is strategically located near the intersection of Route 24 and I-495. With easy access to labor and major highways, this location is perfect for a manufacturing entity, distribution center.

SIMPLY A GREAT LOCATION LOCATION LOCATION LOCATION

- USDA and HACCP Approved Food Production Facility containing approximately 41,000 SF with over 16,000 SF of refrigerated space. Facility includes 4 Tailgate Loading Docks & Several Drive-In doors, kitchen, ample parking, and Route 24 visibility. Built 1994.
- Industrial Kitchen with Hoods
- 40 Parking Spaces
- In Ground Grease Traps
- Washable Environment
- Built-In Sanitation System
- Several Coolers & Refrigerated Processing Rooms
- Several Freezers & Blast Coolers
- 3Phase Power
- Exterior Cement Pad for Silo or Nitrogen Tank



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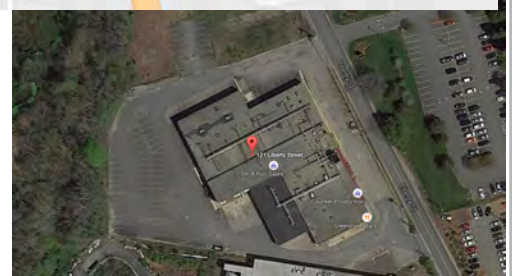
Perishable Management Services
P.O. Box 171220
Boston, MA 02117
USA

Industrial Real Estate
Brokerage Services

*It is not often that a property of this type comes onto the market for **Sale or Lease**. Whether you are an **Owner/Occupant** or an **Investor** this property is truly a remarkable **opportunity and value** for the right Buyer. Timing, Location, Availability and a more than fair price.*

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The information contained herein has either been given to us by the owner of the property or obtained from sources that we deem reliable. We have no reason to doubt its accuracy but we do not guarantee it. This information is subject to change and this offering can be withdrawn without notice



- *2016 Real Estate Taxes \$75,831.69**
- *City Water & Sewer**
- *Rubber Roof**
- *Natural Gas Heat**
- *Office (HVAC)**
- *3 phase service**