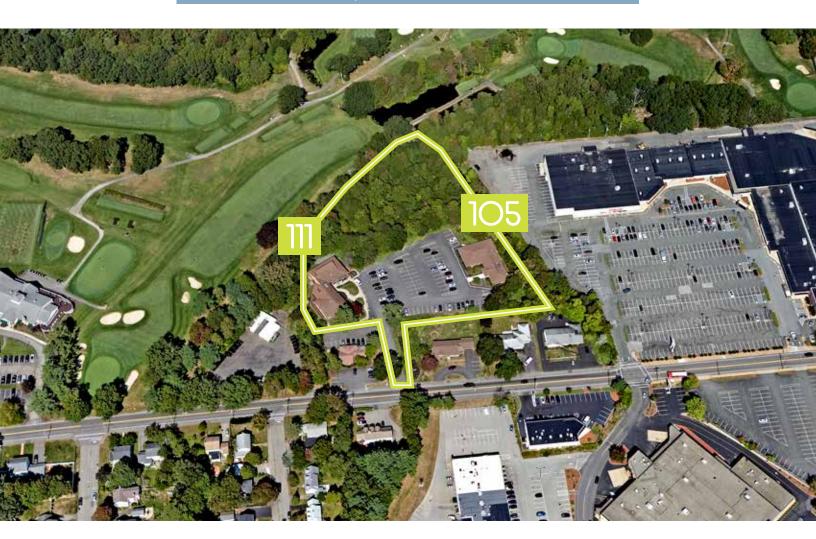
## 2 BUILDINGS • 15,800 SF OFFICE SPACE

# 105 & 111 TORREY STREET

BROCKTON, MASSACHUSETTS



### EXECUTIVE SUMMARY

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

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.



#### 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-ofkind offering. 105 & 111 Torrey Street offers ±100 parking spaces for tenant convenience.

**ADDRESS** 

105 & 111 Torrey Street,

Brockton, MA

**BULDINGS SF** ± 15,800 SF

LAND SIZE 3.75 Acres (163,350 SF)

PARKING 100 surface spaces

ACCESS From Torrey Street via

Route 24 or West Street







#### **CAPITAL MARKETS**

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