



HARTEL COMMERCIAL REAL ESTATE

Strategic Real Estate Services

**NEW CONSTRUCTION
1 DEAN STREET
NORTON, MA**

**FOUR 7,424± SF BUILDINGS
28 TOTAL INDUSTRIAL BAYS
OVERHEAD DOORS
24' CEILING HEIGHT**



Conceptual Plan Subject to Change

**ROUTEs 140 - 123 - 495 PROXIMITY
NEW CONSTRUCTION - INDUSTRIAL BAYS
EACH UNIT OFFERED AT \$10/SF NNN
NEW CONSTRUCTION - 28 UNITS - 1,060± SF EACH
UP TO 7,424± SF AVAILABLE IN EACH OF THE BUILDINGS
VILLAGE COMMERCIAL ZONE**



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230 Jones Road
Suite 6
Falmouth MA 02540

40 Willard Street
Suite 207
Quincy MA 02169

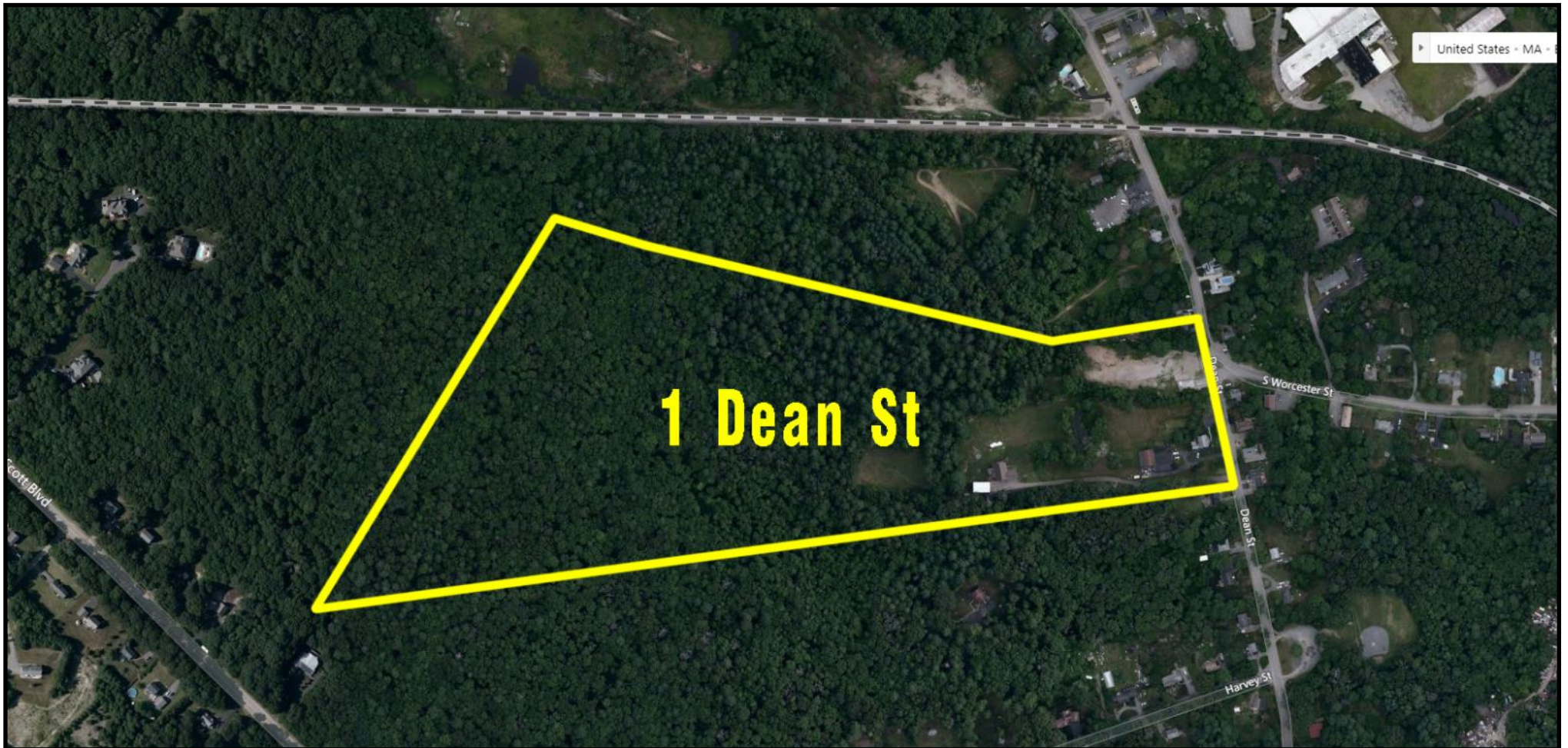
Greg Hartel
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Satellite View



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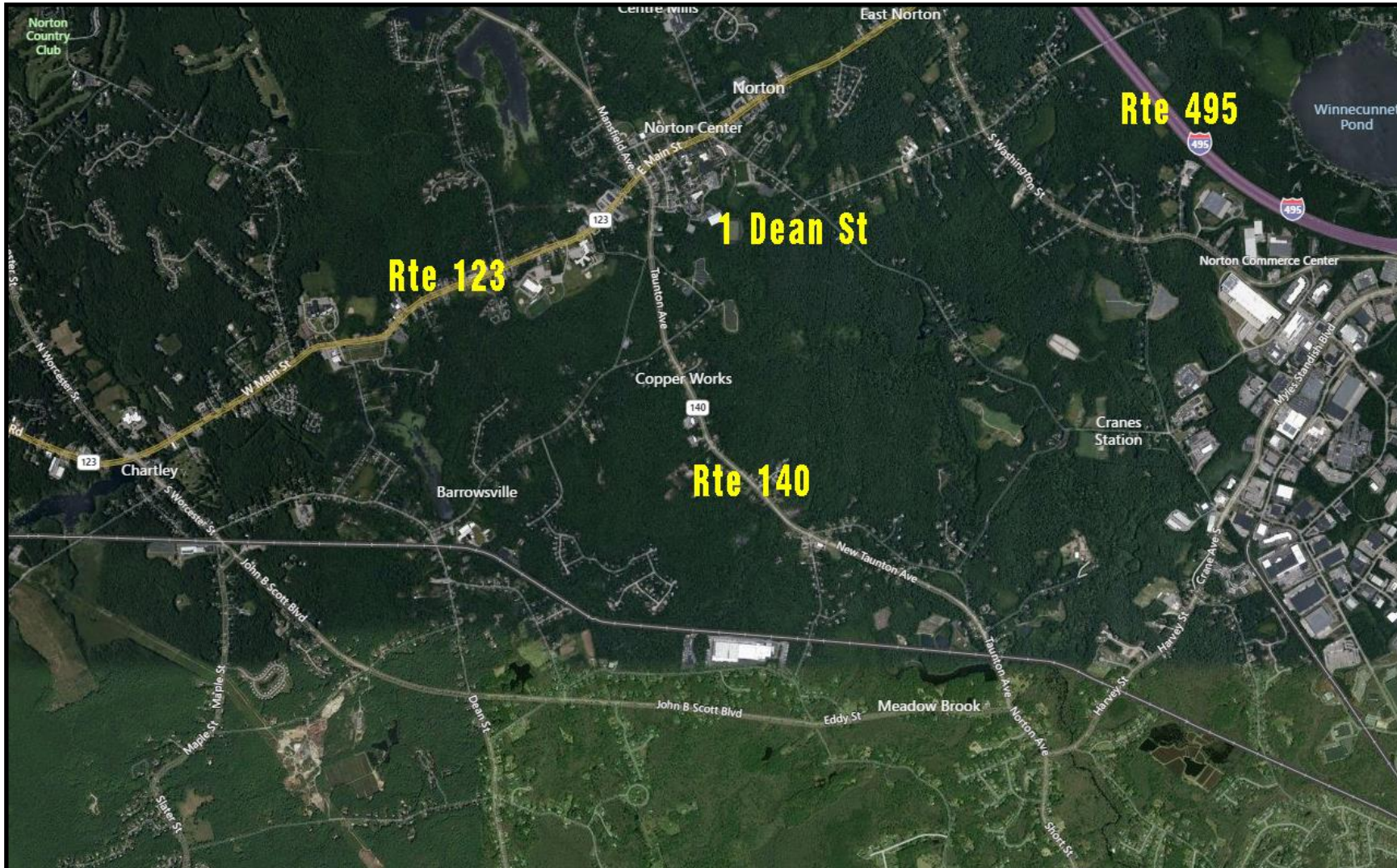
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Neighborhood View



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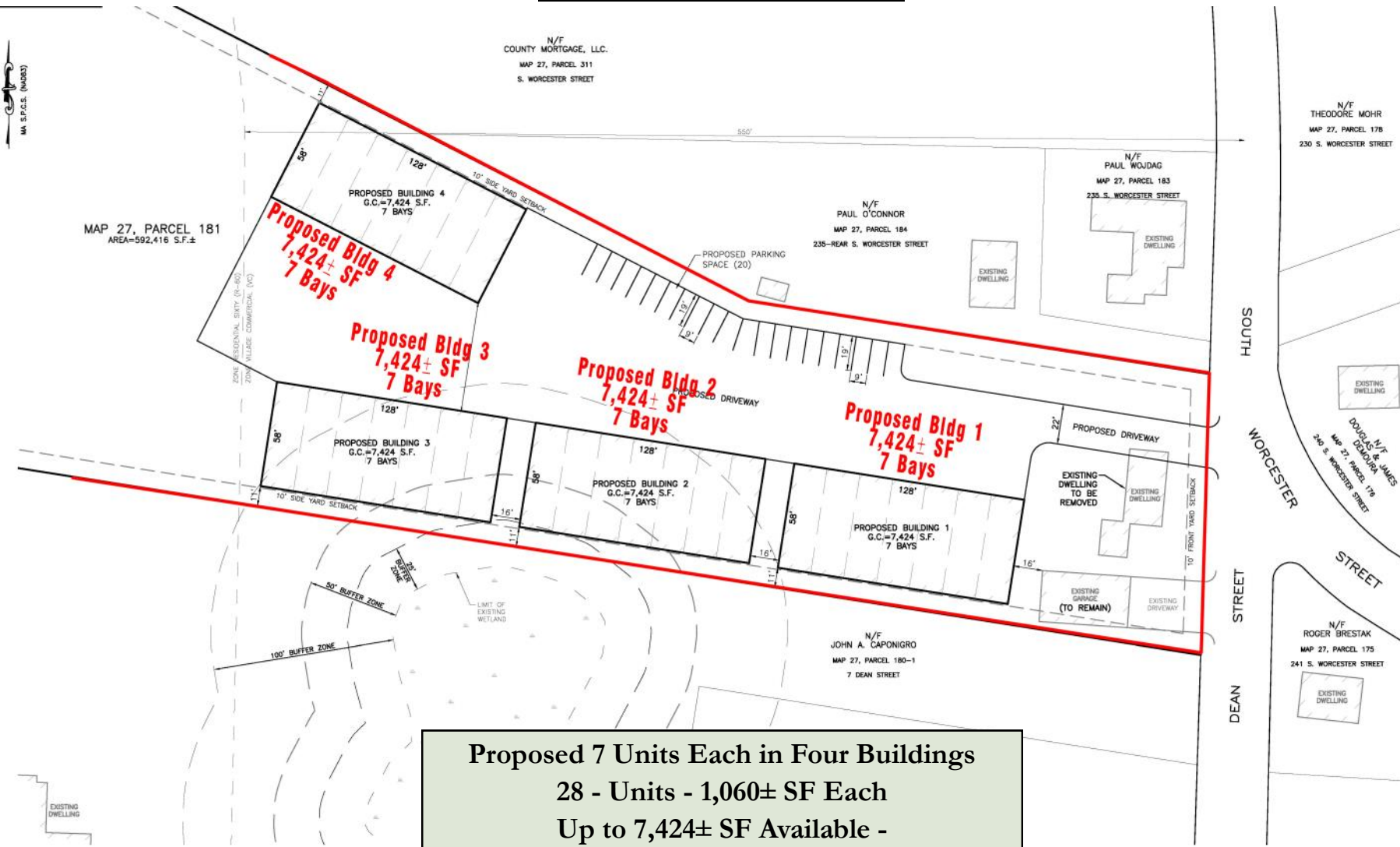
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Proposed Site Plan

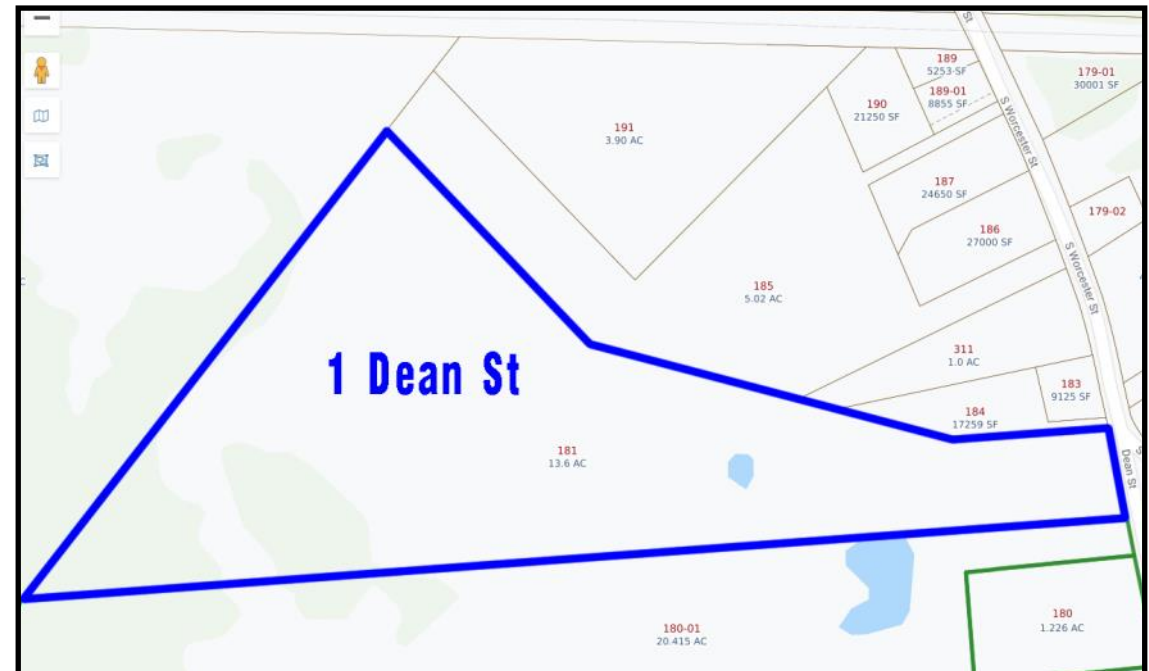


Proposed 7 Units Each in Four Buildings
28 - Units - 1,060± SF Each
Up to 7,424± SF Available -
In Four Buildings
Overhead Doors - each Unit
24' Ceiling Height
\$10/SF NNN
Village Commercial Zone
Close to Major Highways



DETAILS

- * NEAR RTES 140 - 495 - 123
- * FOUR PROPOSED PRE-ENGINEERED METAL 7-BAY EACH INDUSTRIAL BUILDING
- * APPROVED FOR UP TO 7,424± SF EACH BUILDING
- * 28-UNITS - 1,060± SF EACH
- * UP TO 7,424± SF AVAILABLE
- * Each Unit \$10/SF NNN
- * 13.60± ACRE SITE
- * VILLAGE COMMERCIAL & RESIDENTIAL 60 ZONE





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1 Dean St - Norton

This is proposed new construction of four 7,424± SF Buildings, located close to Routes 140 - 495 & 123. The 13.60± Acre Site is split zoned with Village Commercial Zone and Residential 60. This is a high visibility, heavily traveled year round commercial area. Complimentary businesses are located in the immediate neighborhood.



Building Shown - Similar to Building Offered