



HARTEL COMMERCIAL REAL ESTATE

Strategic Real Estate Services

**NEW CONSTRUCTION
355 WAREHAM STREET - RTE 28
MIDDLEBORO, MA**

**9,900± SF BUILDING
6 INDUSTRIAL BAYS
OVERHEAD DOORS
24' CEILING HEIGHT**



ROUTE 495 PROXIMITY
EACH UNIT OFFERED AT \$1,700/MONTH PLUS UTILITIES
NEW CONSTRUCTION - 1,656± SF EACH UNIT



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
Greg@HartelRealty.com

Main Office
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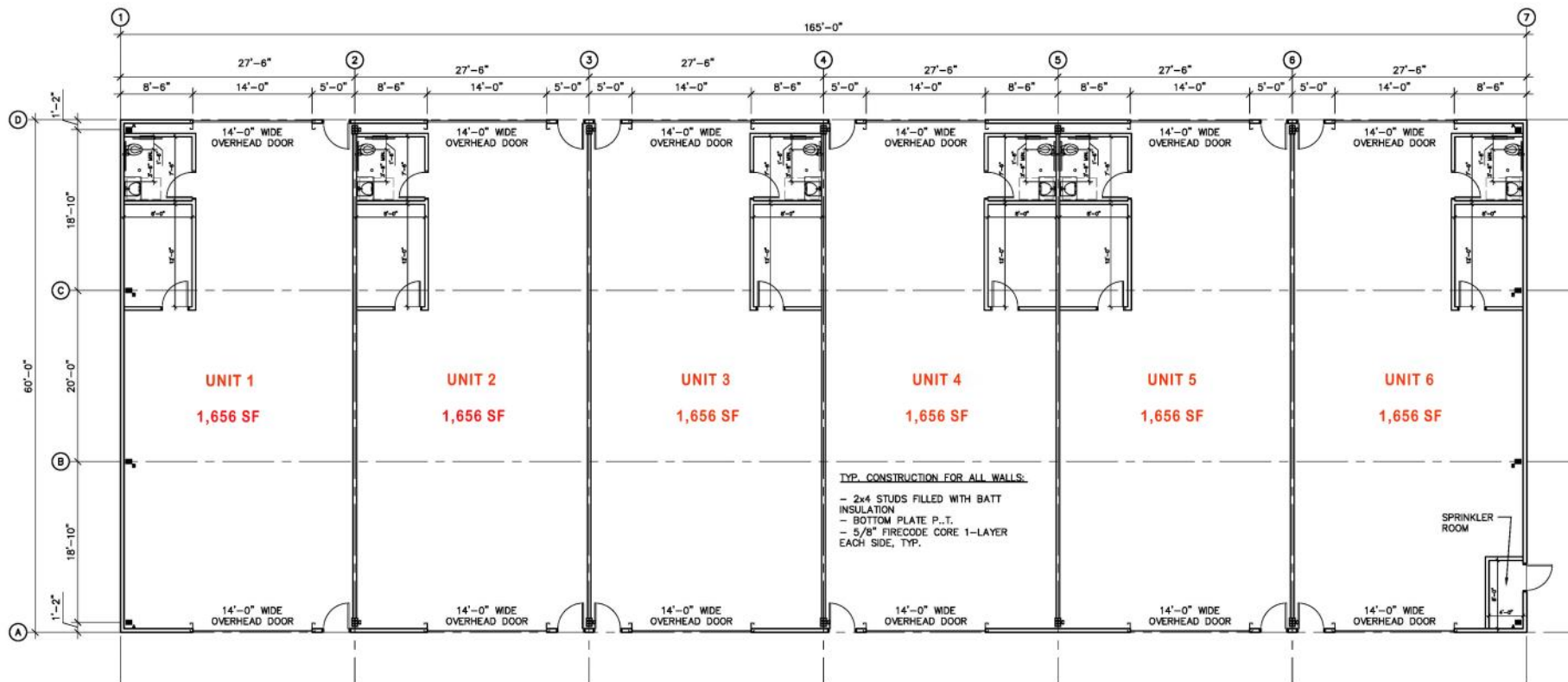
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Proposed Site Plan



1 PLAN - PROPOSED
SCALE: 1/8"=1'-0"

Proposed 6 Units
1,656± SF each Unit
Overhead Doors - each Unit
24' Ceiling Height
Private Office & Bath in each Unit
\$1,700/Month Plus Utilities
Close to Major Highway



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- * **NEAR RTE 495 - BETWEEN EXITS 3 & 4**
- * **AREA OF INDUSTRIAL USES**
- * **NEW PROPOSED 6-BAY INDUSTRIAL BUILDING**
- * **APPROVED FOR UP TO 9,000± SF BUILDING**
- * **1,656± SF EACH UNIT**
- * **2.00± ACRE SITE**
- * **ZONED GU**
- * **LESS THAN 1 MILE FROM RTE 495**
- * **Each Unit - \$1,700/Month plus Utilities**



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355 Wareham St - Middleboro

This is new construction of a 9,000± SF Building, located less than one mile from Route 495. The 2.00± Acre Site is approved for a building up to 9,000± SF. This is an extremely high visibility, heavily traveled year round industrial area. Complimentary businesses are located in the immediate neighborhood.

