



# HARTEL REALTY

*Strategic Real Estate Services*

**FOR LEASE - \$1,700/mo.  
1,595 +/- SF Retail / Office**

**Tower Mill, Unit #200  
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](mailto:greg@hartelrealty.com)

[www.hartelrealty.com](http://www.hartelrealty.com)



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## Executive Summary

Property Address: 657 Quarry Street, Fall River, MA

Unit # 130

Property type: Retail/Office

Rent: \$1,700/mo.

Lease Type: Gross

Date Available: Immediate

Unit Size: 1,595 +/- 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 #130 is a 1,595 SF +/- unit situated to the left of the front door and foyer. Most recently in use as a Spa, it has the benefit of first floor access, convenience to restrooms and is one of the first retail units seen to consumers upon entering the building. The front lobby has been recently renovated, with adjacent passenger elevators.

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## Detailed Summary

<b>Total Room Count in Unit</b>	4
<b>Private or Common Bathrooms</b>	Private
<b>Floor Levels</b>	First floor
<b>Total Number of Parking Spaces</b>	Lower level/front
<b>Parking Reserved for Unit</b>	Ample public
<b>Number of curb cuts</b>	2
<b>Town Sewer or Private Septic</b>	Town
<b>Town Water or Well</b>	Town
<b>Basement Type</b>	Full/partial
<b>Electric Service</b>	3 Phase, metered separately
<b>Heating Type</b>	Gas and Oil/steam, included
<b>Air Conditioning</b>	Yes, included
<b>Sprinklers</b>	Yes

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## Detailed Summary

<b>Overhead Doors</b>	None
<b>Elevators</b>	Yes
<b>Foyer (Y/N)</b>	Yes
<b>Ceiling Height</b>	12'
<b>Ceiling Type</b>	Exposed
<b>Flooring</b>	Carpet/
<b>Building Construction</b>	Granite/Brick
<b>Roof Type</b>	Asphalt
<b>Kitchen</b>	No
<b>Windows</b>	To Lobby
<b>Handicap Access</b>	Yes
<b>Additional Features</b>	Private Bath
<b>Maximum contiguous SF</b>	1,595 +/- SF

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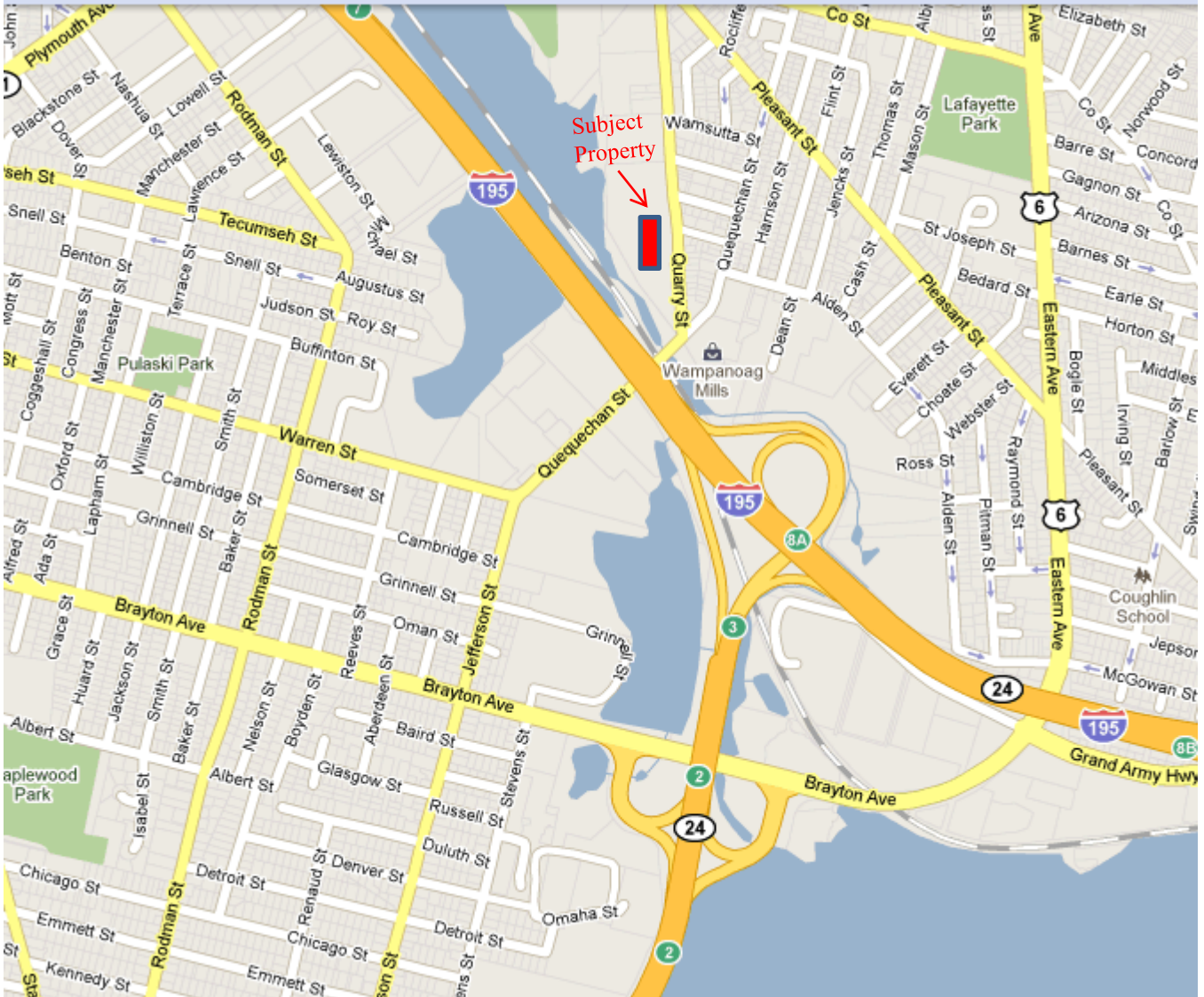
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## Area Map



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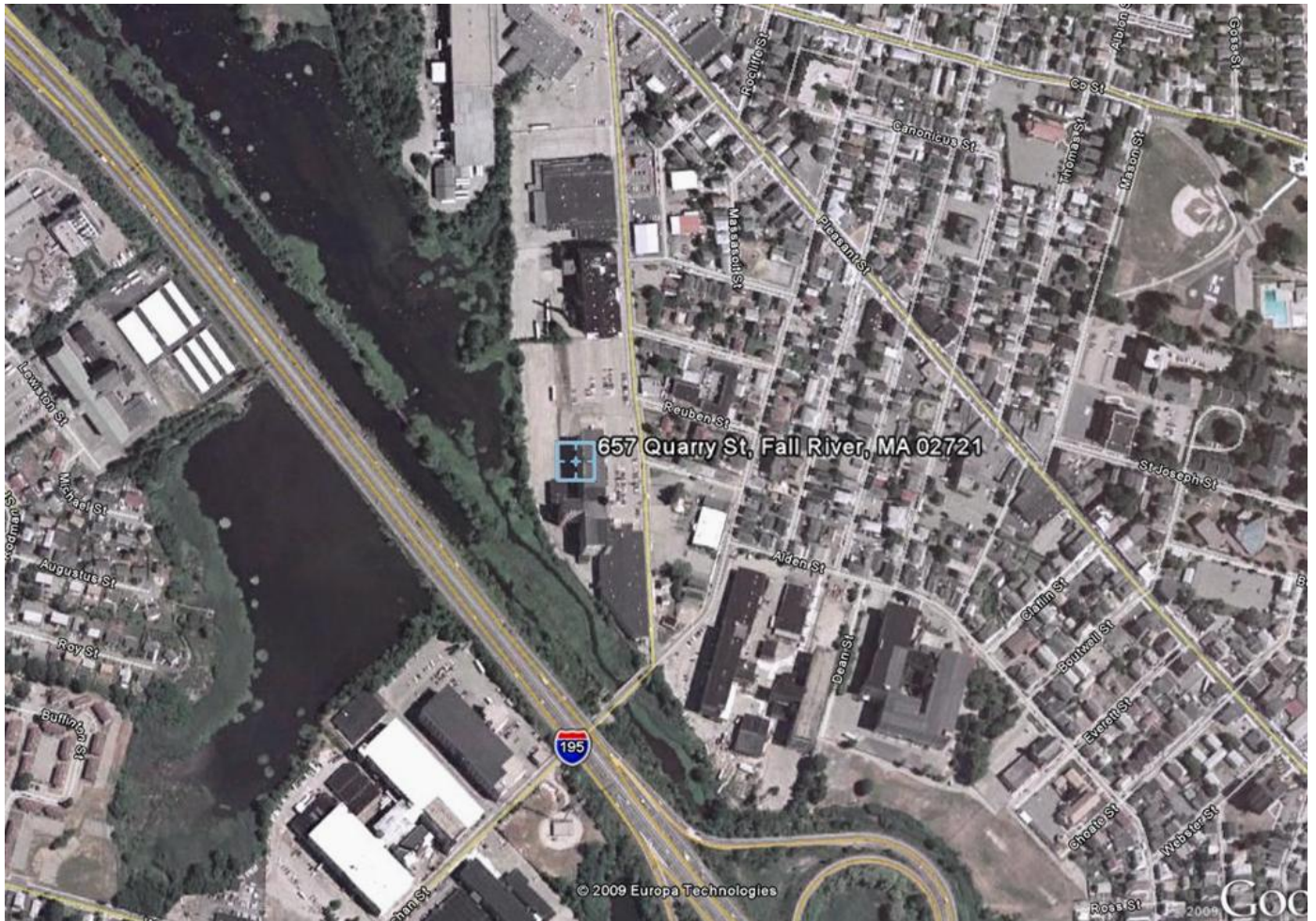
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## Area Satellite



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## Unit Photos



Signage at entrance

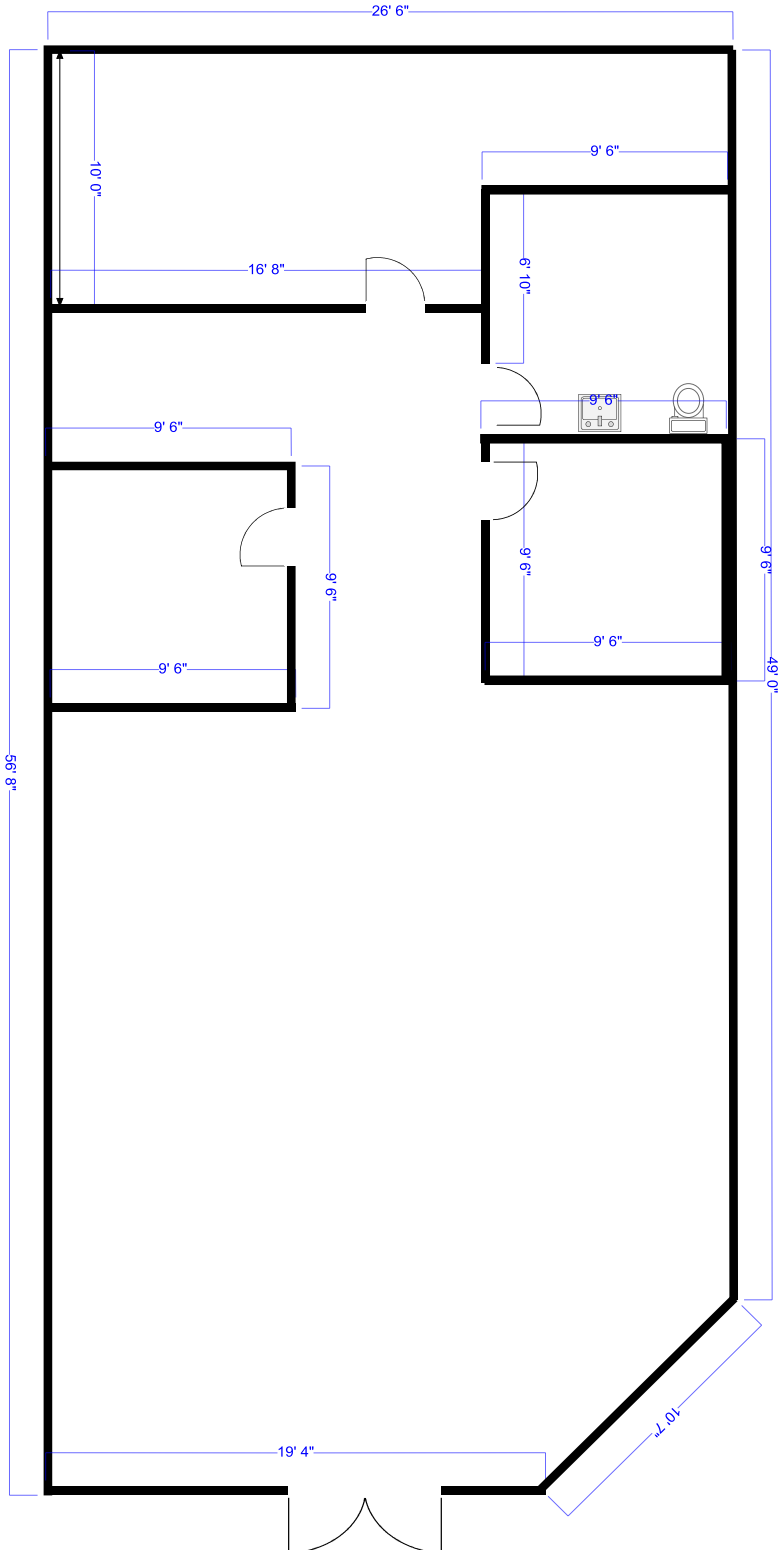


Exterior of Building



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Please note that measurements are approximate and provided for informational purposes only. Drawings are not to scale

## Floor Plan