



**Lot 3A**

**370 Wareham St - Rte 28  
Middleboro, MA**

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**For Sale at \$1,995,000**

**Industrial Land For Sale | 9.39± Acres - Lot 3A - Approved for 3 Industrial Buildings - 44,295± SF**

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**HARTEL COMMERCIAL REAL ESTATE  
Falmouth ~ Quincy**



**Fully Approved for  
Marijuana Grow**

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**ROAD & UTILITIES  
INSTALLED TO THE SITE**

**Property Summary - For Sale Lot 3A**

- 3 Proposed Buildings Approved 44,295± SF Total
- 9.39± Acre Site - Lot 3A
- Ample Parking
- 14 x 14 Overhead Doors in Each Unit
- Private Bath in Each Unit
- 3 Phase Electric - Gas Heat
- Floor Drains into Tight Tanks w/Septic
- Fully Sprinkled
- General Use Zoning & Located in CBD Zone
- Close to Interstate 495 & Direct Location on Route 28

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**For Sale at \$1,995,000**

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**Lot 3A - For Sale \$1,995,000**

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LOT 3A

3 PROPOSED INDUSTRIAL BUILDINGS APPROVED  
TOTALING 44,295± SF

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Building A - 19,845± SF  
BUILDING B - 15,750± SF  
BUILDING C - 8,700± SF

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ROAD & UTILITIES  
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**Sale Information**

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Lot 2B - 15.21± Acres - **\$15,995,000**

\* 4 Industrial Buildings 76,519± SF

Lot 3A - 9.39± Acres - **\$1,995,000**

\* Approved for 3 Industrial Buildings  
44,295± SF

Entire Property - 25.82± Acres -  
**\$17,900,000**

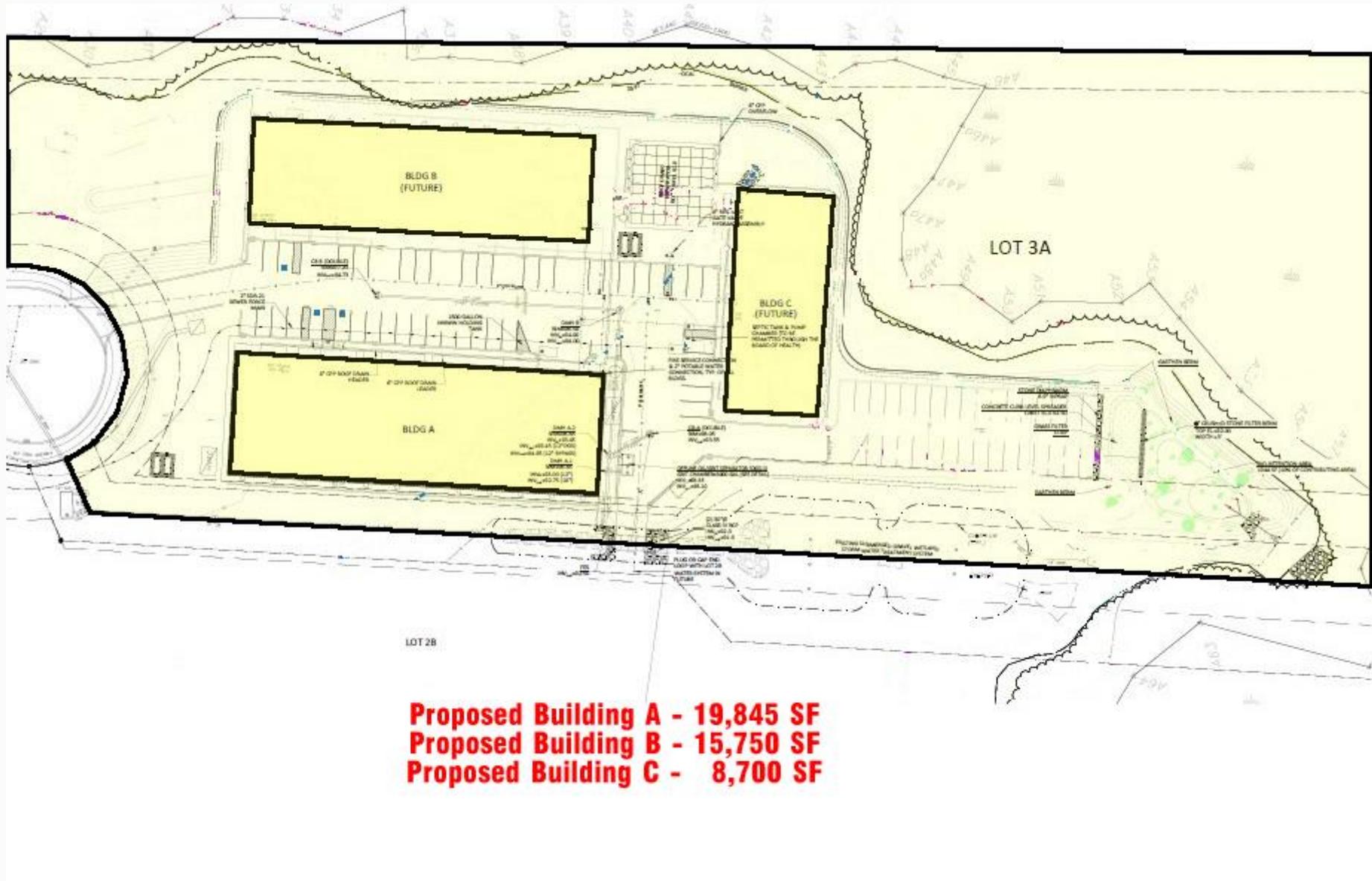
\* Lot 2B - 4 Industrial Buildings  
76,519± SF

\* Approved for 3 Industrial Buildings  
44,295± SF

Fully Approved for Marijuana Grow

Potential to Subdivide and Build to Suit

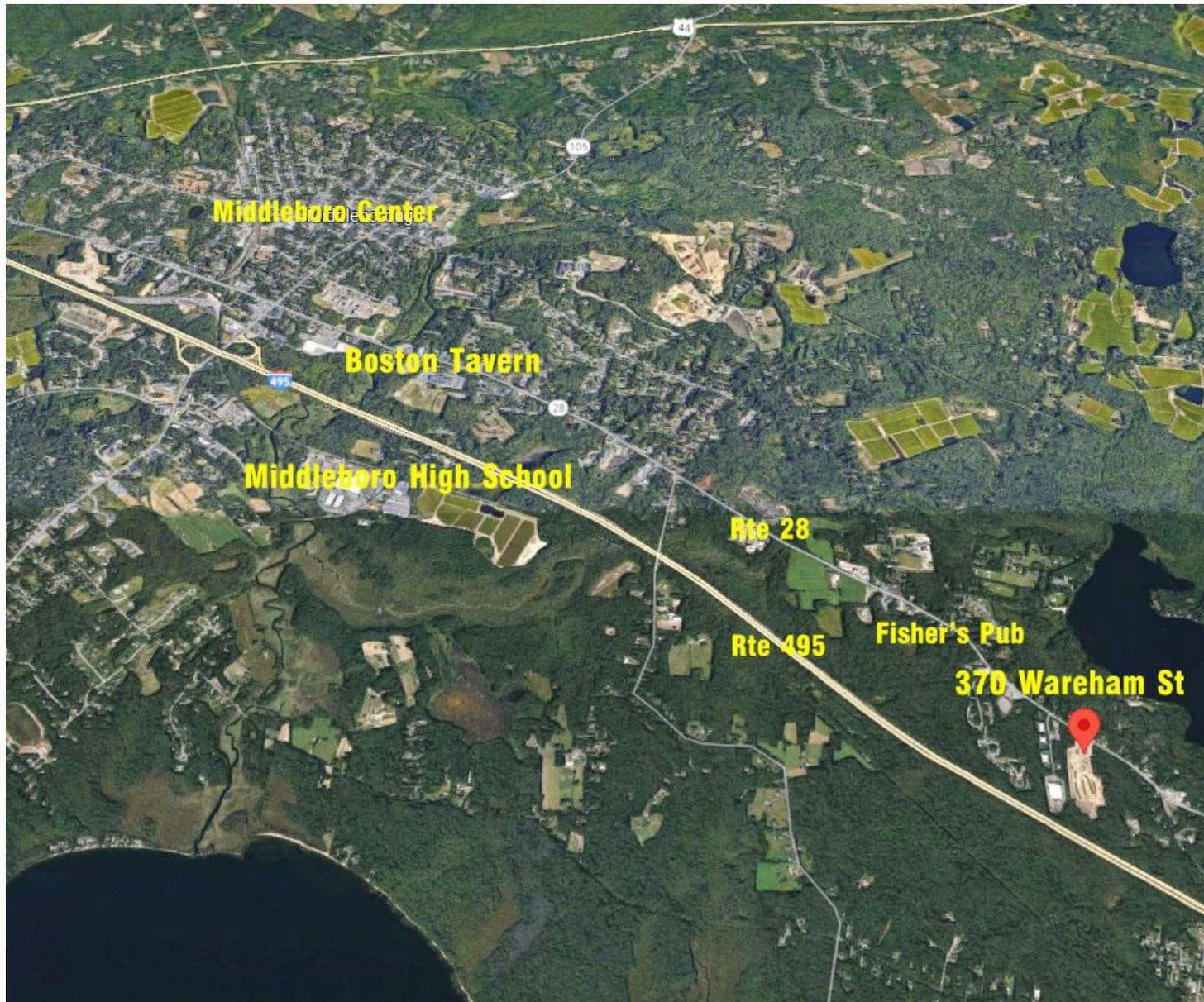
# 370 Wareham St - Rte 28 - Middleboro, MA



**Site Plan - Proposed 3 Buildings**

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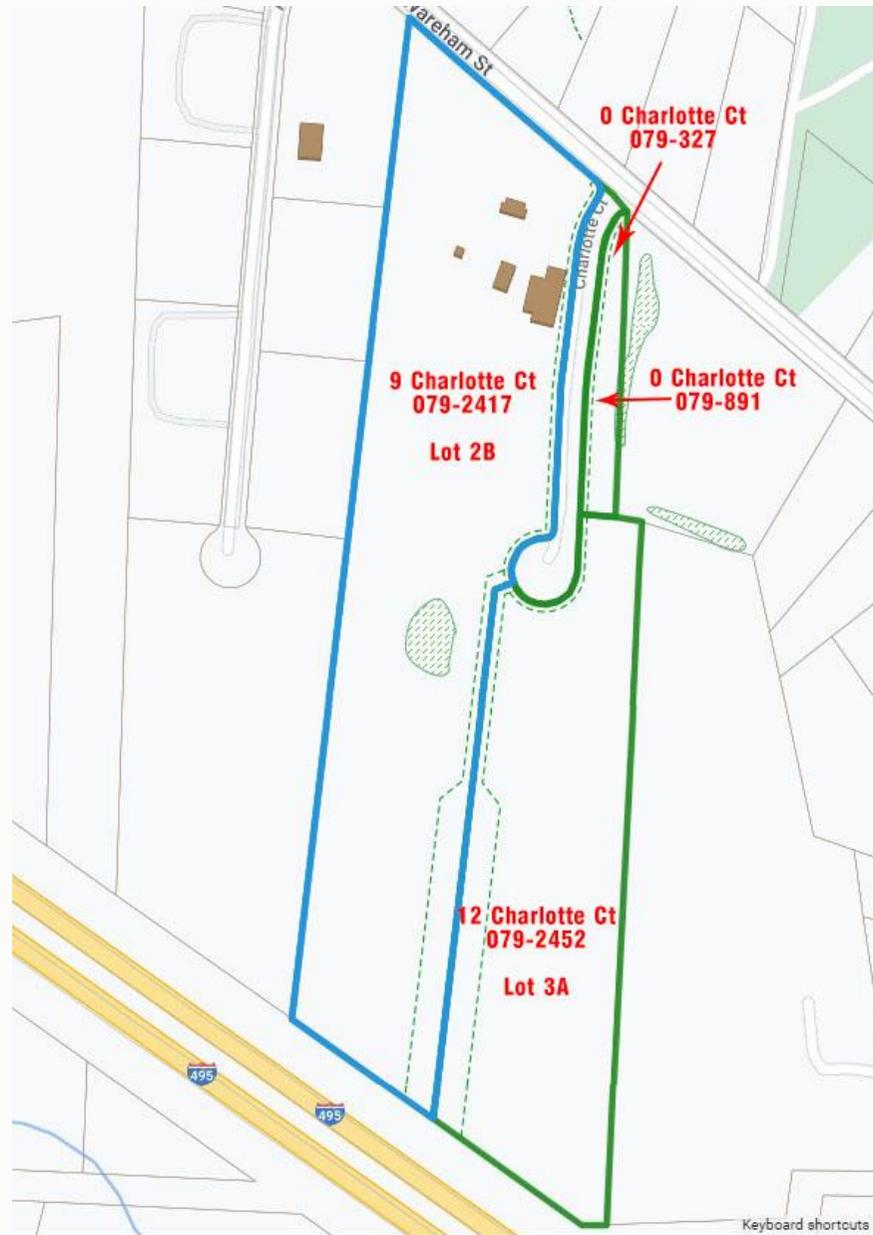
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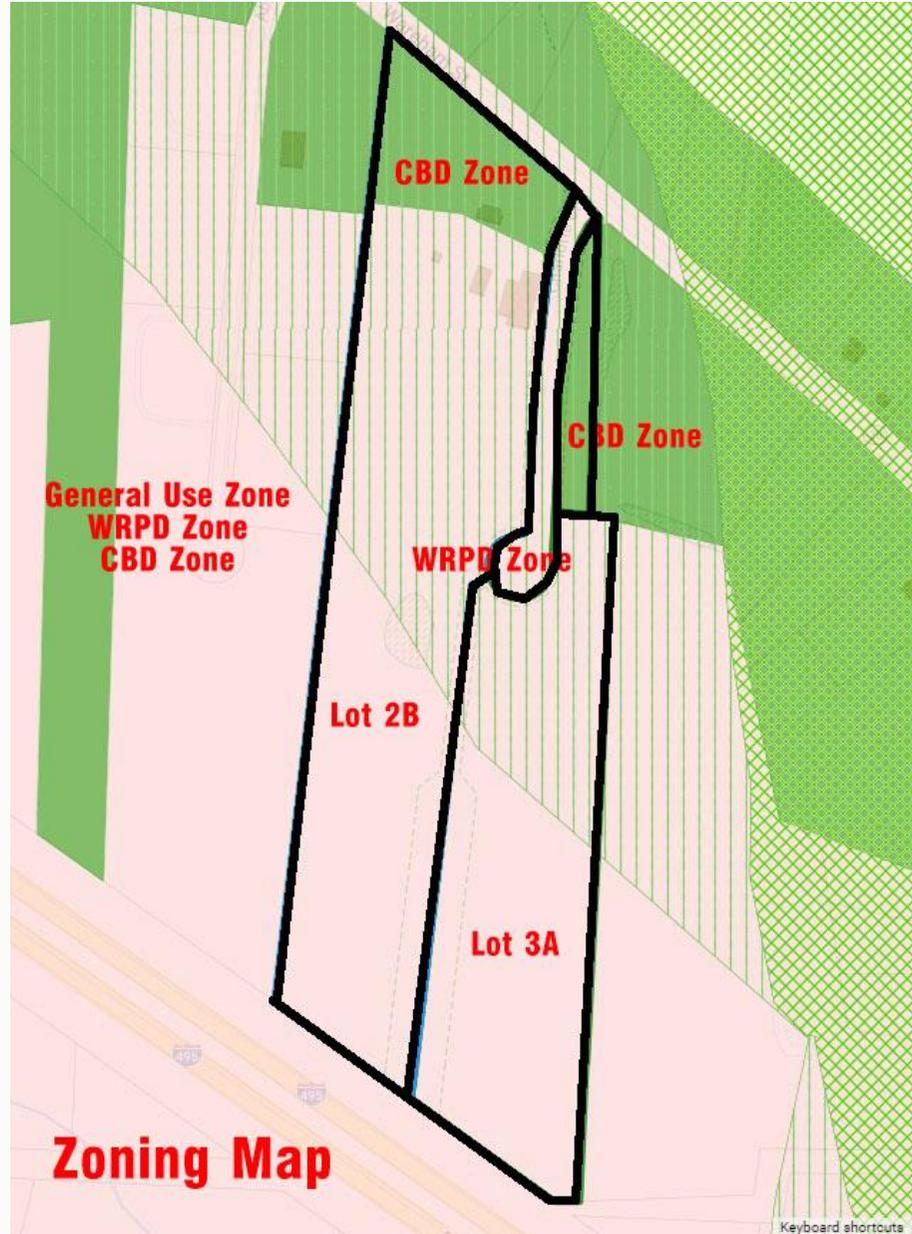
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Neighborhood

# 370 Wareham St - Rte 28 - Middleboro, MA



**Assessor**



Zoning - General Use/WRPD/CBD

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FALMOUTH - QUINCY

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## Contacts

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