



HARTEL COMMERCIAL REAL ESTATE

Strategic Real Estate Services

**2527 Cranberry Highway aka Rte 28
Stonegate Professional Center
Wareham, MA**

Owner/Investment Opportunity in Office Development



- * 12,130± SF TOTAL GBA ON 1.1± ACRE OR 43,528± 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 \$1,995,000



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230 Jones Road
Suite 6
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40 Willard Street
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2527 Cranberry Highway, aka Rte 28, Stonegate Professional Center, consists of five office buildings with 12,130± total SF. There is an interior covered hallway connecting Buildings C & B, which is convenient for ease of transport and also protection from the elements. Each office 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. Excellent for Owner/Investment opportunity, this well maintained property is in great condition and ready for any allowed use.

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



Offered at \$1,995,000



Also available For Sale is 2523 Cranberry Hwy, aka Rte 28. This three story office building is offered at \$2,995,000.



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FLOORPLANS - B BUILDING





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B Building - Main Floor



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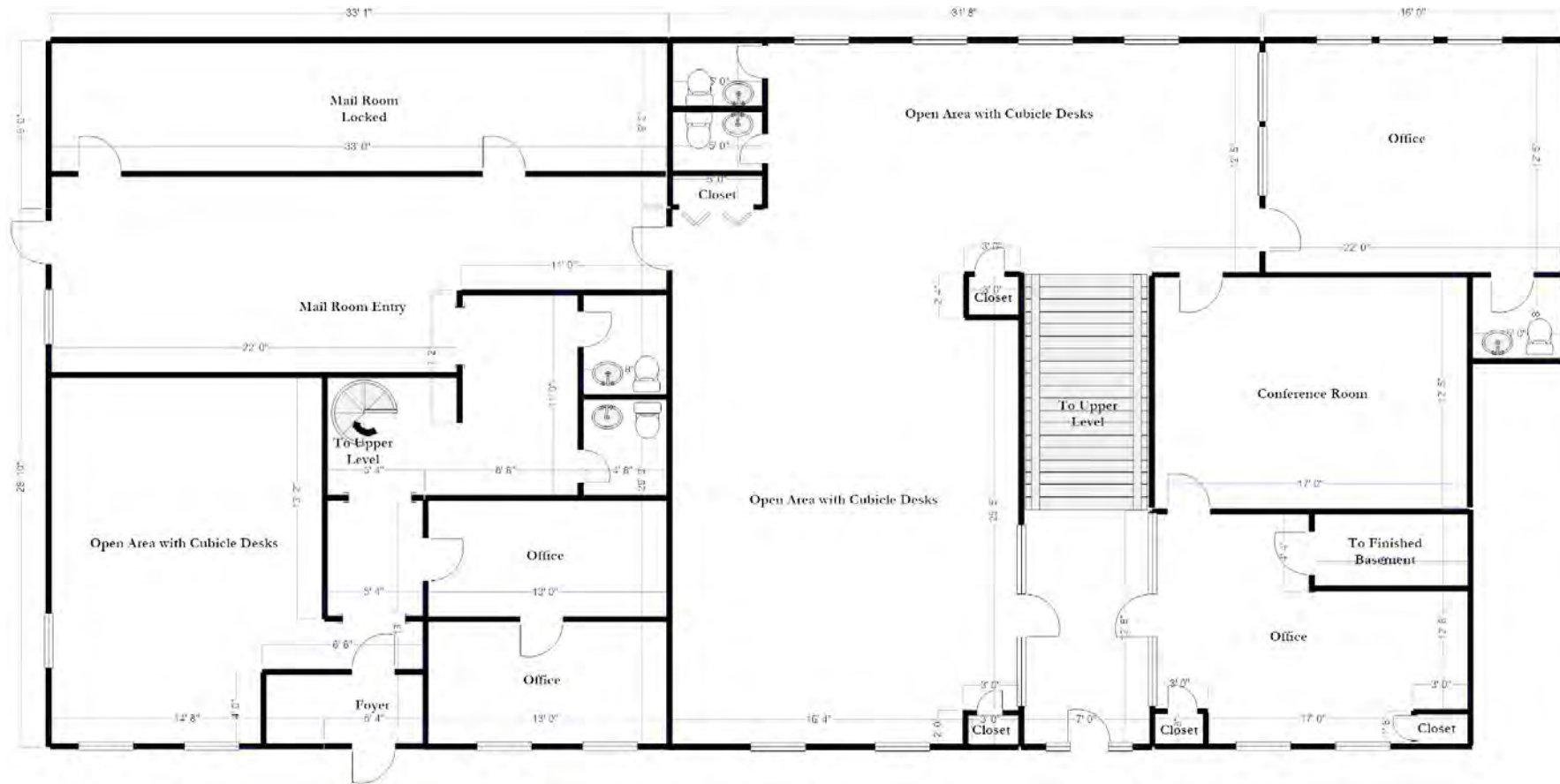
FLOORPLANS - C BUILDINGS





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C Building - Main Floor



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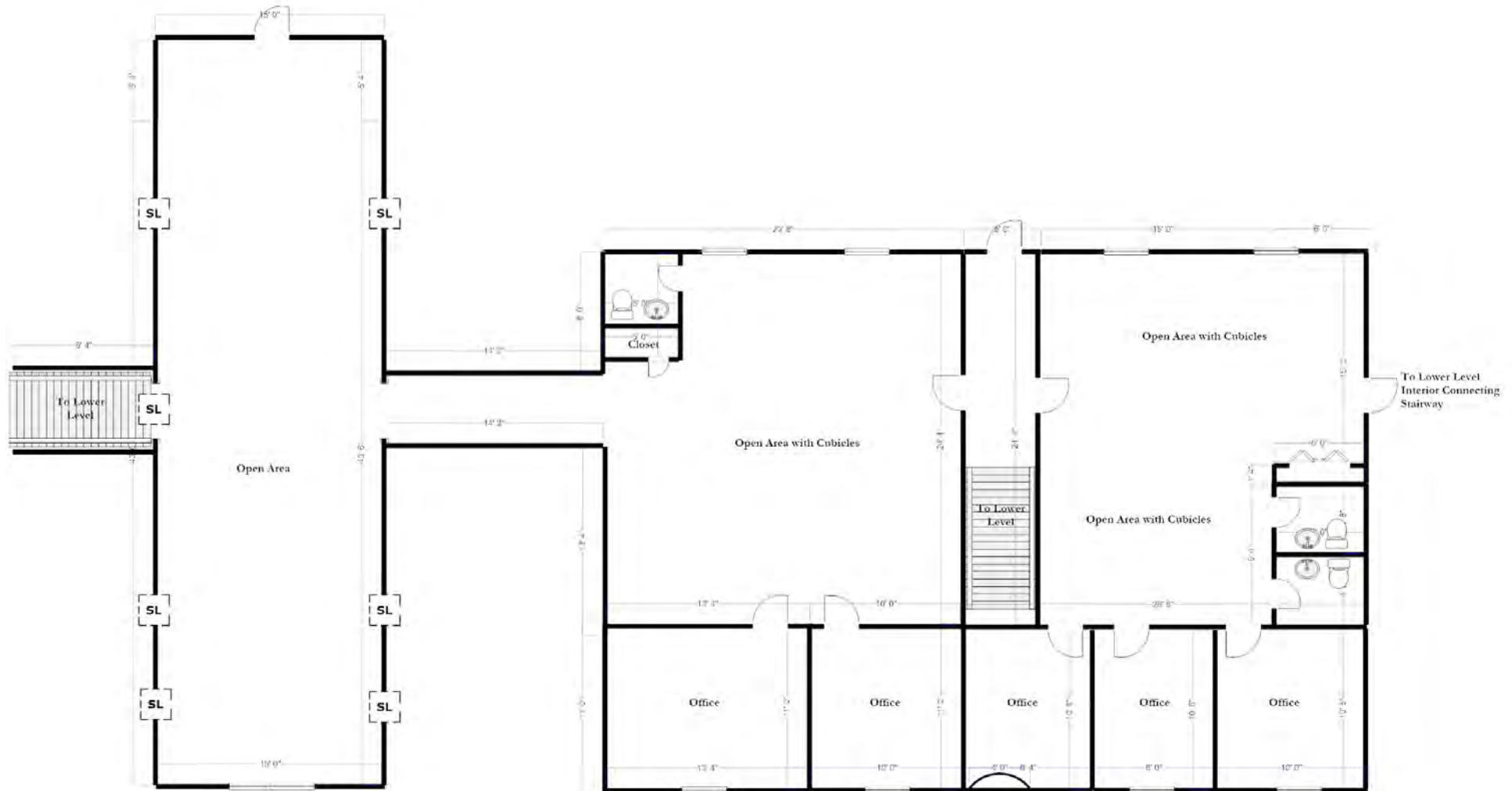
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C Building - Upper Level



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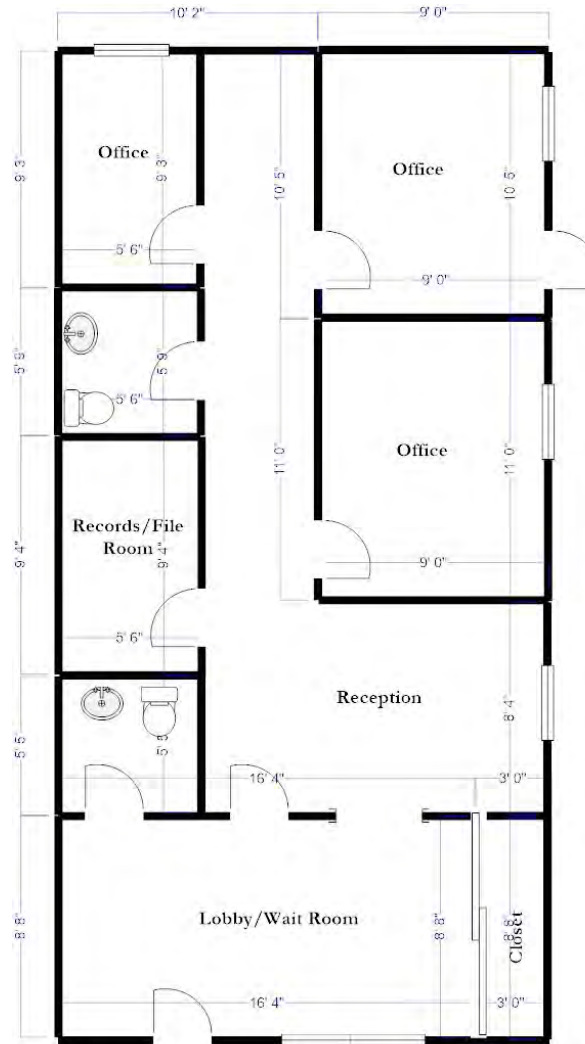
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C Building - C3 Separate



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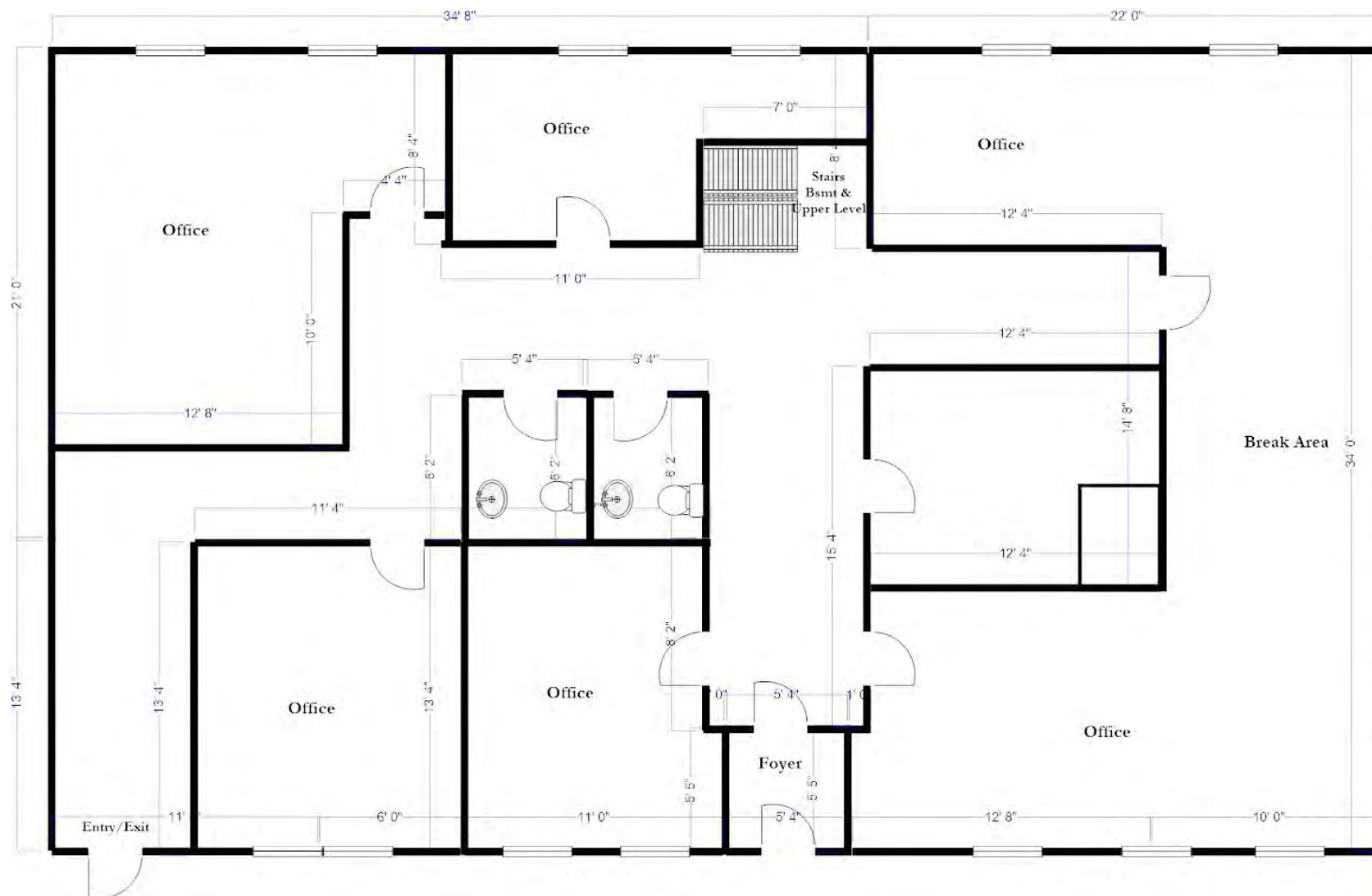
FLOORPLANS - D BUILDING





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D Building - Main Floor



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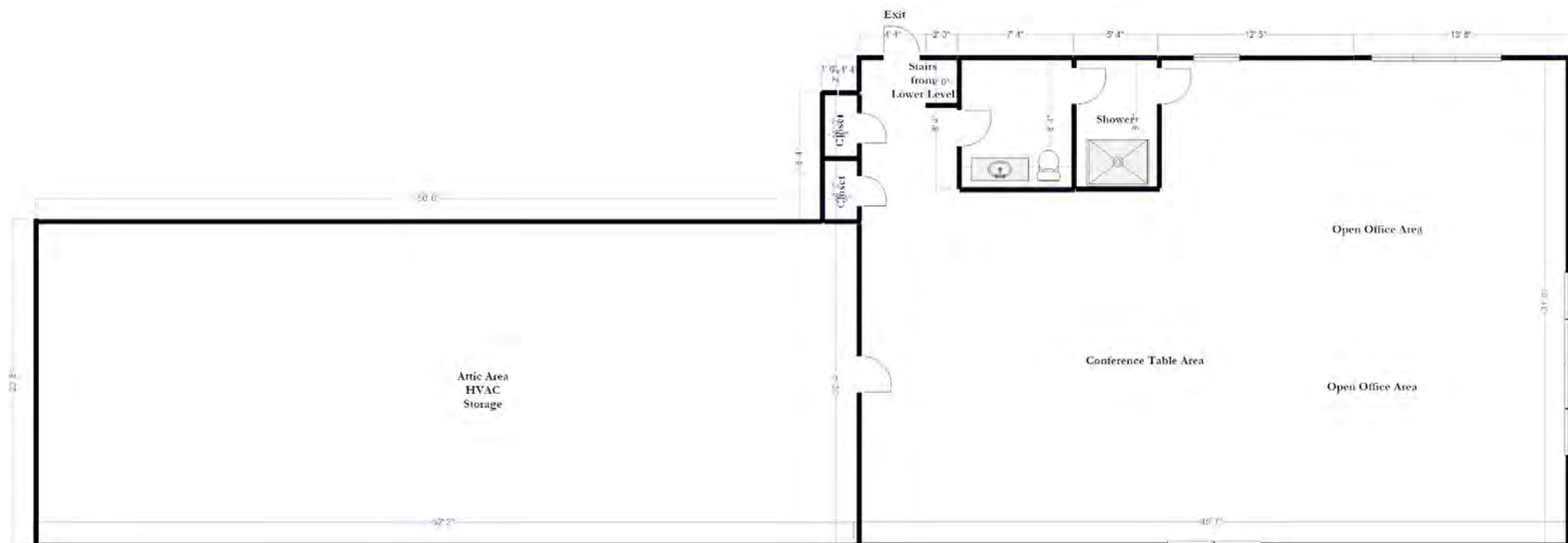
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D Building - Upper Level



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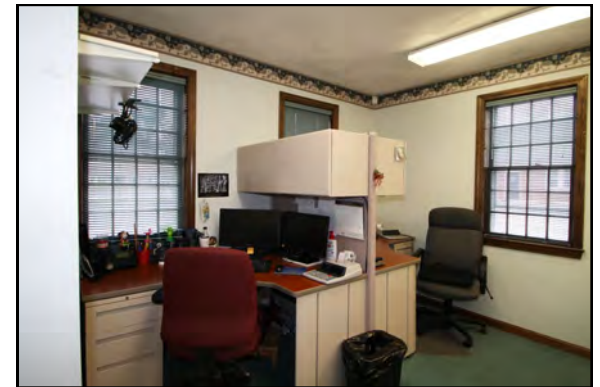
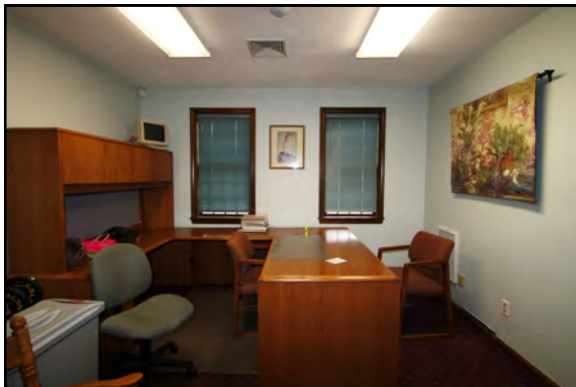
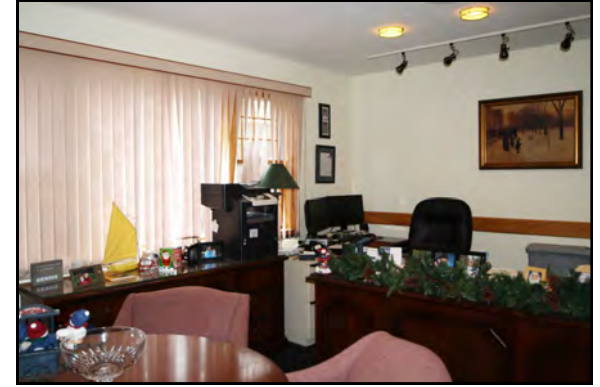
PHOTOGRAPHS - EXTERIORS



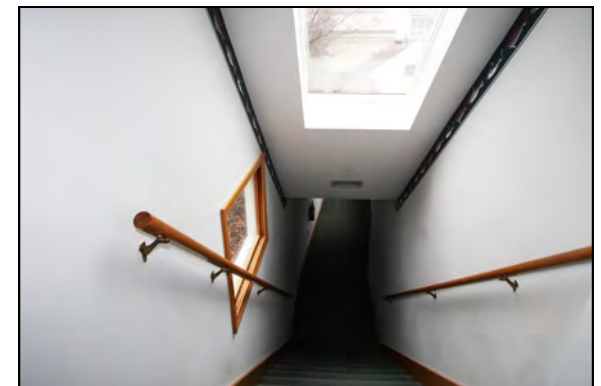
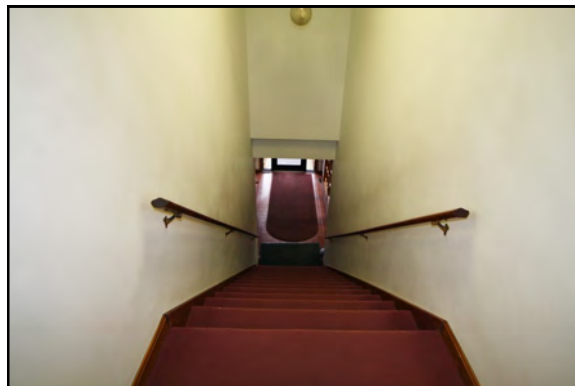
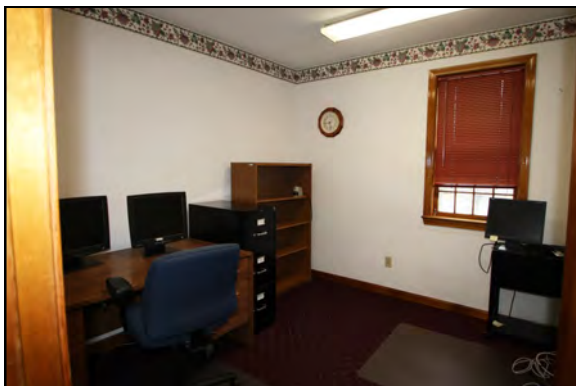
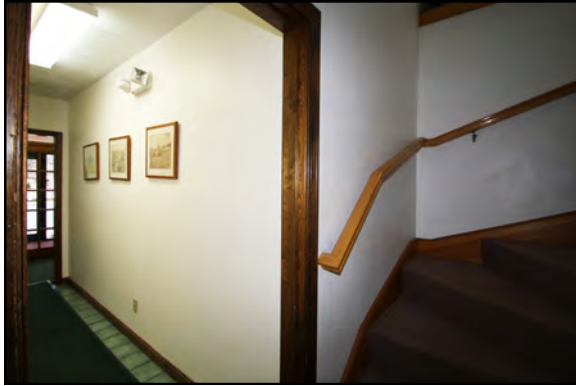
PHOTOGRAPHS - C BUILDINGS



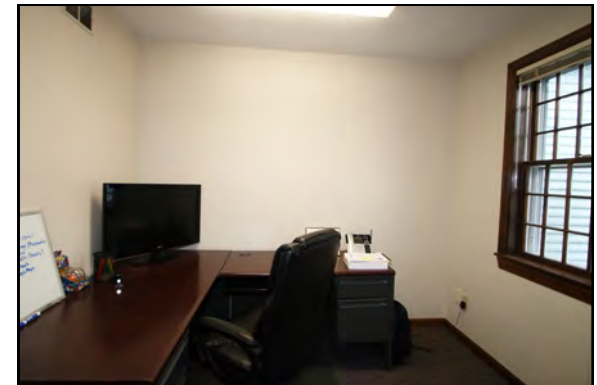
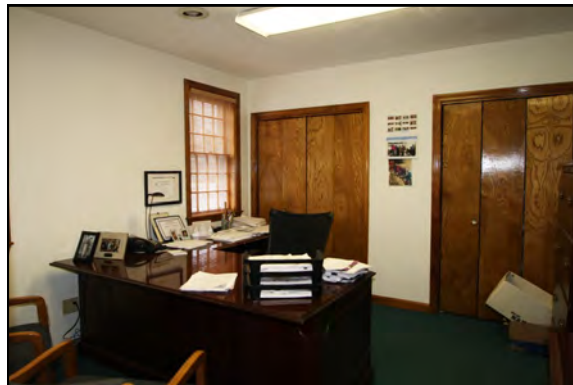
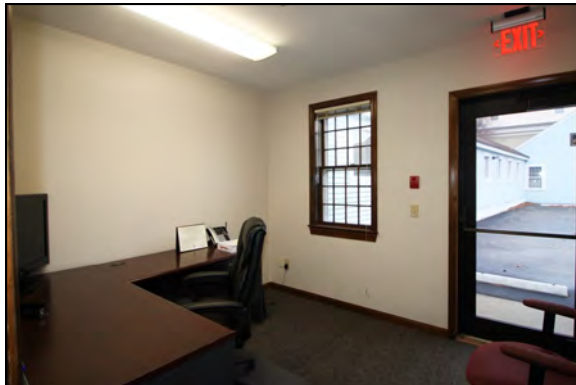
PHOTOGRAPHS - C BUILDINGS



PHOTOGRAPHS - C BUILDING & INTERIOR HALLWAY TO B BUILDING



PHOTOGRAPHS - C BUILDING - SEPARATE BUILDING



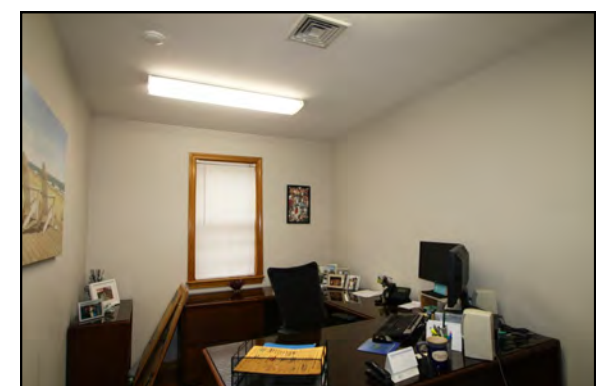
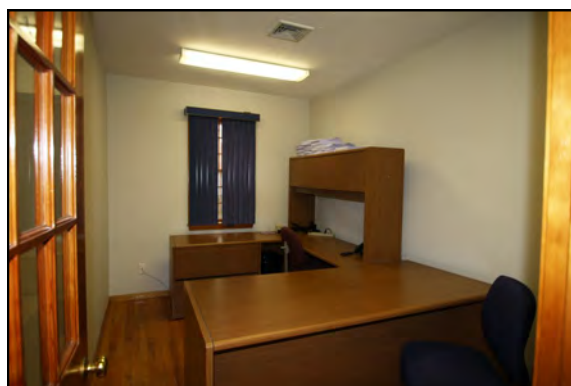
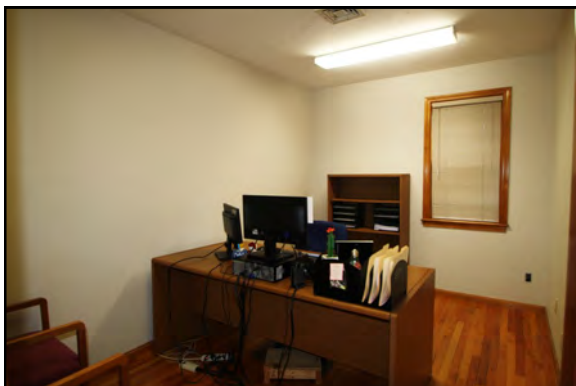
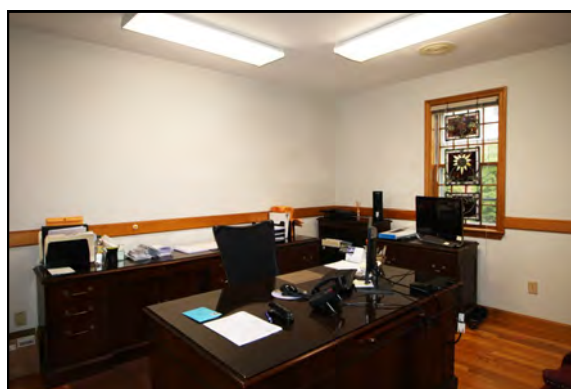
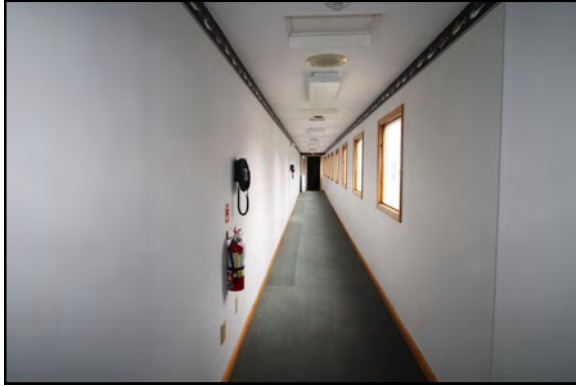
PHOTOGRAPHS - C BUILDING - PARTIAL BASEMENT



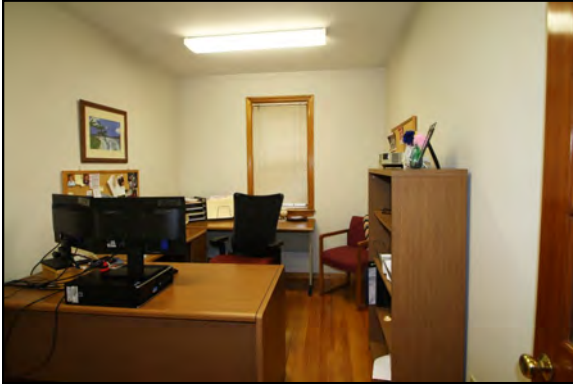
PHOTOGRAPHS - B BUILDING



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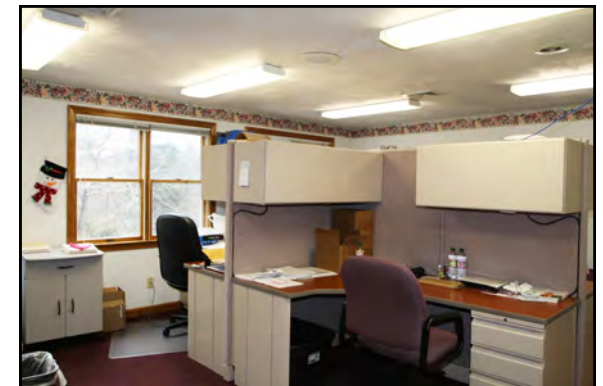
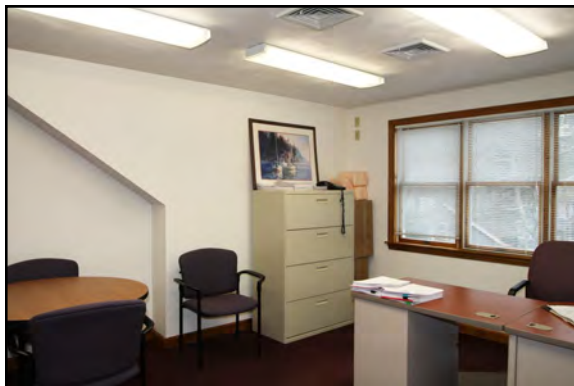
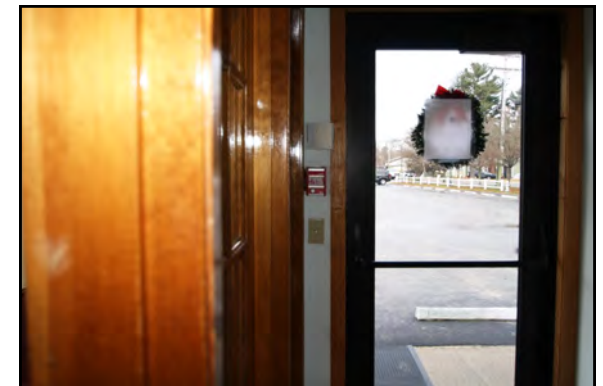
PHOTOGRAPHS - B BUILDING



PHOTOGRAPHS - D BUILDING



PHOTOGRAPHS - D BUILDING





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Satellite View



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Neighborhood View



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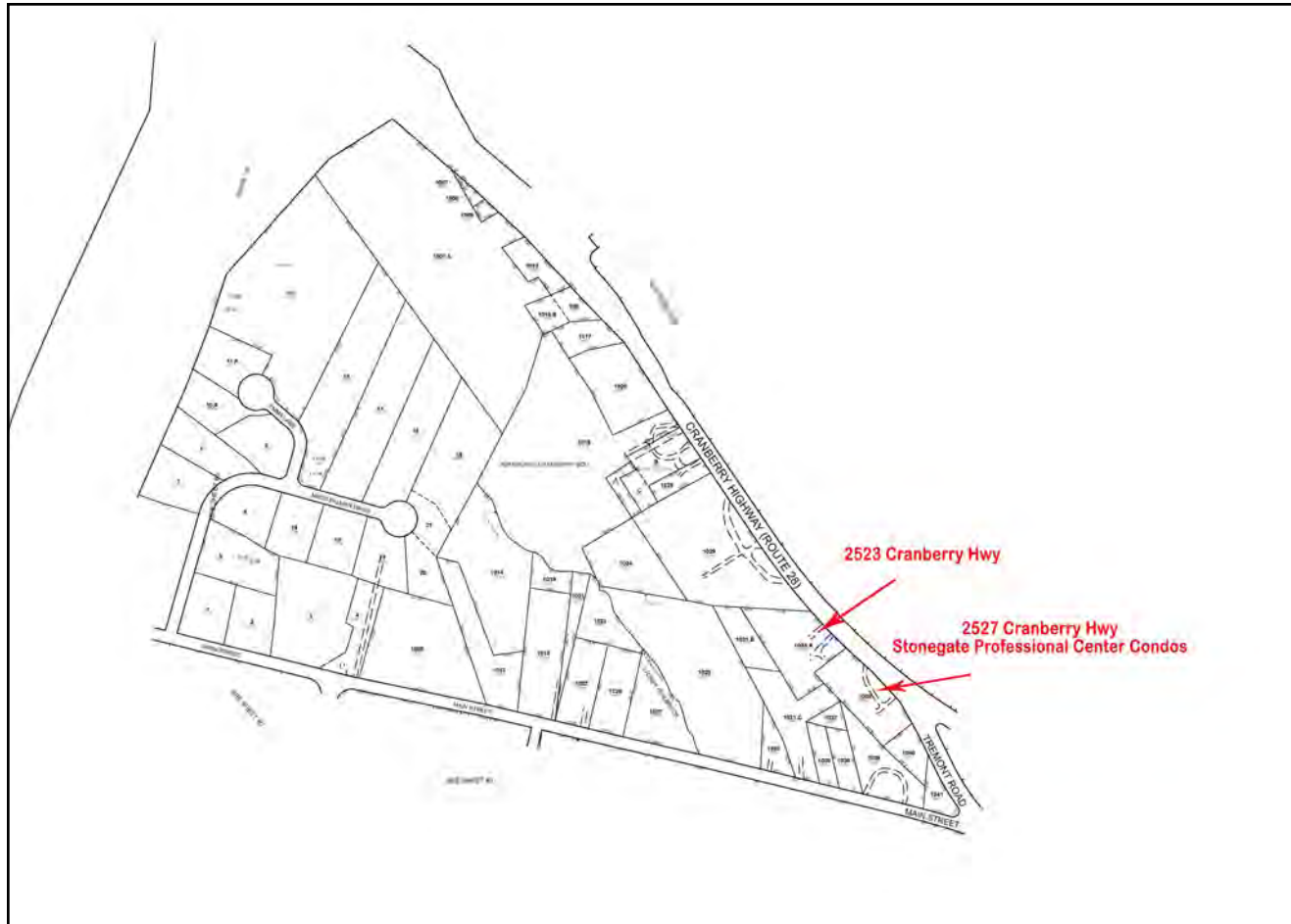
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Assessor Map



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