

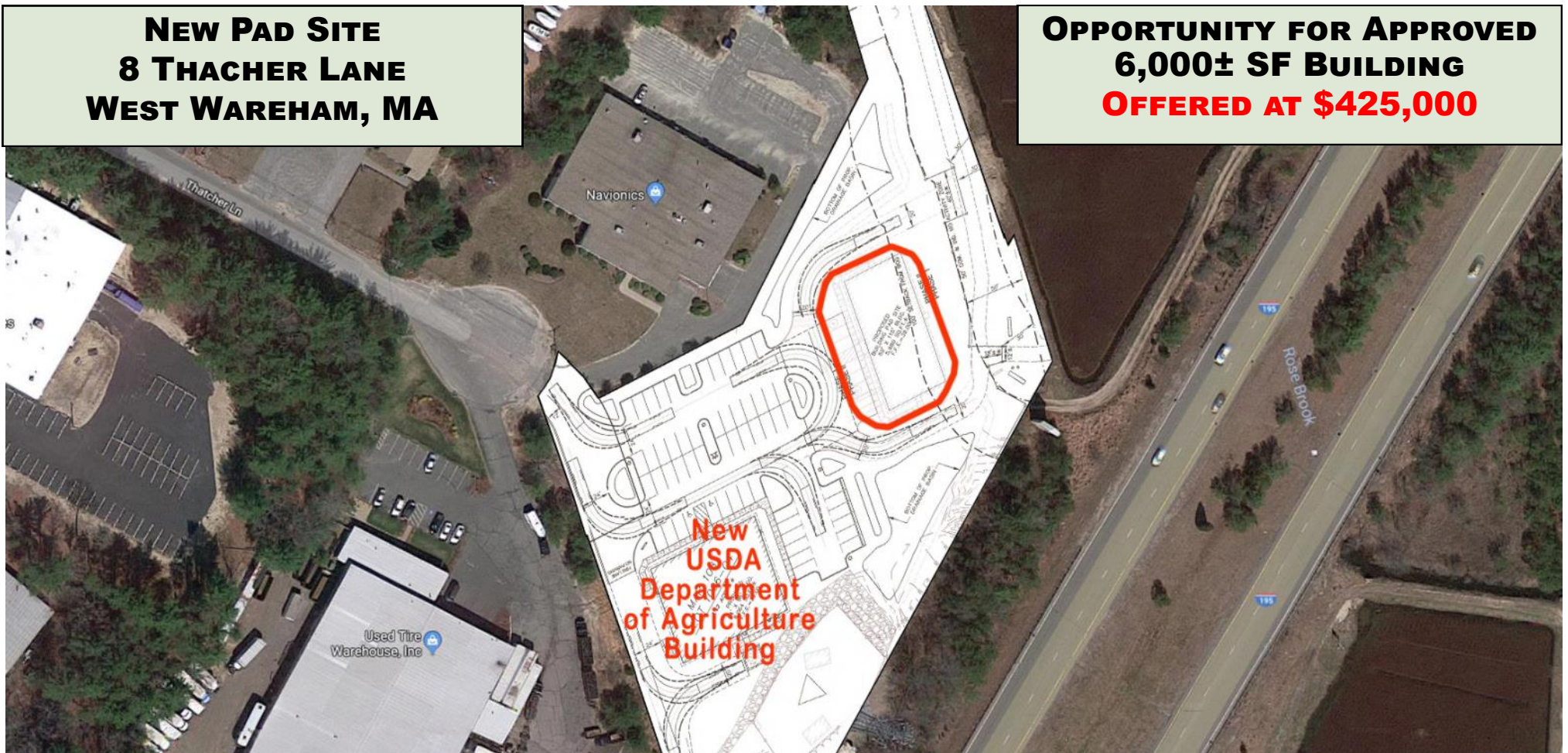


HARTEL COMMERCIAL REAL ESTATE

Strategic Real Estate Services

**NEW PAD SITE
8 THACHER LANE
WEST WAREHAM, MA**

**OPPORTUNITY FOR APPROVED
6,000± SF BUILDING
OFFERED AT \$425,000**



ROUTE 195 VISIBILITY



HARTEL COMMERCIAL REAL ESTATE

230 Jones Road
Suite 6
Falmouth MA 02540

40 Willard Street
Suite 207
Quincy MA 02169

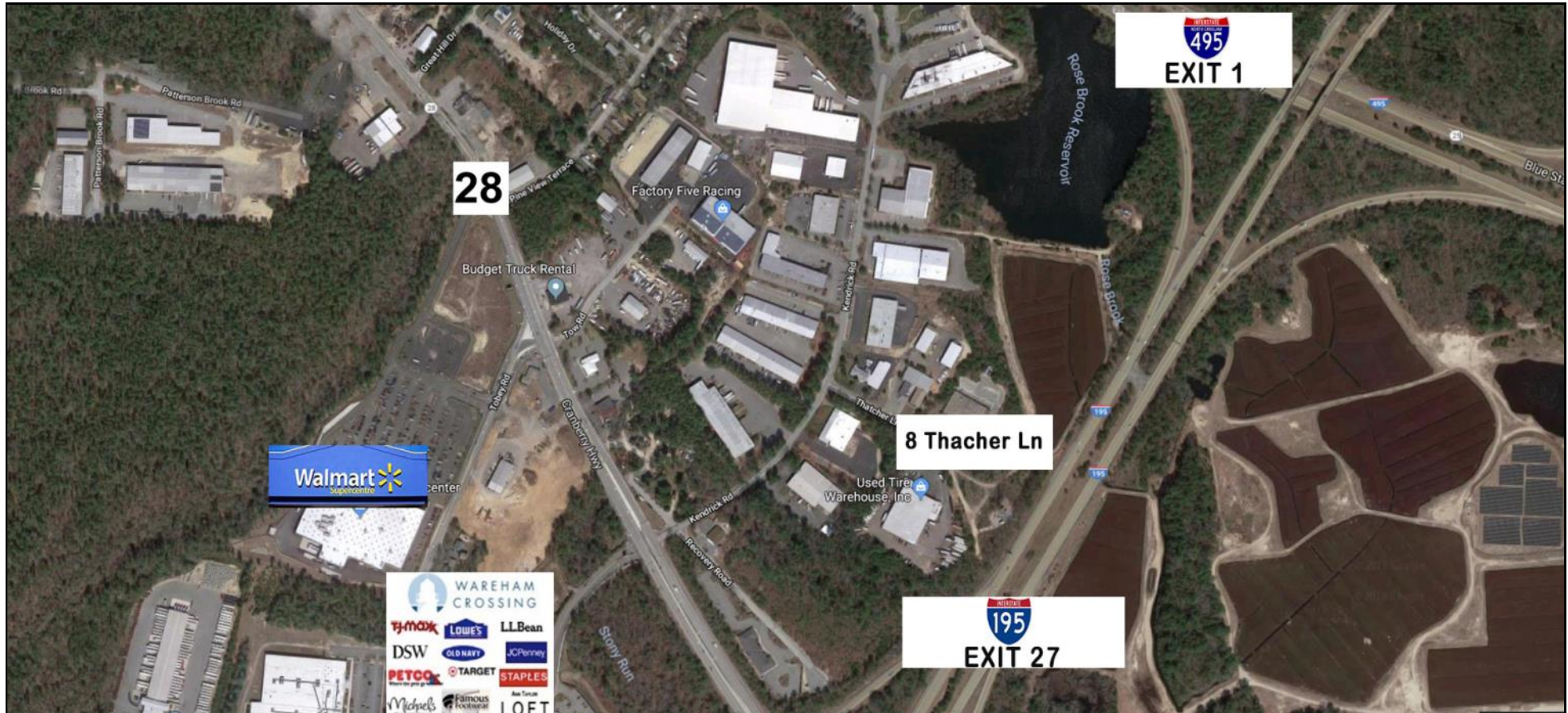
Greg Hartel
617-256-3169
Greg@HartelRealty.com

Main Office
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www.HartelRealty.com



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Neighborhood View



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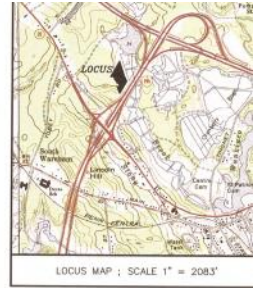
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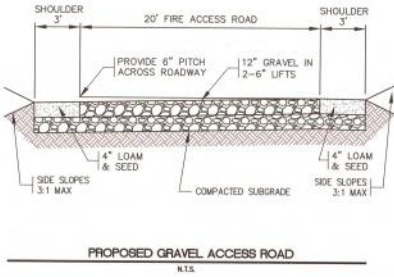
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Site Plan



NOTE BENCHMARK ;
 THIS PLAN USES THE SAME DATUM AS THE 2005 G.A.F. PLAN
 PREPARED FOR NAVIONICS, INC. THACHERS LANE, WAREHAM, MA
 SMH IN CUL-DE-SAC HAS RM EL. = 38.10, 2005 PLAN DATUM
 FOR REFERENCE; CURRENT GPS EL. = 37.89, NAVD-88 DATUM



BENCHMARK :
 SEWER MANHOLE RIM
 EL. 38.10, 2005 PLAN DATUM

MAP 108 / LOT 1006-01
 N/F ROY A. HEWSON, ET ALS
 REF : 7102/221

MAP 108 / LOT 1006-E
 N/F THACHER ROAD REALTY, LLC
 REF : 42555/262

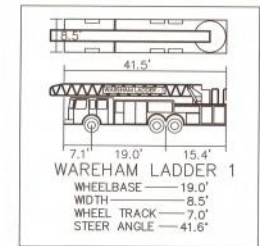
PROPOSED PAD SITE

MAP 108
 LOT 1006-Q4
 3.42 ACRES ±
 PROPOSED
 84' X 96' BLDG.
 8,064 SQ.FT.±
 F.F.E. = 39.00

PROPOSED
 BUILDING PAD SITE
 52' X 115' BLDG.
 5,980 SQ.FT.±
 F.F.E. = 39.00

MAP 108 / LOT 1006-F
 N/F TOWN OF WAREHAM
 REF : 5004/490

MAP 108 / LOT 1006-A1
 N/F A.D. MAKEPEACE COMPANY
 REF : 13775/274



* NOTE : REQUEST 50' NO ACTIVITY ZONE BE
 REDUCED TO 30' IN THESE AREAS AS SHOWN
 TO BE ABLE TO RECONNECT TO THE EXISTING
 ELECTRIC PANEL OR EX. DIRT ROAD.

NOTES:

1. THIS PLAN HAS BEEN PREPARED FOR THE WAREHAM FIRE DISTRICT, TO INDICATE VEHICULAR MOVEMENTS. THE DESIGN VEHICLE DEPICTED IS THE TRUCK SHOWN ABOVE, WAREHAM'S LADDER 1.
2. WHERE PAVED SURFACES ARE NOT PROVIDED, THE ROADWAY SURFACE SHALL BE 12" OF RECYCLED ASPHALT PRODUCT, COMPACTED IN TWO SIX INCH LAYERS, OVER A COMPACTED BASE.
3. ALL PAVED SURFACES ARE A MINIMUM OF 24' WIDE. ALL RECYCLED ASPHALT SURFACES ARE A MINIMUM OF 20' WIDE.

ROUTE (1966 STATE HIGHWAY LAYOUT 5560) 195

GRAPHIC SCALE
 SCALE : 1" = 30'

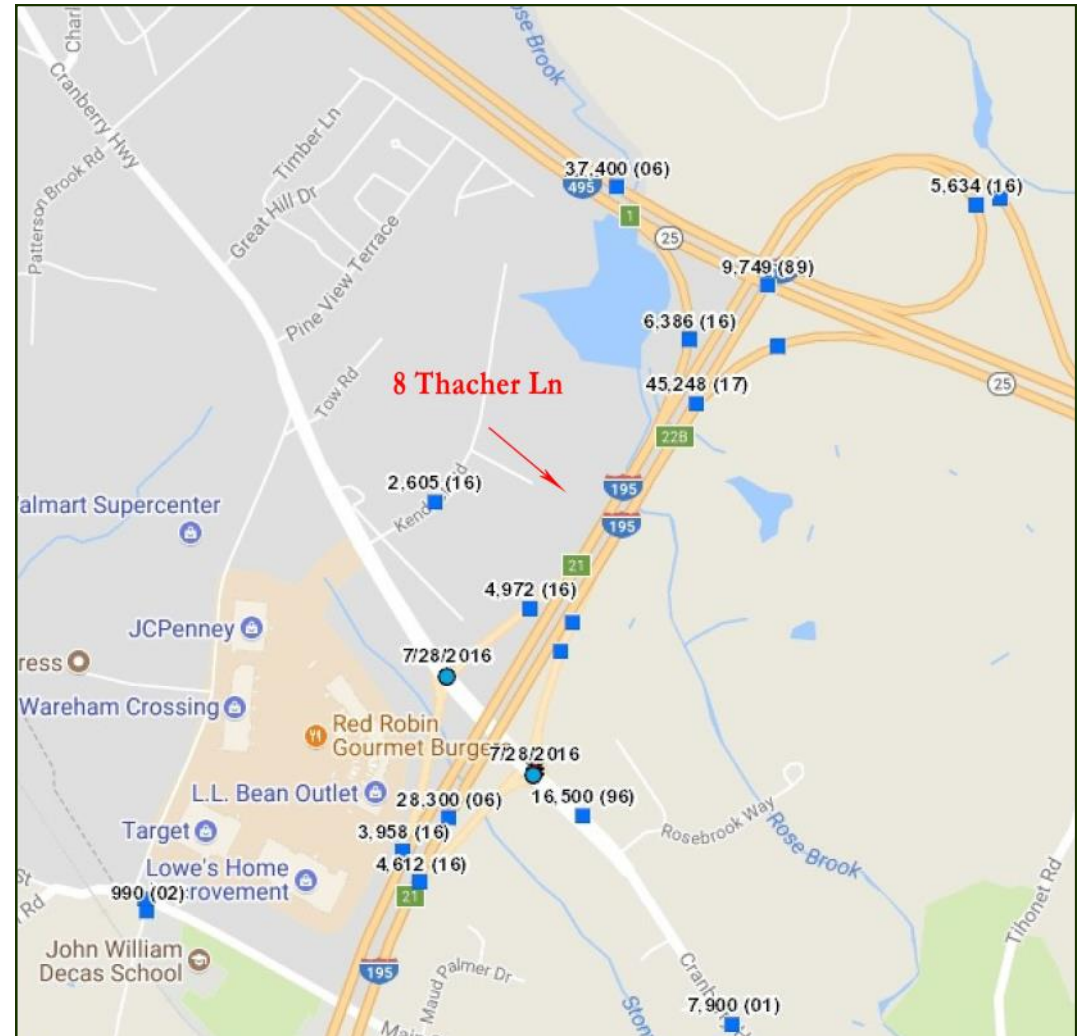




HARTEL COMMERCIAL REAL ESTATE

Strategic Real Estate Services

- * NEAR INTERSECTION OF RTE 495 & RTE 195
- * CLOSE PROXIMITY TO WAREHAM CROSSING PLAZA & WALMART SUPERCENTER
- * NEW PROFESSIONAL OFFICE PARK WITH MIX OF INDUSTRIAL & FLEX SPACE
- * APPROVED FOR UP TO 6,000± SF BUILDING WITH INFRASTRUCTURE AND ASPHALT INSTALLED
- * 2.30± ACRE SITE VISIBLE FROM RTE 195
- * Abuts Route 195 - As per MassDOT - 2017 - 45,248± Cars/Day Pass this Site



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8 Thacher Lane - West Wareham

This one of a kind Pad Site abuts Route I-195 and is located in the new Professional Office Park directly across from The Cranberry Crossing and Walmart Supercenter in Wareham. The Site is approved for a building up to 6,000± SF r with all infrastructure and asphalt installed. This is an extremely high visibility, heavily traveled year round area with over 40,000± Cars/Day passing this location. Complimentary businesses are located in the immediate neighborhood.

