



132 Court St

132 Court St, Brockton, MA 02302



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132 Court St

Upon Request

Exceptional redevelopment opportunity! Currently a warehouse structure, this prime parcel comes with a variance for a transformative 150-unit apartment community featuring approximately 4,000 square feet of ground-level commercial/retail space. Located with strong visibility and access, within steps to the commuter rail this property is positioned for a high-impact mixed-use development. Renderings, variance documentation, and completed traffic study are in hand — streamlining the path to development. Ideal for developers seeking a multifamily project with integrated retail in a high-demand rental corridor. Excellent opportunity to capitalize on Brockton's continued growth and proximity to major routes, commuter rail, and area amenities....



View from Main Parking Area

Price:	Upon Request
Property Type:	Industrial
Property Subtype:	Warehouse
Building Class:	C
Sale Type:	Investment or Owner User
Lot Size:	2.33 AC
Gross Building Area:	20,000 SF
Rentable Building Area:	20,000 SF
Sale Conditions:	1031 Exchange
No. Stories:	1
Year Built:	1957
Tenancy:	Multi
Parking Ratio:	2/1,000 SF
Zoning Description:	I2
APN / Parcel ID:	BROC-000163-000002



View from Court Street



View from Court Street



View from Court Street



View from Court Street



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Property Photos



North Exterior Elevation
Scale: 1/8" = 1' - 0"



South Exterior Elevation - Court Street
Scale: 1/8" = 1' - 0"

Typical Exterior Finishes

- ALUMINUM CLIP FLASHING
- BUILDING DRAINAGE TIE-INS
- PERFORATED CLAY-GLAZED BRICKS AND EXTERIOR METAL BRICK
- INSULATED CLEAR GLASS BALCONY GLAZING SYSTEM WITH ALUMINUM FRAME WINDOW SYSTEM
- ARCHITECTURAL METAL PANEL
- ARCHITECTURAL VENEER MASONRY
- ALUMINUM STOREFRONT GLAZING SYSTEM
- GLASS BALCONY RAILING



East Exterior Elevation
Scale: 1/8" = 1' - 0"



West Exterior Elevation
Scale: 1/8" = 1' - 0"



Property Photos



Screenshot 2026-02-19 at 8.43.39?A



132 Court Street - Brockton by From Scratch Productions (3)

Property Photos



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