

2 BUILDINGS • 15,800 SF OFFICE SPACE

# 105 & 111 TORREY STREET

BROCKTON, MASSACHUSETTS



## EXECUTIVE SUMMARY

of two buildings totaling  $\pm 15,800$  square feet of office space, presents investors high quality real estate with substantial value-add potential.

Brockton is one of Massachusetts' largest cities. Located just 24 miles from downtown Boston and just a short drive to other emerging neighborhoods, Brockton offers easy access to a broad range of amenities. **105 & 111 Torrey Street** is just 1.9 miles to the nearest MBTA Commuter Rail station offering tenants an easy commute to Boston and surrounding cities. By car, it is just a 30 minute drive to Downtown Boston. With immediate access to major thoroughfares, proximity to public transit, and the wealth of amenities, tenants of **105 & 111 Torrey Street** benefit of everything the area has to offer.

Boston Realty Advisors is pleased to present the opportunity to acquire **105 & 111 Torrey Street** in Brockton, Massachusetts. The offering, consisting



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# INVESTMENT HIGHLIGHTS

## TRANSIT ORIENTED

With direct access to Route 24, and just a short drive from major thoroughfare I-93, **105 & 111 Torrey Street** offers easy access to Boston City and surrounding submarkets. Furthermore, it is one step away from several bus stops and only 1.9 miles from Brockton MBTA Commuter Rail Station.

## ABUNDANCE OF AMENITIES

With a strong retail lineup right across the street, the property offers tenants convenient access to a multitude of dining and amenities. In addition, it is in close proximity to downtown Brockton and Westgate Mall.

## STABLE INCOME & REPOSITIONING POTENTIAL

The offering currently produces in-place income with substantial up-side potential through lease-up. Almost 100% leased with short term tenants with various leases expiring soon, it offers new ownership the ability to quickly reposition.

## IRREPLACEABLE REAL ESTATE

Strong tenant base, proximity to major thoroughfares and abundant parking make this asset truly one-of-a-kind offering. **105 & 111 Torrey Street** offers ±100 parking spaces for tenant convenience.



### PROPERTY DETAILS

|              |   |
|--------------|---|
| ADDRESS      | 105 & 111 Torrey Street,<br>Brockton, MA          |
| BUILDINGS SF | ± 15,800 SF                                       |
| LAND SIZE    | 3.75 Acres (163,350 SF)                           |
| PARKING      | 100 surface spaces                                |
| ACCESS       | From Torrey Street via<br>Route 24 or West Street |

## CAPITAL MARKETS

### JASON S. WEISSMAN

Founder & Sr. Partner  
617.850.9608  
jweissman@bradvisors.com

### NICHOLAS M. HERZ

Managing Director & Partner  
617.850.9624  
nherz@bradvisors.com

### KEVIN BENZINGER

Associate Director  
617.850.9647  
kbenzinger@bradvisors.com

### DOMINIQUE DUBOIS

Analyst  
617.850.9632  
ddubois@bradvisors.com



**Boston Realty Advisors**

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745 Boylston Street | Boston, MA 02116 | (T) 617.375.7900 | (F) 617.536.9566 | BRAdvisors.com

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