



HARTEL REALTY

Strategic Real Estate Services

FOR LEASE - \$12.00/SF
2,000 +/- SF Office Space
Suite D, 2nd Floor

231 Highland Street, East Bridgewater, MA



- Established Commercial Site
- Pleasant, Pastoral Setting
- Complementary Neighboring Businesses
- Convenient to Routes 18, 24 and 495

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: 231 Highland Street,
East Bridgewater, MA

Property type: Office

Rent: \$12/ SF

Lease Type: Gross

Date Available: Immediate

Unit Size: 2,000 +/- SF

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231 Highland Street, C
East Bridgewater, MA



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Detailed Summary

Ceiling Height	10'
Ceiling Type	Suspended
Flooring	Allowance for Carpet
Building Construction	Steel Frame
Roof Type	Metal
Lot Size	7.23 acres
Number of Bathrooms	2
Parking Reserved for Unit	Ample
Number of curb cuts	2
Town Sewer or Private Septic	Septic
Town Water or Well	Town
Heating Type	Natural Gas
Air Conditioning	Yes
Additional Information	Includes all utilities, except for heating expense



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Property Description

General Site Overview:

The town of East Bridgewater was at one time, known as the “East Parish” of Bridgewater, but separated and became incorporated as its own town in 1823. The town is located 27 miles southeast of Boston and is best known as a residential community. Early industries in East Bridgewater included agriculture and iron works.

Area Description:

The neighborhood at 231 Highland Street is a mix of retail, commercial and industrial businesses, in a pleasant, pastoral setting; to the west are mainly residential homes. The building is convenient to Routes 18, 24 and 495, as are the towns of Brockton to the north and Bridgewater to the south. Current tenants of 231 Highland Street include: Our Magical Beginnings, a school/child care center; J & J Yardcare; Triple D Arborists and Ann Marvin Realty Co.

Unit Details:

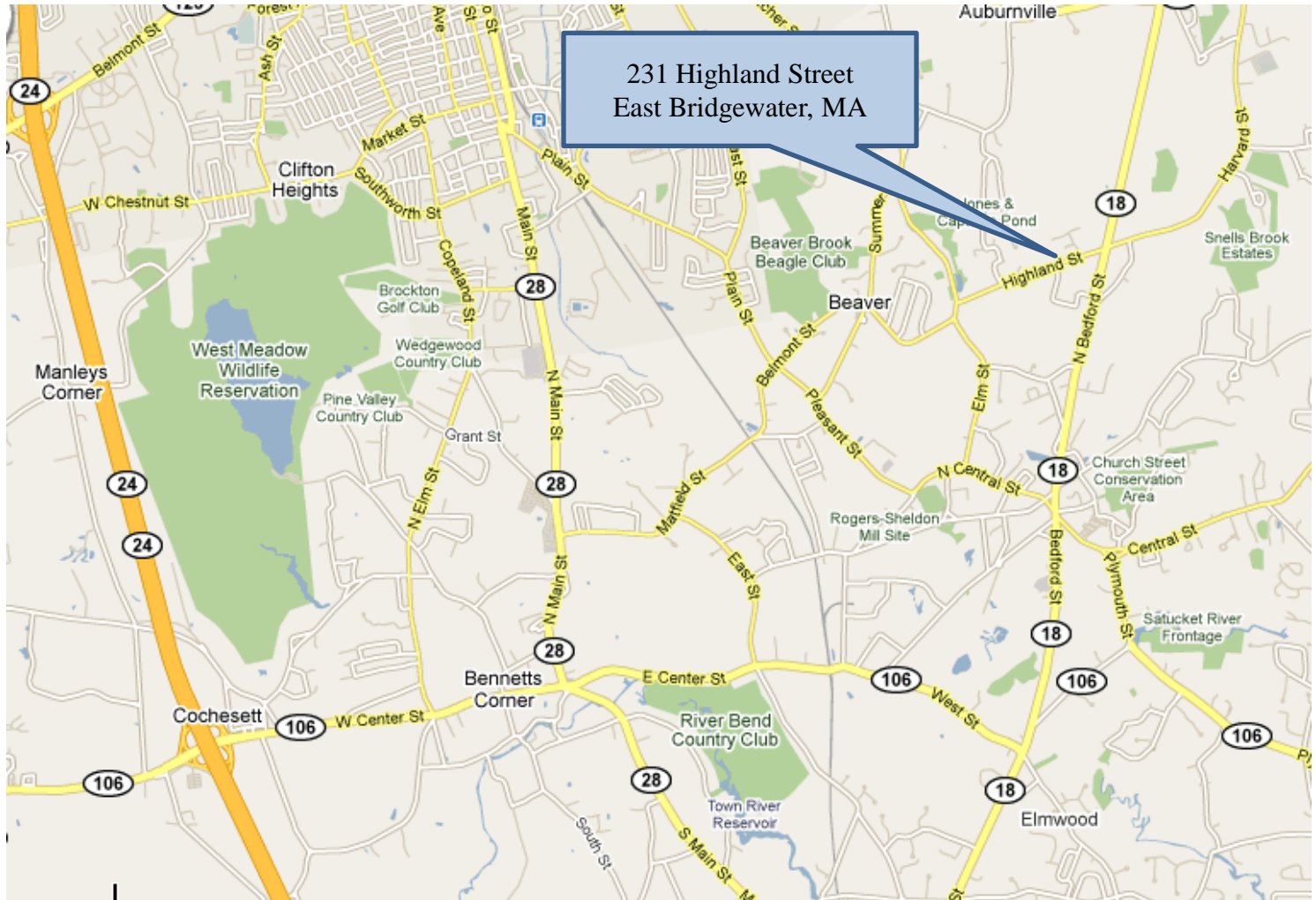
The second floor unit at 231 Highland Street is 2,000 square feet , with two private baths. This unit currently is in need of new floor covering. There is an allowance for carpeting; any other floor covering will be at tenant’s own expense. Signage at the street is available at the street and there is ample parking.



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Area Map



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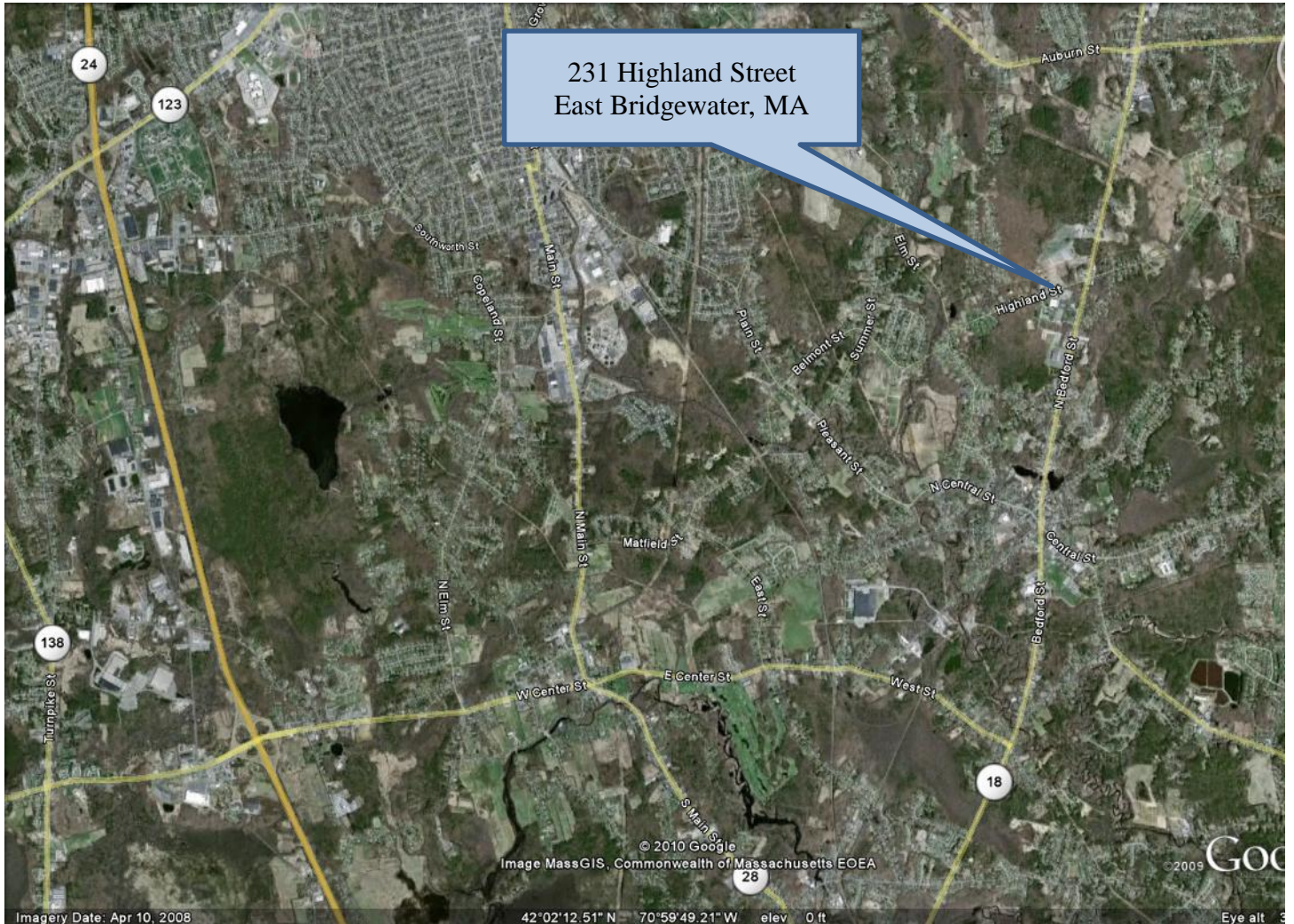
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Area Satellite



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Photos



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