



HARTEL REALTY

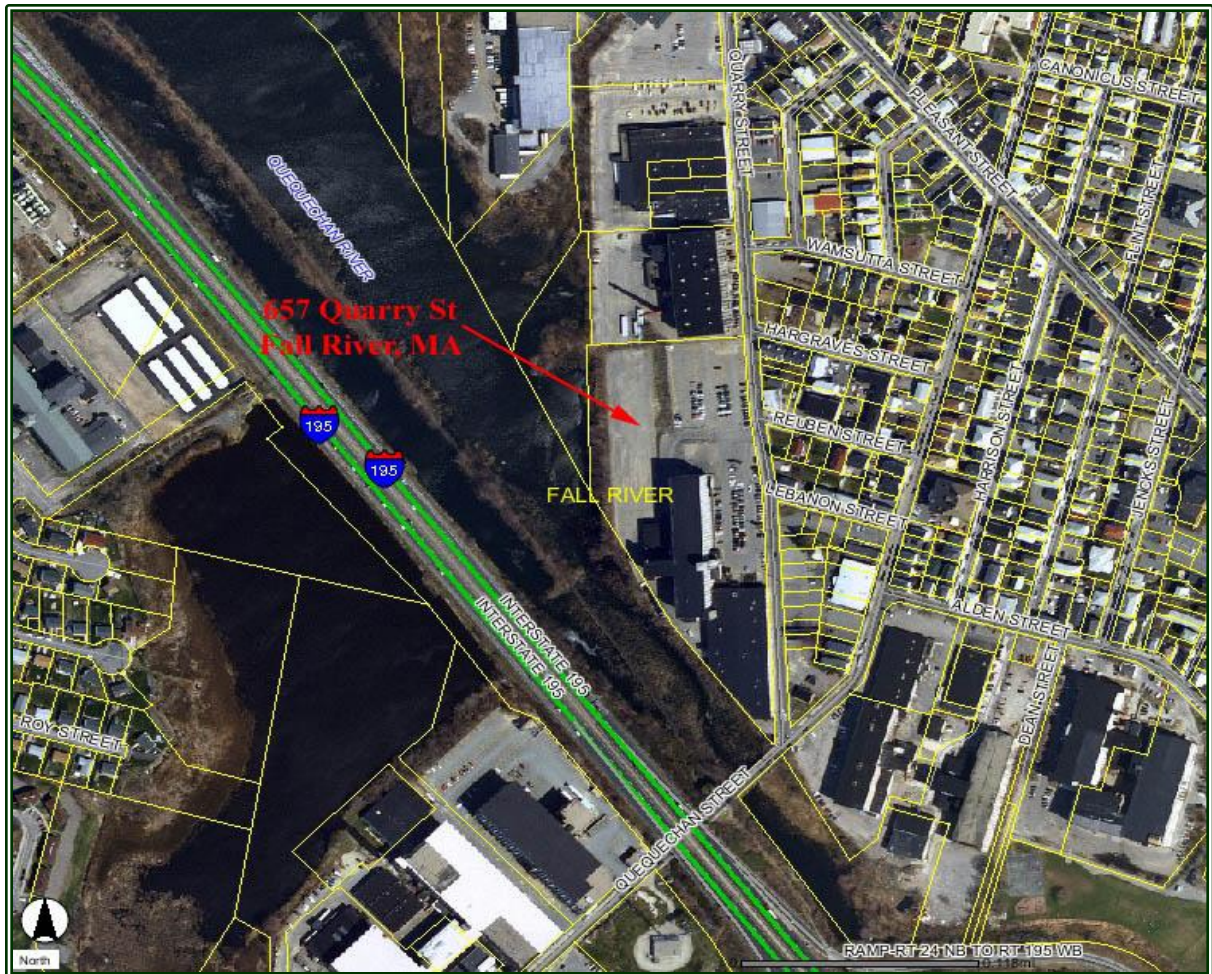
Strategic Real Estate Services

FOR LEASE - \$450/mo.

465 +/- SF Retail / Office

Tower Mill, Unit #305

657 Quarry Street, Fall River, MA



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

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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 # 305

Property type: Office

Rent: \$450/mo.

Lease Type: Gross

Date Available: Immediate

Unit Size: 465 +/- 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 #305 is directly off the corridor. It is a 465 SF +/- unit and has common restrooms. The unit is also convenient to the freight elevator. The third floor spaces are new construction, former mill space, with exposed ceiling and granite walls.

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Detailed Summary

Total Room Count in Unit	1
Private or Common Bathrooms	Shared
Floor Levels	Third 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
Heating Type	Gas and Oil/steam
Air Conditioning	Yes
Sprinklers	Yes

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Detailed Summary

Overhead Doors	None
Elevators	Yes
Foyer (Y/N)	Yes
Ceiling Height	12'
Ceiling Type	Exposed
Flooring	Wood
Building Construction	Granite/Brick
Roof Type	Asphalt
Kitchen	None
Windows	Large, factory sized
Handicap Access	Yes
Additional Features	Freight and Passenger Elevator
Maximum contiguous SF	465 +/- SF

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Area Satellite



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Unit Photos



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Exterior Photos



Entrance/Lobby

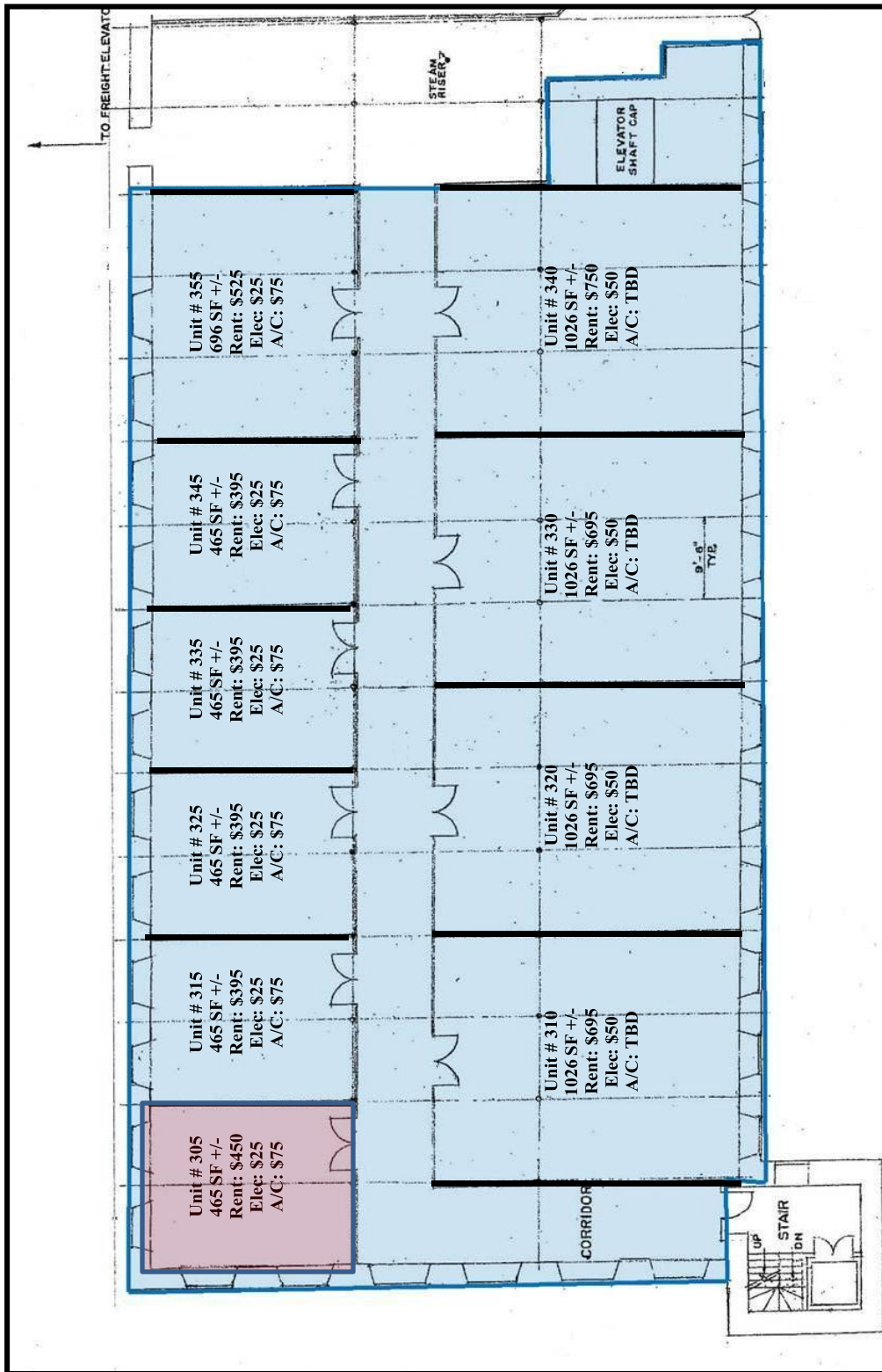


Exterior of Building



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Floor Plan

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