



HARTEL COMMERCIAL REAL ESTATE

Strategic Real Estate Services

**NEW CONSTRUCTION
906 N BEDFORD STREET AKA RTE 18
E BRIDGEWATER, MA**

**9,400± SF BUILDING
6 INDUSTRIAL BAYS
OVERHEAD DOORS
24' CEILING HEIGHT**



Conceptual Drawing - Subject to Change

ROUTE 24 PROXIMITY
EACH UNIT OFFERED AT \$12/SF NNN
NEW CONSTRUCTION - 3 UNITS - 1,950± SF | 3 UNITS - 1,110± SF
UP TO 9,400± SF AVAILABLE
INDUSTRIAL ZONE



HARTEL COMMERCIAL REAL ESTATE

230 Jones Road
Suite 6
Falmouth MA 02540

40 Willard Street
Suite 207
Quincy MA 02169

Greg Hartel
617-256-3169
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508-444-0172
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Neighborhood View



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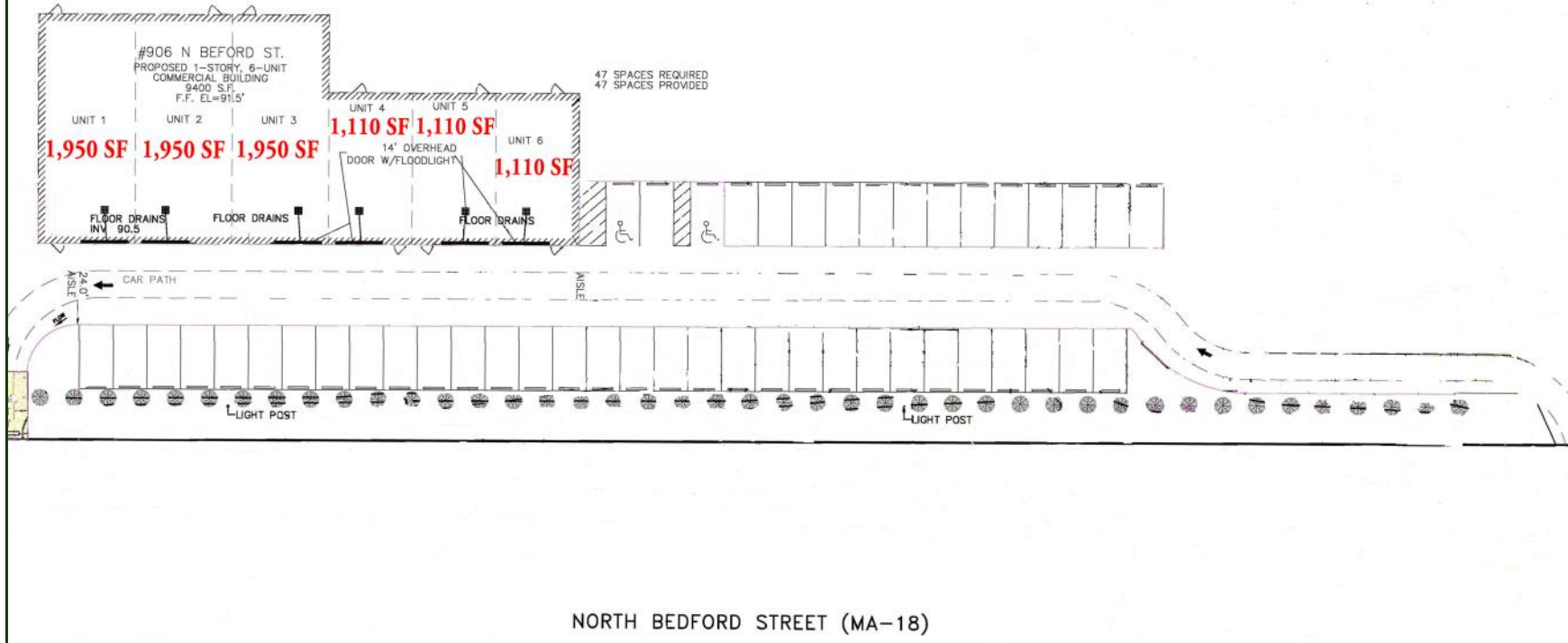
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Proposed Site Plan

906 No Bedford Street



Proposed 6 Units

3 - Units - 1,950± SF | 3 - Units 1,110± SF

Up to 9,180± SF Available

Overhead Doors - each Unit

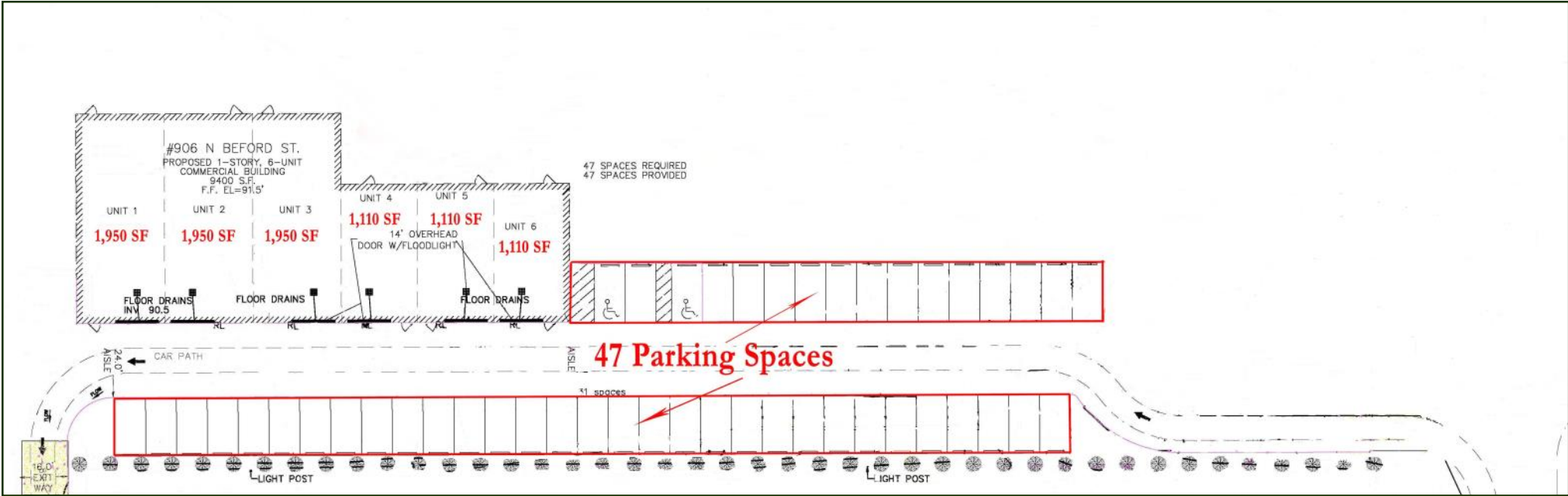
24' Ceiling Height

\$12/SF NNN

Industrial Zone

Close to Major Highways

Parking Plan

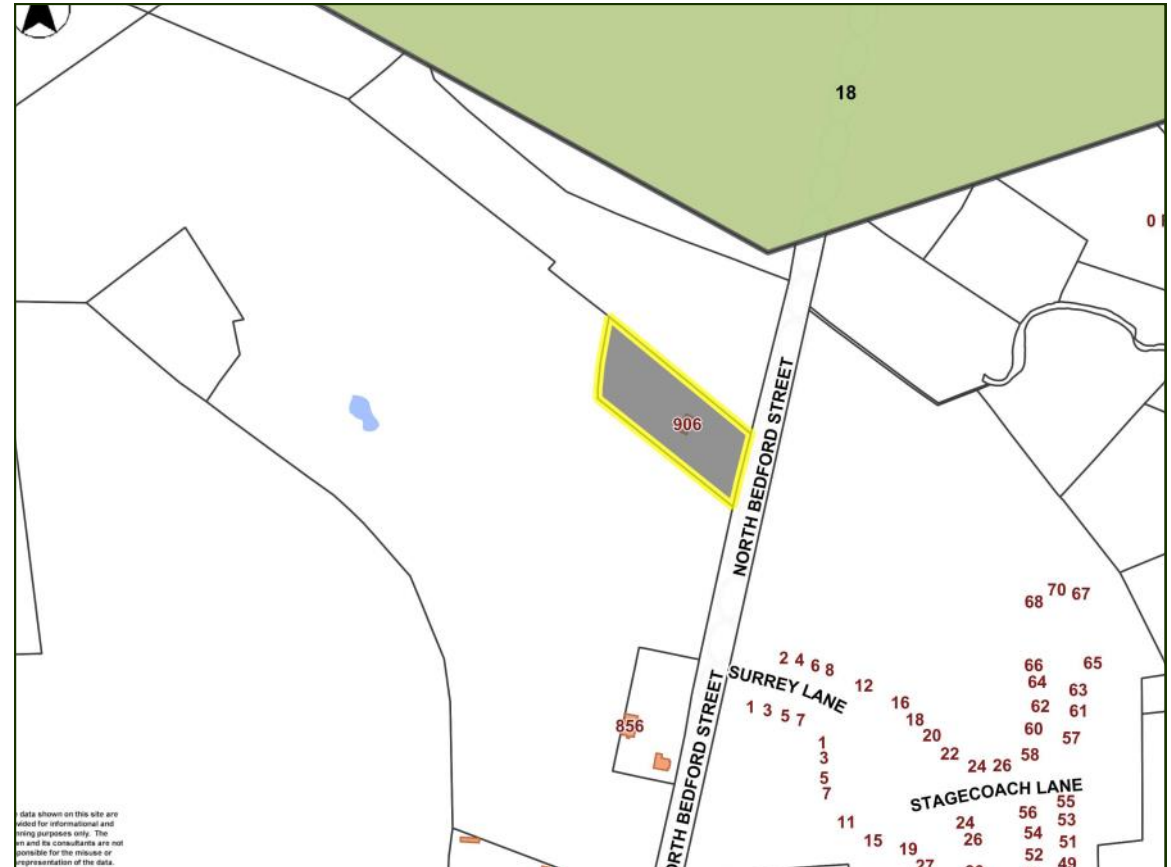


Proposed 47 Spaces in Front/Side



DETAILS

- * NEAR RTE 24 - BETWEEN EXITS 17A & 18A
- * INDUSTRIAL ZONED
- USES INCLUDE: CONTRACTOR BAY, LIGHT MANUFACTURING, RESTAURANT**
- * AREA OF INDUSTRIAL USES
- * NEW PROPOSED 6-BAY INDUSTRIAL BUILDING
- * APPROVED FOR UP TO 9,400± SF BUILDING
- * 3-UNITS - 1,950± SF EACH
- * 3-UNITS - 1,110± SF EACH
- * UP TO 9,400± SF AVAILABLE
- * Each Unit - \$12/SF NNN
- * 1.70± ACRE SITE
- * CLOSE TO RTE 24





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906 N Bedford St - E Bridgewater

This is new construction of a 9,400± SF Building, located close to Route 24. The 1.70± Acre Site is approved for a building up to 9,400± SF. This is a high visibility, heavily traveled year round industrial area. Complimentary businesses are located in the immediate neighborhood.



Building Shown - Similar to Building Offered