



HARTEL COMMERCIAL

Strategic Real Estate Services

FOR LEASE - \$5.25 SF
9,000 +/- SF Office/Warehouse/Storage
333 Reservoir Street, Needham, MA



- Office Suite with Warehouse/Storage Space
- Busy Route 95/128 - Building/Highway Signage
- Maximum Visibility, High Traffic Area
- Separate Entrance, Freight Elevator, Loading Dock

HARTEL COMMERCIAL
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: 333 Reservoir Street, Needham, MA

Property type: Office/Warehouse/Storage

Rent: \$5.25/SF

Lease Type: Modified Gross
(Tenant Pays Utilities, Maintenance Fee)

Date Available: Immediate

Unit Size: 9,000 +/- SF

Zoning: Industrial



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Detailed Summary

Flooring	Carpet/Wood
Building Construction	Concrete Block
Roof Type	Tar & Gravel
Lot Size	.37 acre
Number of Bathrooms	2
Parking for Unit	Front of Building
Town Sewer or Private Septic	Sewer
Town Water or Well	Town
Heating Type	FHA
Air Conditioning	Yes
Maintenance Fees Include	Common Area Cleaning, Snow Removal, Trash Removal
Additional Features	Kitchen, Freight Elevator, Loading Dock



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Property Description

General Area Overview:

Needham was first settled in 1680 and incorporated as a town in 1711. Needham is notable as the main land contributor to the creation and filling of the Back Bay, from the area of present day Route 128. The project began in 1857 and was completed in 1882. This land reclamation project more than doubled the size of Boston, previously a peninsula. Needham's proximity to Boston, the Charles River and the Route 128 technology belt make it a desirable town to call home. Well-known business in Needham: Coca-Cola, Trader Joe's packing plant and many high tech firms.

Neighborhood Description:

333 Reservoir Street is located right next to busy Route 128, near the historic district and in plain view of the Charles River. Handy to public transportation, the #59 bus stops nearby on Central Avenue, which connects to the Newton Highlands Green Line as well as the Needham Commuter Rail Station. The building is in a neighborhood of other commercial/industrial/warehouse properties. Traffic count for this section of Route 95 is 130,000 cars per day (2009 MDOT)

Building Details:

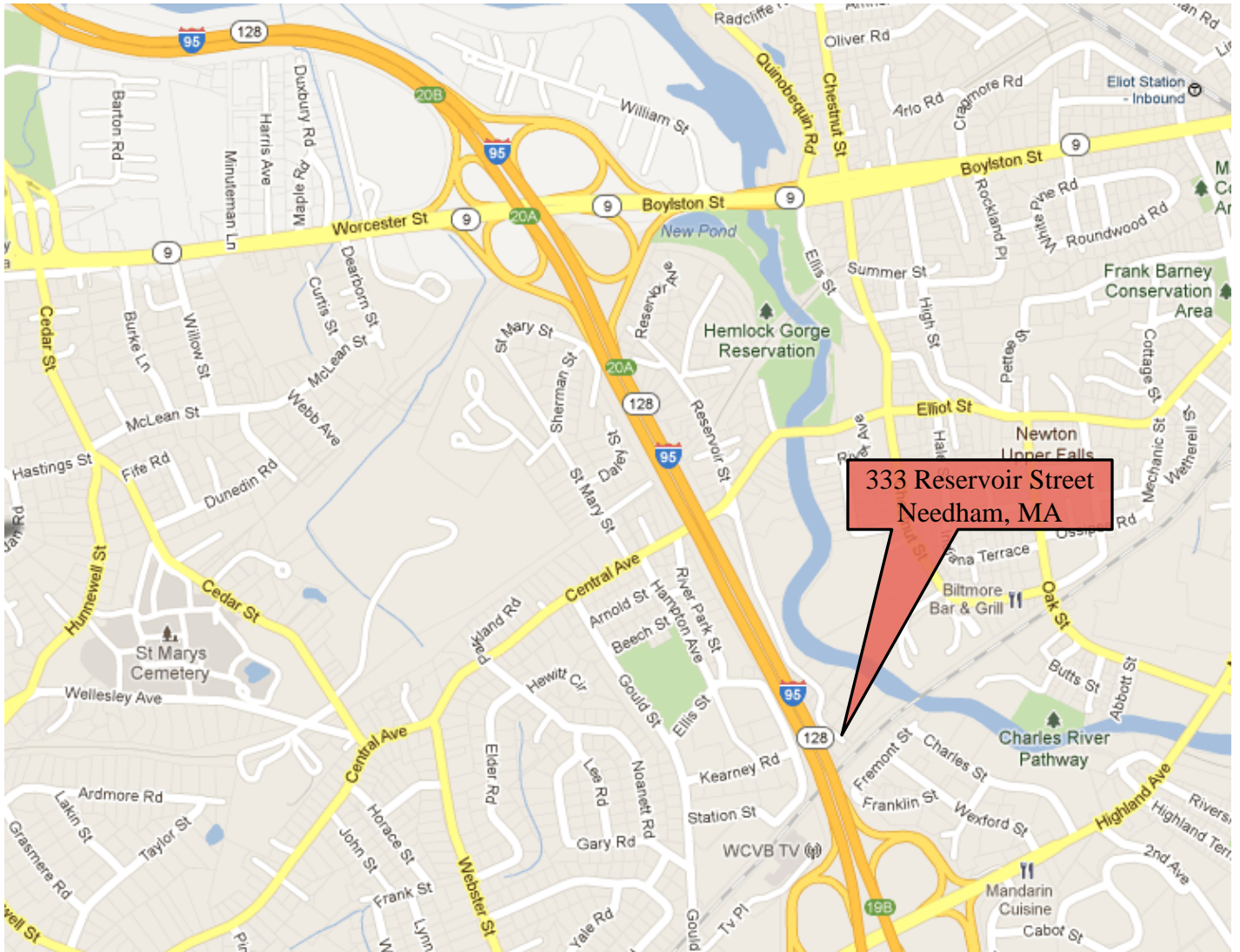
The triangle shaped 333 Reservoir Street building was originally constructed in 1974. It has three floors, separate tenant entrances, a loading dock and a freight elevator. The third floor unit totals approximately 9,000 SF and is currently leased to a commercial screen printer. The third floor has direct access to the loading dock, via freight elevator and stairs.



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Area Map



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Satellite Map



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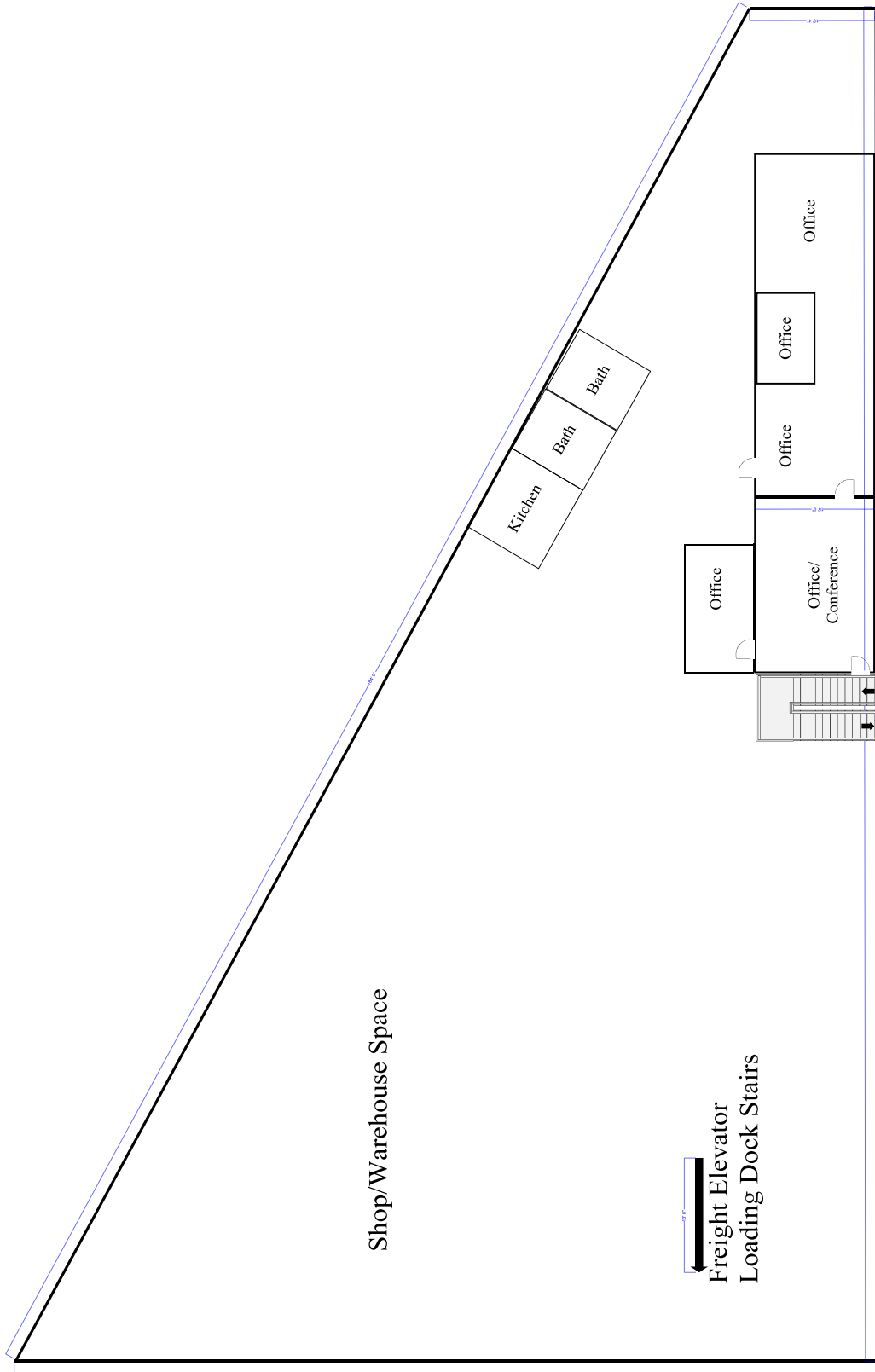


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Please note that measurements are approximate and provided for informational purposes only. Drawings are not to scale.

Floor Plan