

164,219 SF Industrial Building 1450 Brayton Avenue, Fall River, MA



**Seconds to Routes 24 & 195
Best Value in the Market !
Fall River Wants Your
Business !!**



Building Size: 164,219 SF +/- Total Space.
Office Space - 4,244 SF +/-
Production Space - 159,975 SF +/-

Lot Size: 7.39 Acres.

Zoning: Industrial District w/ Research & Development Overlay.

Year Built: 1987

Building Construction: Block with Steel Bar Joist.

Bay Spacing: 45' x 35'.

Roof: Rubber Membrane with Stone Ballast.

Utilities: Municipal Water & Sewer, Gas, Electric

Electric: 4,000 Amp, 480 Volts.

Ceiling Height: 18' in Warehouse.

Taxes: \$0.70 SF 2012.

Loading: 6 Tailboards w/ Levelers, 1 On Grade Door.



For Sale @ \$3,250,000
or
Lease It @ \$2.50 SF NNN

Contact:
Michael Giancola, SIOR
508.833.5050
mgiancola@ccim.net



Southeast Commercial Real Estate, Inc.
www.southeastcommercialre.com



CERTIFICATION TO :
 STEWART TITLE GUARANTEE COMPANY AND QUAKER FABRIC CORPORATION OF FALL RIVER.

THE UNDERSIGNED HEREBY CERTIFIES THAT THIS SURVEY CORRECTLY SHOWS THE LOCATION OF ALL BUILDINGS SITUATED ON THE PREMISES SHOWN HEREON; THAT, EXCEPT AS SHOWN, THERE ARE NO VISIBLE EASEMENTS OR RIGHTS OF WAY ACROSS OR APPURTENANT TO SAID PREMISES OR ANY OTHER EASEMENTS OR RIGHTS OF WAY WHICH THE UNDERSIGNED HAS BEEN ADVISED, NO PARTY WALLS, NO ENCROACHMENTS ON ADJOINING PREMISES, STREETS, OR ALLEYS BY ANY OF SAID BUILDINGS, AND NO ENCROACHMENTS ON SAID PREMISES BY BUILDINGS, STRUCTURES OR OTHER IMPROVEMENTS SITUATED ON ADJOINING PREMISES EXCEPT AS SHOWN; THAT ACCESS TO AND EGRESS FROM THE PREMISES ARE IN ACCORDANCE WITH APPLICABLE GOVERNMENTAL REGULATIONS AND ARE PROVIDED.

WILLIAM I. MORSE
 PROFESSIONAL LAND SURVEYOR
 MASS. #27296

NOTE: THE LOCATIONS OF THE UNDERGROUND UTILITIES SHOWN HEREON ARE BASED ON PARTMARK INDICATORS PLACED BY OTHERS AND LOCATION NOTES PROVIDED BY THE CITY OF FALL RIVER ENGINEERING DEPARTMENT AND ARE APPROXIMATE ONLY.

PLAN REVISIONS

L.C. 1442 C
L.C. 33789 A
L.C. 33335 A
L.C. 33910 A
L.C. 39190 A
L.C. 41183 A

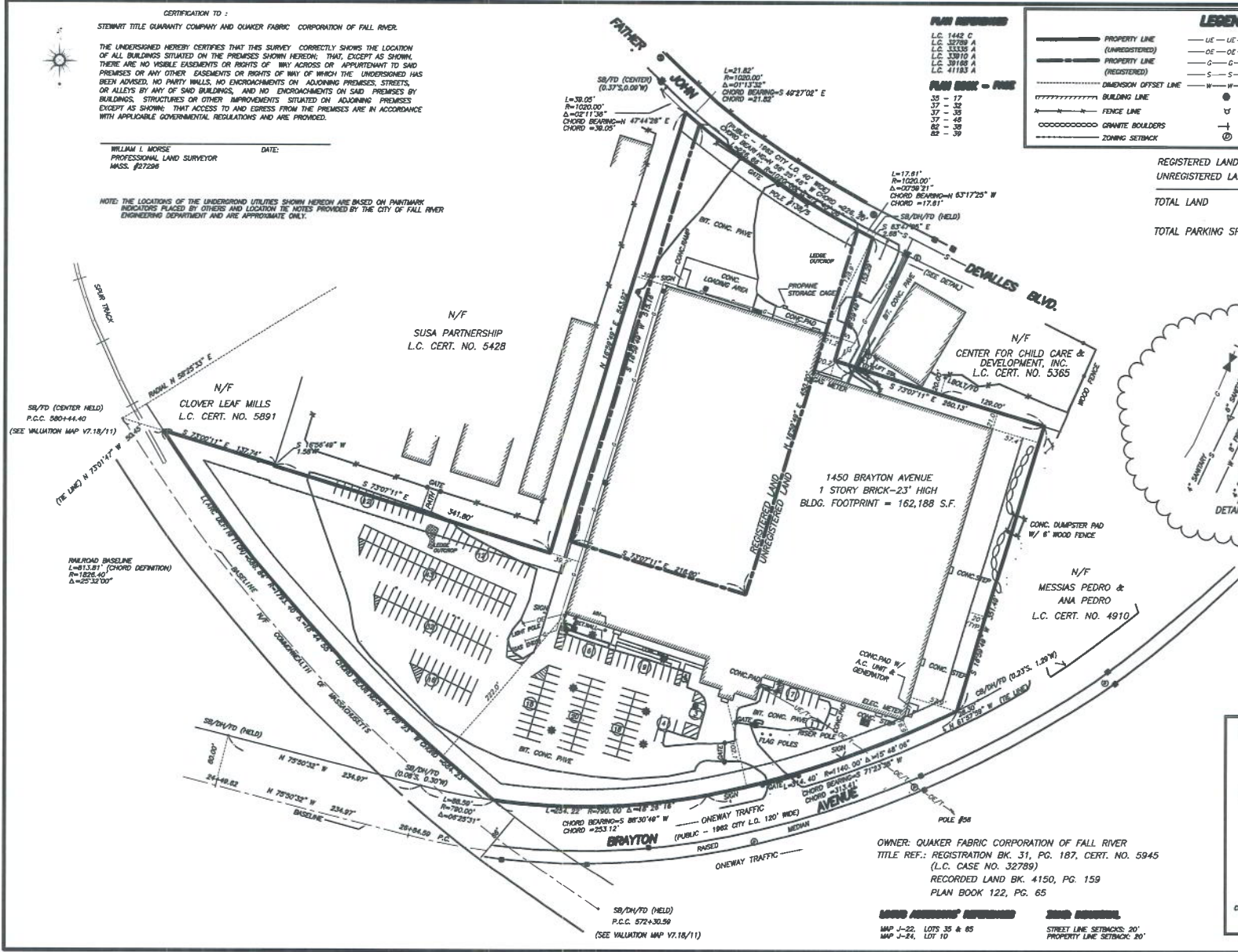
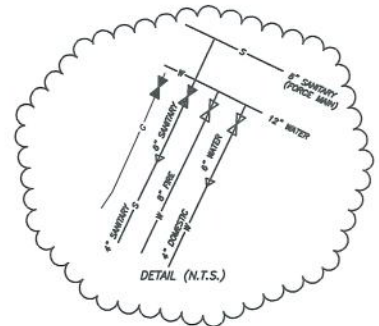
PLAN BOOK - PLAN

35	-	17
37	-	35
37	-	35
37	-	35
82	-	39
82	-	39

LEGEND

—	PROPERTY LINE (UNREGISTERED)	—UE—UE—	UNDERGROUND ELEC.	⊠	ELECTRICAL TRANSFORMER
—	PROPERTY LINE (REGISTERED)	—OE—OE—	OVERHEAD ELEC.	⊞	HANDICAP PARKING
—G—G—	GAS LINE (APPROX.)	—S—S—	GAS LINE (APPROX.)	⊞	PARKING SPACES
—S—S—	SEWER	—W—W—	WATER MAIN	⊞	TELEPHONE MANHOLE
---	DIMENSION OFFSET LINE	⊞	MANHOLE (SEWER)	⊞	LIGHT POLE
---	BUILDING LINE	⊞	HYDRANT	⊞	WATER GATE
---	FENCE LINE	⊞	POLE W/CLY-ANCHOR	⊞	GAS GATE
⊞	GRANITE BOLDERS	⊞	DRAIN MANHOLE	⊞	SEWER GATE
---	ZONING SETBACK			⊞	CATCH BASIN

REGISTERED LAND AREA = 103,695 S.F. (2.381 ACRES)
 UNREGISTERED LAND AREA = 289,065 S.F. (6.635 ACRES)
 TOTAL LAND AREA = 392,760 S.F. (9.016 ACRES)
 TOTAL PARKING SPACES = 201



**ALTA/ACSM LAND TITLE SURVEY
 AT BRAYTON AVENUE
 FALL RIVER, MASSACHUSETTS**

OWNED BY
**QUAKER FABRIC CORPORATION
 OF FALL RIVER**

DATE: OCTOBER 29, 2001 SCALE: 1"=50'
 0' 50' 100'

PREPARED BY
PRIME ENGINEERING

ONE ENGINEERING - LAND SURVEYING - ENVIRONMENTAL ASSESSMENT
 P.O. BOX 1006, 200 BETHUN STREET, LAWRENCE, MA 02887
 TEL: 508.687.0000 FAX: 508.647.3004

PROJECT: 2681001 DRAWING: 26810002-ALTA-2001

OWNER: QUAKER FABRIC CORPORATION OF FALL RIVER
 TITLE REF.: REGISTRATION BK. 31, PG. 187, CERT. NO. 5945
 (L.C. CASE NO. 32789)
 RECORDED LAND BK. 4150, PG. 159
 PLAN BOOK 122, PG. 65

MAP J-22, LOTS 35 & 85
 MAP J-24, LOT 10