

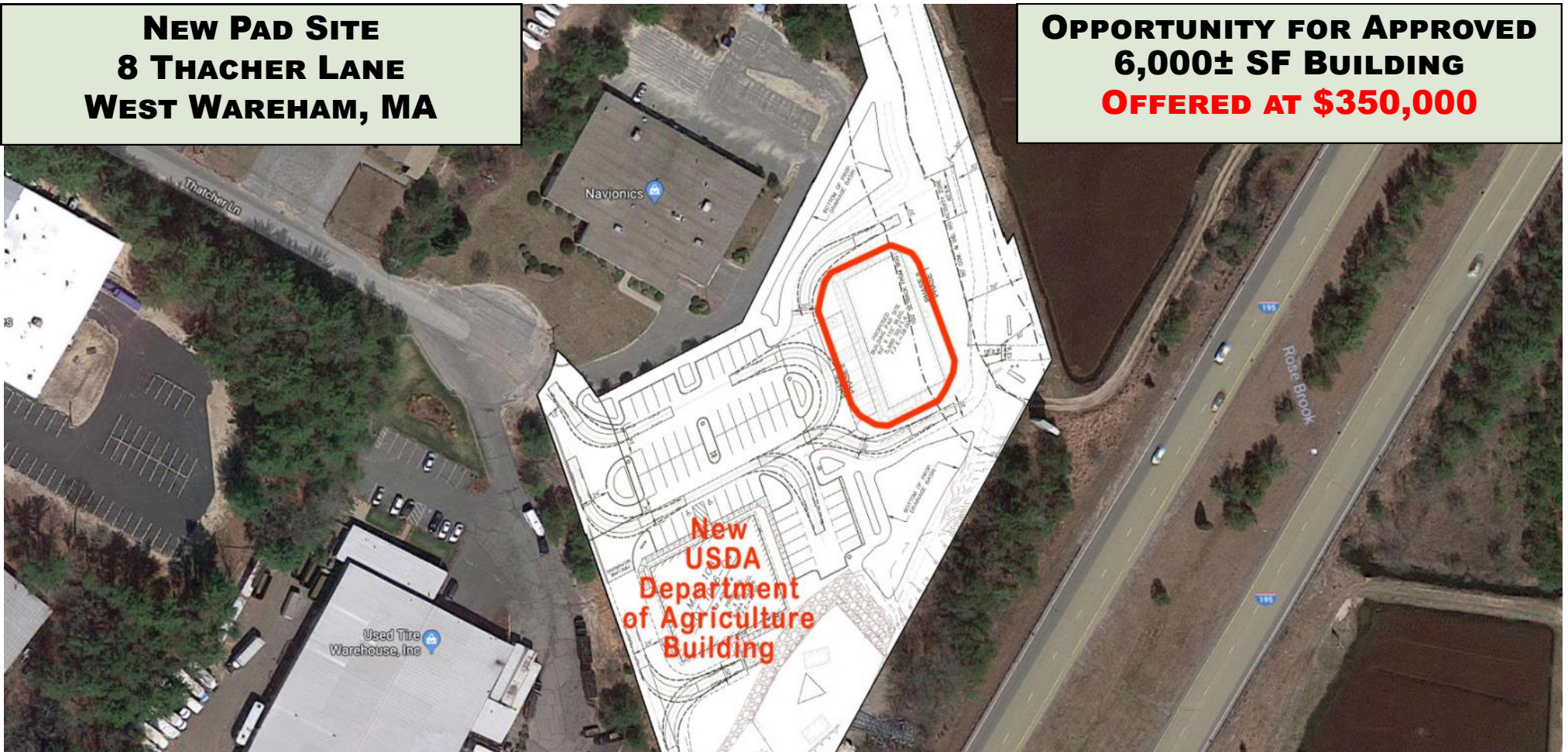


HARTEL COMMERCIAL REAL ESTATE

Strategic Real Estate Services

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

**OPPORTUNITY FOR APPROVED
6,000± SF BUILDING
OFFERED AT \$350,000**



ROUTE 195 VISIBILITY



HARTEL COMMERCIAL REAL ESTATE

230 Jones Road
Suite 6
Falmouth MA 02540

40 Willard Street
Suite 207
Quincy MA 02169

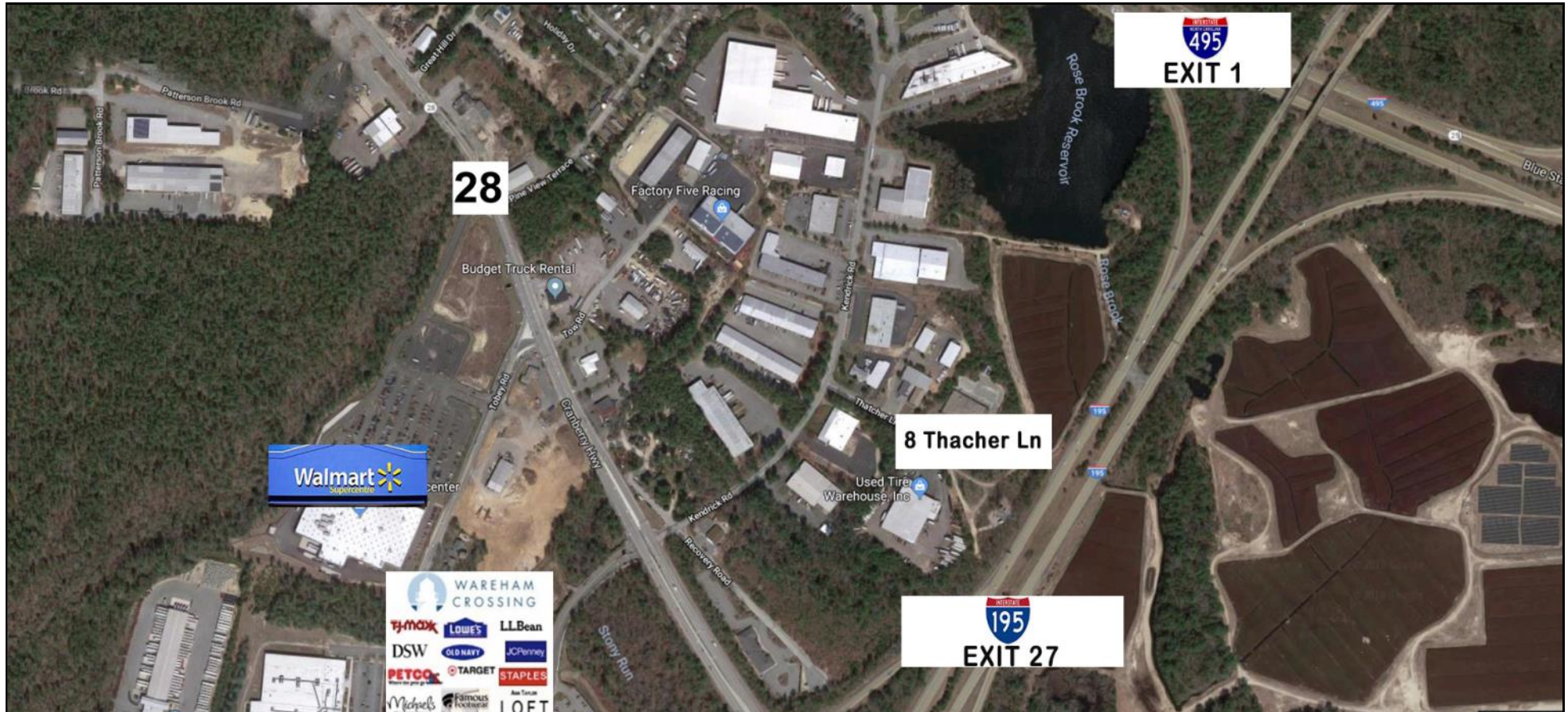
Greg Hartel
617-256-3169
Greg@HartelRealty.com

Main Office
508-444-0172
www.HartelRealty.com



HARTEL COMMERCIAL REAL ESTATE

Strategic Real Estate Services



Neighborhood View



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

Jody Shaw
508-566-3556
Jody@HartelRealty.com

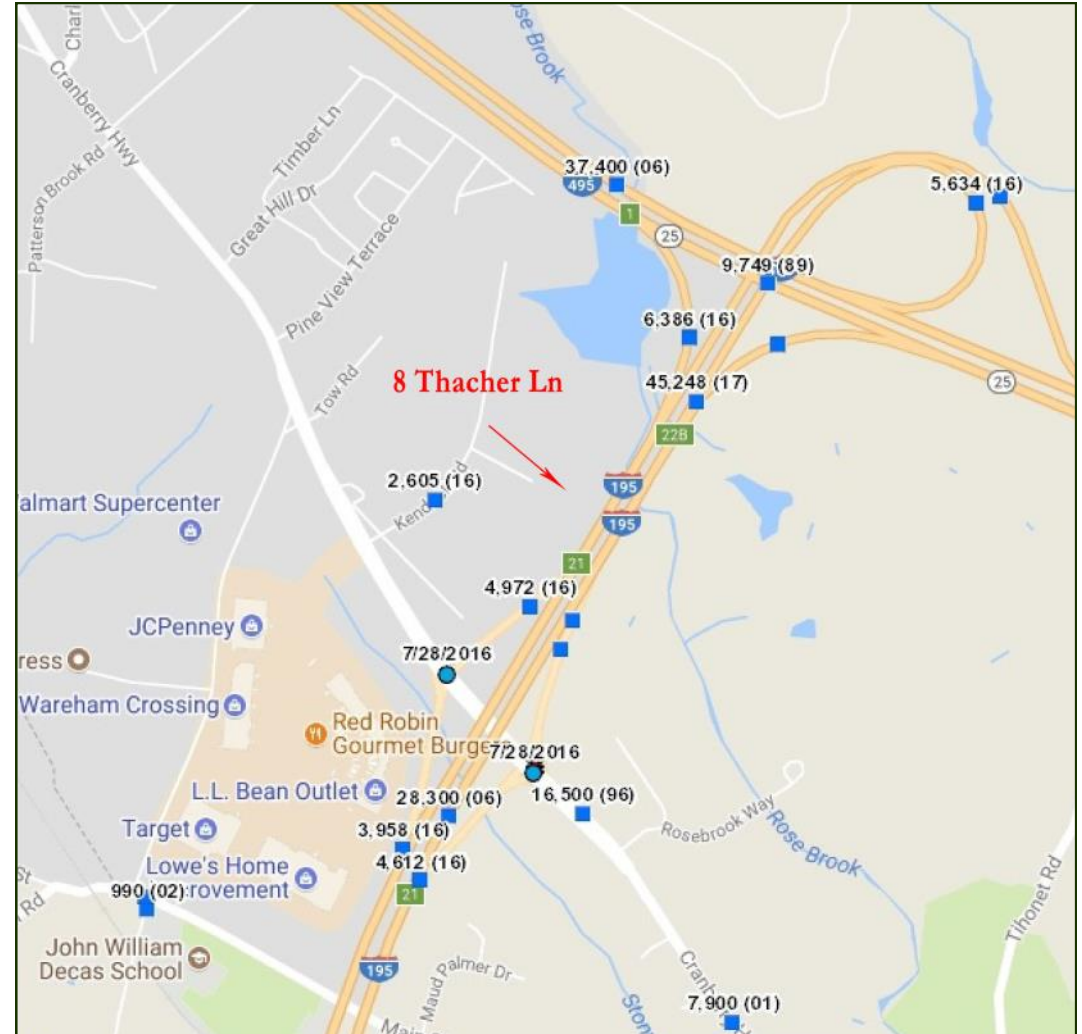
Main Office
508-444-0172
www.HartelRealty.com



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**



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
508-444-0172
www.HartelRealty.com



HARTEL COMMERCIAL REAL ESTATE

Strategic Real Estate Services

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.

