



INDUSTRIAL BUILDING
FOR LEASE

1093-1115 N. MONTELLO STREET

1093 NORTH MONTELLO
STREET, BROCKTON, MA 02301

DAVE ELLIS, SIOR

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MIGUEL ENCARNACION

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PROPERTY SUMMARY

1093-1115 N. MONTELLO STREET



PROPERTY DESCRIPTION

A rare opportunity to lease a well-located industrial facility with extensive secure industrial outside storage (IOS) in one of Southeastern Massachusetts' most active industrial corridors. The property offers approximately 40,000 SF of functional warehouse space complemented by +/- 5 acres of fenced, secured yard — ideal for fleet parking, trucking and logistics operations, contractor yards, equipment and materials storage, or last-mile distribution.

Positioned on North Montello Street (Route 28), the site provides excellent access to Route 24, Route 27, and I-93, placing operators within easy reach of Boston, the South Shore, and the broader New England distribution market.

PROPERTY HIGHLIGHTS

- Less than 5 Minutes to Route 24
- Easy Access to 128, 93 and 95
- 8.14 Acres Of Secure Industrial Outside Storage
- C-2 Zoning Allows Warehouse and Truck Terminal

OFFERING SUMMARY

Lease Rate:	Negotiable
Number of Units:	2
Available SF:	20,000 - 200,000 SF
Lot Size:	8.14 Acres
Building Size:	38,934 SF
NOI:	\$197,761.02
Cap Rate:	2.47%

DEMOGRAPHICS	1 MILE	2 MILES	3 MILES
Total Households	4,112	16,376	35,426
Total Population	11,599	43,810	95,469
Average HH Income	\$60,048	\$57,495	\$60,873



**ELLIS
REALTY
ADVISORS**

DAVE ELLIS, SIOR

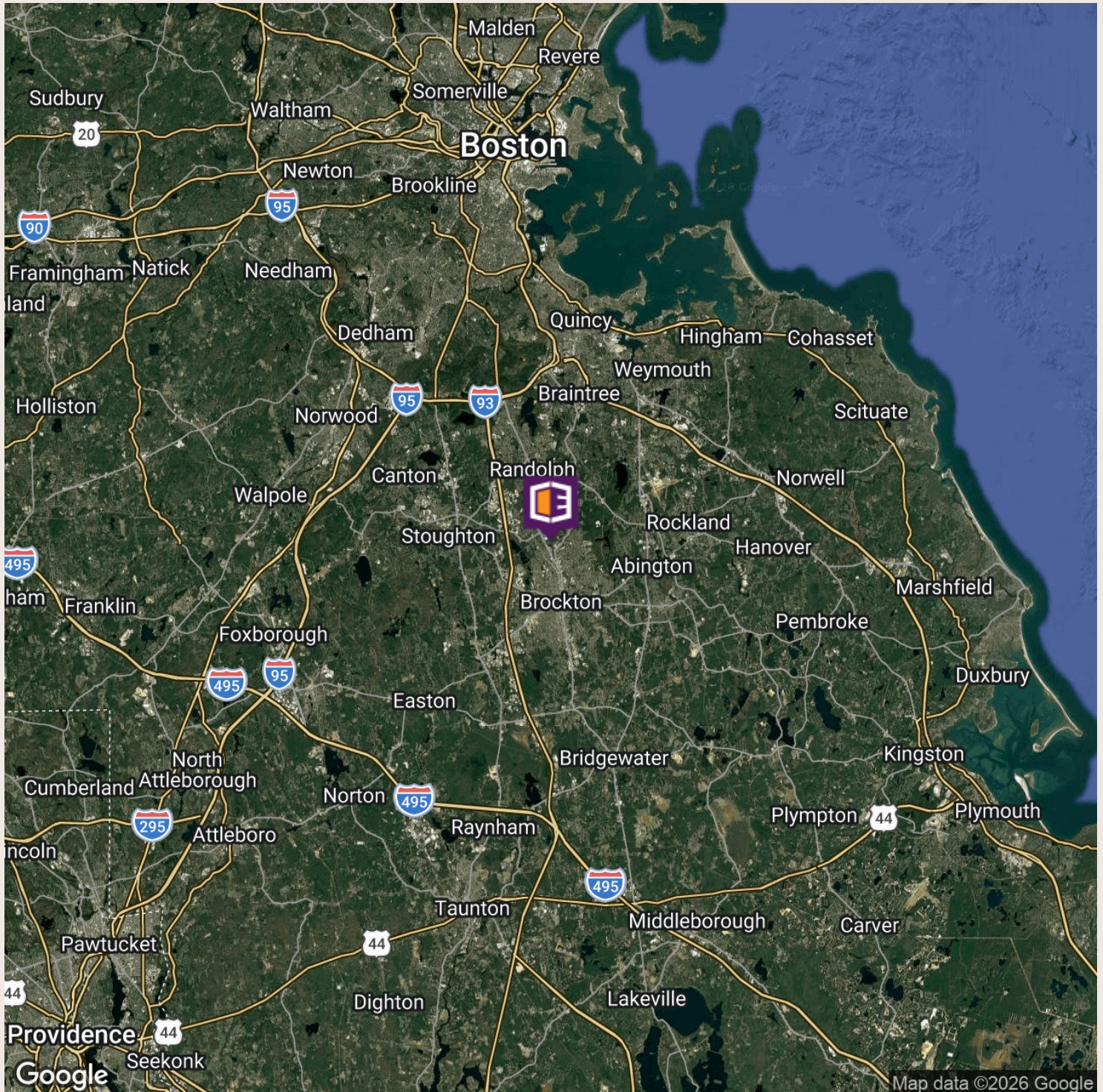
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AERIAL MAP

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ADDITIONAL PHOTOS

1093-1115 N. MONTELLO STREET



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