



HARTEL COMMERCIAL REAL ESTATE

Strategic Real Estate Services

**2523 Cranberry Highway aka Rte 28
Stonegate Professional Center
Wareham, MA**

Owner/Investment Opportunity in Office Development



- * 18,150± SF TOTAL GBA ON 1.1± ACRE OR 46,174± SF SITE
 - * CLOSE TO WAREHAM POLICE STATION/DUNKIN DONUTS/FIVE GUYS/99 RESTAURANT/RED ROBIN
 - * MINUTES FROM WAREHAM CROSSING PLAZA/WALMART SUPERSTORE/LOWES/TARGET/JC PENNEY
 - * 1.5± MILE TO MAJOR HIGHWAY ROUTES 195, 25 & 495
-

Offered for \$2,995,000



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

2523 Cranberry Highway, aka Rte 28, Stonegate Professional Center, consists of a three story office building with 18,150± total SF. There is an outside courtyard with a grill area. The first two floors of the building has several offices of all sizes, conference rooms, break and kitchen areas, server rooms, utility rooms, reception areas and waiting rooms, and many baths. The third floor is accessed via elevator and has private offices, full private kitchen and dining room, oversized conference room all with executive décor.

Excellent for Owner/Investment opportunity, this meticulous excellent property is in exquisite condition and ready for any allowed use.

1.5 Miles to major highway Rtes 195, 495, 25.



Offered at \$2,995,000



Also available For Sale or For Lease is 2527 Cranberry Hwy, aka Rte 28. Five office buildings in this complex are offered at \$1,995,000 For Sale or inquire for Lease Price.



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

PHOTOGRAPHS - EXTERIORS



PHOTOGRAPHS - INTERIORS - FIRST FLOOR



PHOTOGRAPHS - INTERIORS - SECOND FLOOR



PHOTOGRAPHS - INTERIORS - SECOND FLOOR



PHOTOGRAPHS - INTERIORS - THIRD FLOOR



PHOTOGRAPHS - INTERIORS - THIRD FLOOR





HARTEL COMMERCIAL REAL ESTATE

Strategic Real Estate Services



Satellite 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



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

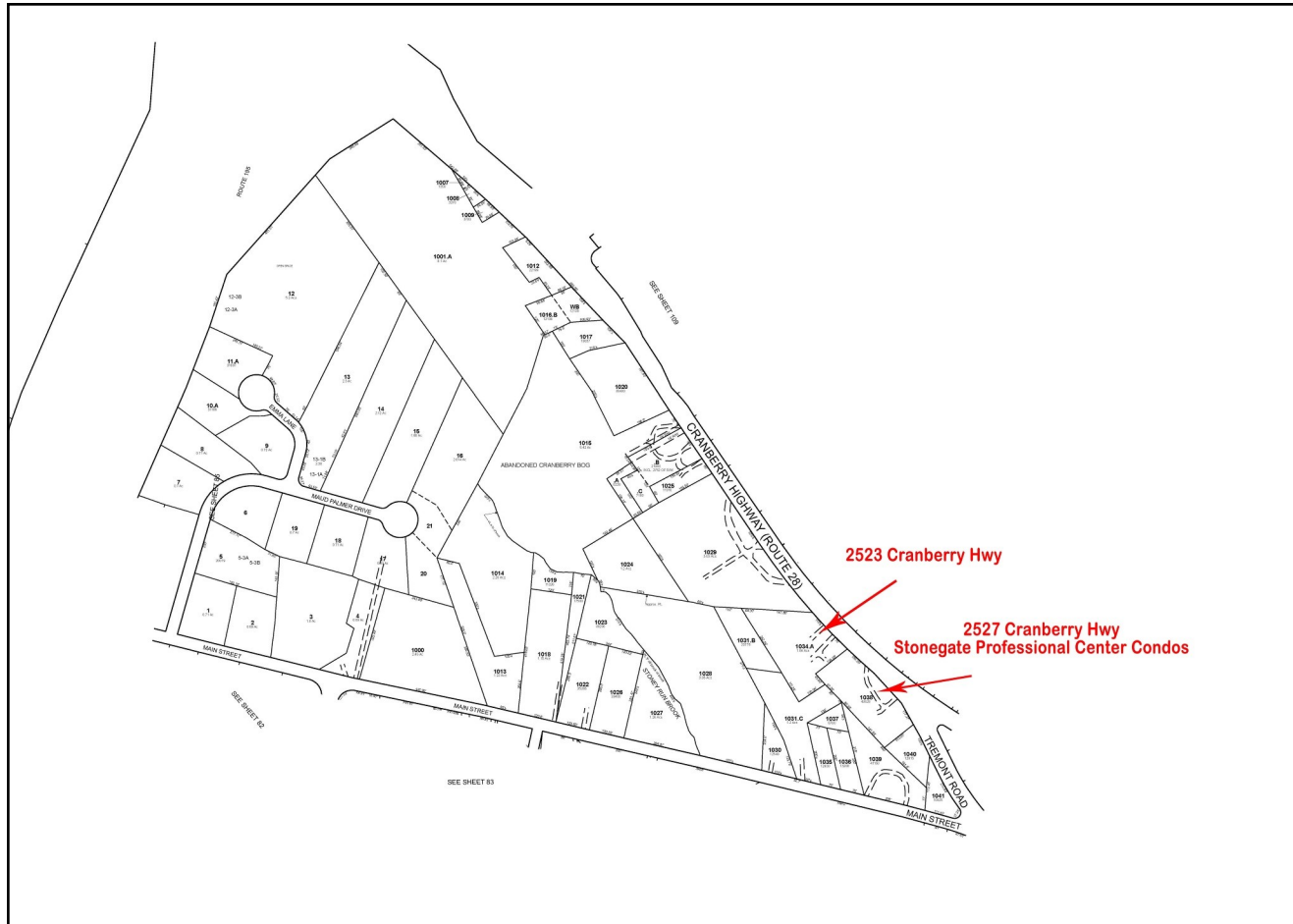
Jody Shaw
508-566-3556
Jody@HartelRealty.com

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



HARTEL COMMERCIAL REAL ESTATE

Strategic Real Estate Services



Assessor Map



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