



HARTEL REALTY

Strategic Real Estate Services

**FOR LEASE - \$1,200/mo.
950+/- SF Retail / Office**

**Tower Mill – Unit #100
657 Quarry Street, Fall River, MA**



- Well Established Retail/Commercial Location
- Ample Parking
- Prominent Visibility, High Traffic Area

HARTEL REALTY
230 Jones Road, Unit 6, Falmouth, MA 02540
Main: (508) 444-0172 ♦ Cell: (617) 256-3169 ♦ Fax: (508) 548-2995
email: greg@hartelrealty.com
www.hartelrealty.com



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Executive Summary

Property Address: 657 Quarry Street, Fall River, MA

Unit # 100

Property type: Retail/Office

Rent: \$1,200/mo.

Lease Type: Gross

Date Available: Immediate

Unit Size: 950 +/- SF

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Property Description

General Site Overview:

Tower Mill is located on Quarry Street in Fall River, approximately ½ mile from Route 195 and is also in close proximity to Routes 24, 495, and 95. Nearby are other reclaimed mill buildings, ranging in use from office and retail to manufacturing.

Current retail location of Burlington coat factory, the building enjoys high traffic and prominent visibility. Convenient to downtown Fall River, which has a high residential population.

Complex Description:

Updated mill, with significant Route 195 signage. Close proximity to new Lowe's project at Route 195 interchange. Directly across the street is the Wompanoag Mill building, which is being converted to 92 residential units in the immediate future. In addition, there is a nurse training facility at Tower Mill, along with many long-term retail tenants.

Unit Details:

Unit #100 is a 950 SF +/- unit situated directly off the front door and foyer. Most recently in use as a retail store, it has the benefit of first floor access, convenience to restrooms and is the first retail unit seen to consumers upon entering the building. The front lobby has been recently renovated, with adjacent passenger elevators.

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Detailed Summary

Total Room Count in Unit	2
Private or Common Bathrooms	Shared
Floor Levels	First floor
Total Number of Parking Spaces	Lower level/front
Parking Reserved for Unit	Ample public
Number of curb cuts	2
Town Sewer or Private Septic	Town
Town Water or Well	Town
Basement Type	Full/partial
Electric Service	3 Phase, included
Heating Type	Gas and Oil/steam, included
Air Conditioning	Yes, included
Sprinklers	Yes

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Detailed Summary

Overhead Doors	None
Elevators	Yes
Foyer (Y/N)	Yes
Ceiling Height	12'
Ceiling Type	Exposed
Flooring	Carpet/Vinyl
Building Construction	Granite/Brick
Roof Type	Asphalt
Kitchen	None
Windows	3 – face lobby
Handicap Access	Yes
Additional Features	Sink
Maximum contiguous SF	1,200 +/- SF

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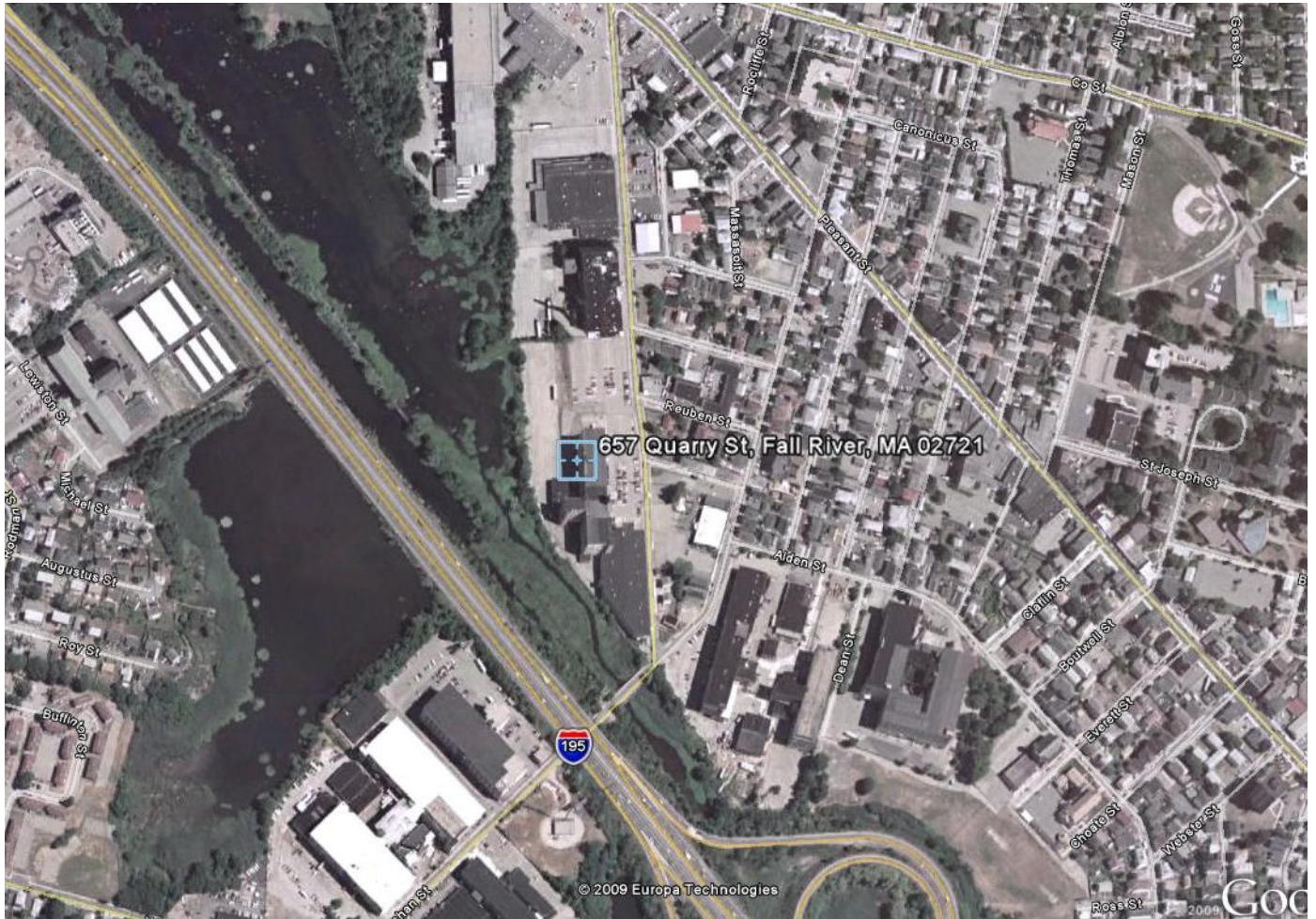
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Area Satellite



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Photos



Subject Unit, view from lobby entrance



View from Unit, toward lobby



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Since 1987

Photos



Signage at entrance



Exterior of Building

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