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130 LIBERTY STREET, UNIT 9

BROCKTON, MA. 02301

OFFICE BUILDING FOR SALE

Crawford Square Professional Building

44 Diauto Drive, Randolph



Situated less than two miles from Route 24 (Exit 20A/Route 139) and just over three miles from Route 128/93 split (Exit 5A/route 28)



Handicap Bathroom
Handicap Parking
Reception Area/Conference Room
All Brick Exterior
Private Parking in Rear
Professionally Landscaped Gardens

For further information or if you wish to schedule an appointment to view this property, please call:
Peter Quinn
Cell: 781-820-7424
Email: peter.quinn@att.net

TOTAL SIZE: 3,700 SF of office plus 1,200 SF of storage
LAND AREA: 9,980 SF-
PARKING : 15 off-street parking spots
abundant on-street parking
SECURITY SYSTEM: Exterior horns, glass break, motion detectors and emergency lighting system
UTILITIES: *HVAC:* Heat by oil, cooling by electricity
Electric: National Grid,
Water/Sewer: Town of Randolph
TAXES : \$8,710.80 (FY 2009)



44 Diauto Drive offers an office-space user the rare opportunity to own its own space in a stand alone facility that is surrounded by shopping, hotels, dining and service amenities.

The property can be bought and occupied in its entirety or a new owner can benefit from rental income by keeping one or two of the users that currently occupy the facility in a tenant-at-will fashion. It offers a variety of income and usage scenarios.

All information furnished regarding property for sale is from sources deemed reliable, but no warranty or representation is made as to the accuracy thereof and same is submitted subject to errors, omissions, change of price rental or other considerations, prior sales or lease, or withdrawal without notice