



HARTEL COMMERCIAL

Strategic Real Estate Services

FOR SALE - \$1,700,000

Middleboro Industrial Land

26.92± Acres – Zoned General Use

Site Cleared & Leveled - Environmental Studies Completed

Potential to Subdivide – Ready for Development



370 Wareham Street, Middleboro, MA

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230 Jones Road, Unit 6, **Falmouth, MA** 02540 | 40 Willard Street, Unit 207, **Quincy, MA** 02169

Main: (508) 444-0172 | Fax: (508) 548-2995

Greg Hartel-Cell: 617-256-3169 | Paul Hartel – Cell: 508-274-9138

Email: Greg@HartelRealty.com | Paul@HartelRealty.com

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Executive Summary

| | |
|-----------------------------|--|
| Property Address: | 370 Wareham Street Middleboro, MA 02346 |
| Property ID: | 079/888 |
| FY 2014 Assessment: | \$440,600 |
| Building: | \$115,800 |
| Land: | \$324,800 |
| FY 2014 Taxes: | \$6,873.36 |
| Land Area: | 26.92± Acres |
| Natural Gas: | Available at Street |
| Town/Well Water: | Well – Municipal Water Available at Street |
| Town/Private Septic: | Private |
| Zoning: | GU |

Permitted uses include:

Light Manufacturing
Manufacturing
Wholesale, warehouse, self-storage mini-warehouse or
distribution facility
Contractor/landscaper yard
Transport Terminal

Building Sizes:

Building 1: 6,099± SF
Type: Commercial / Warehouse
Ceiling Height: 14'
Heat: None
Baths: None
Stories: One

Building 2: 2,610± SF
Type: Office Building
Ceiling Height: 10'
Heat: FHA/Gas
Baths: One
Stories: One plus Loft

Out Buildings:

Building 3: 1,250± SF Garage
Building 4: 195± SF Shed Frame
Building 5: 88± SF Detached Office



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Town Overview:

Middleboro is the second largest town by land in Massachusetts. Centrally located 38 miles from Boston and 22 miles from New Bedford, it is located in the middle of Plymouth and Cape Cod. Surrounded by major Routes, 44, 28, 495, 79, 18 and 105 it is easily accessible from all points.

Property Synopsis:

370 Wareham Street is a 26.92± acre site zoned GU – General Business. There are two buildings on the property with three outbuildings, a garage, shed and office. Built in 1930, with minimal changes to the property, a trucking company was the last tenant to occupy the premises.

There has been considerable interest in contractor yards. As a permitted use, this is a good fit for many different professions.

There are four Business Parks in Middleboro, The Middleboro Park @495, Campanelli Business Park, South Middleboro Park, Southpointe Corporate Center and Abbey Lane, which the latter is located adjacent to our property.

As it is located in the General Use district, there are opportunities for a diversity of business uses.

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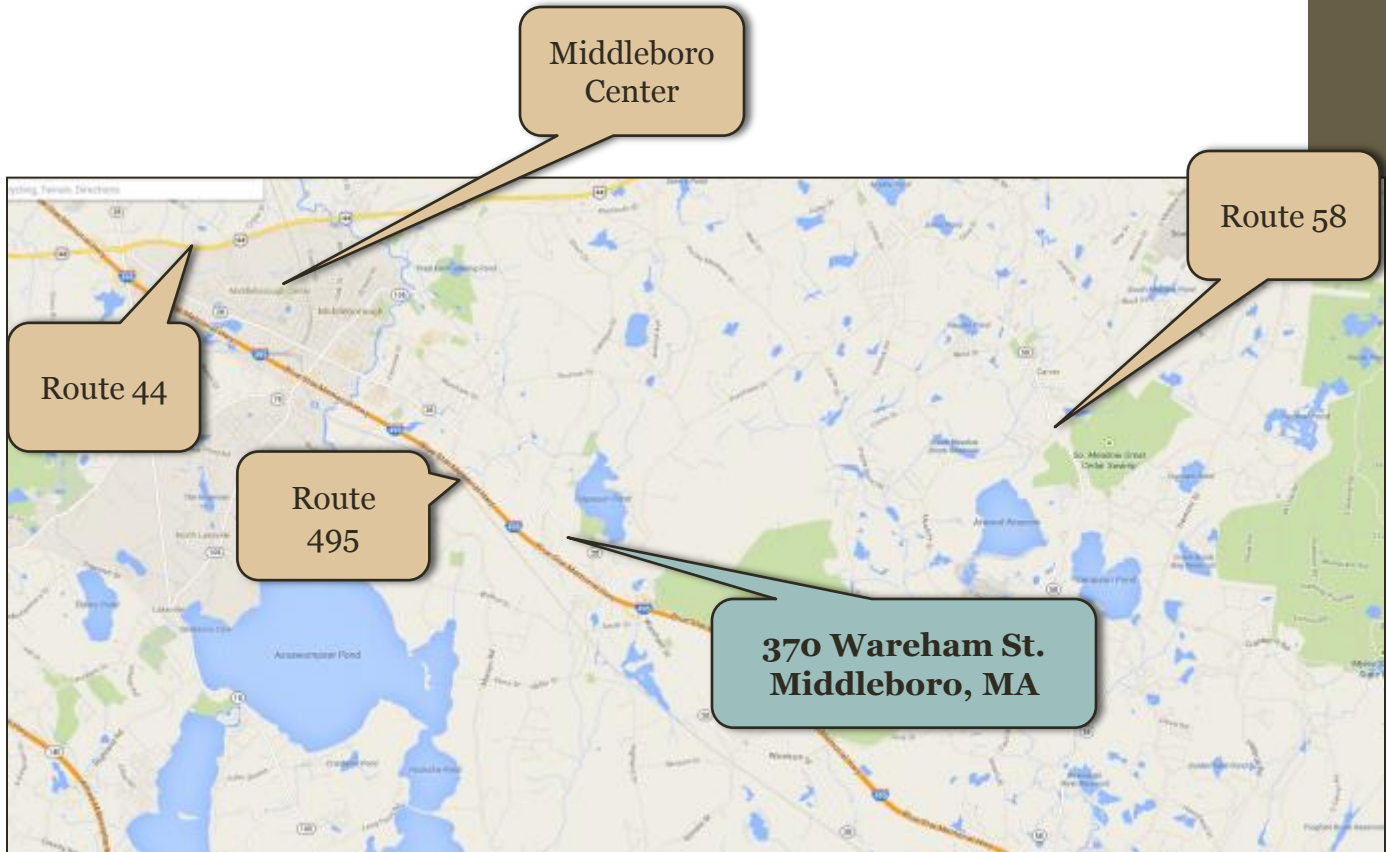
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Location Map



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Satellite View



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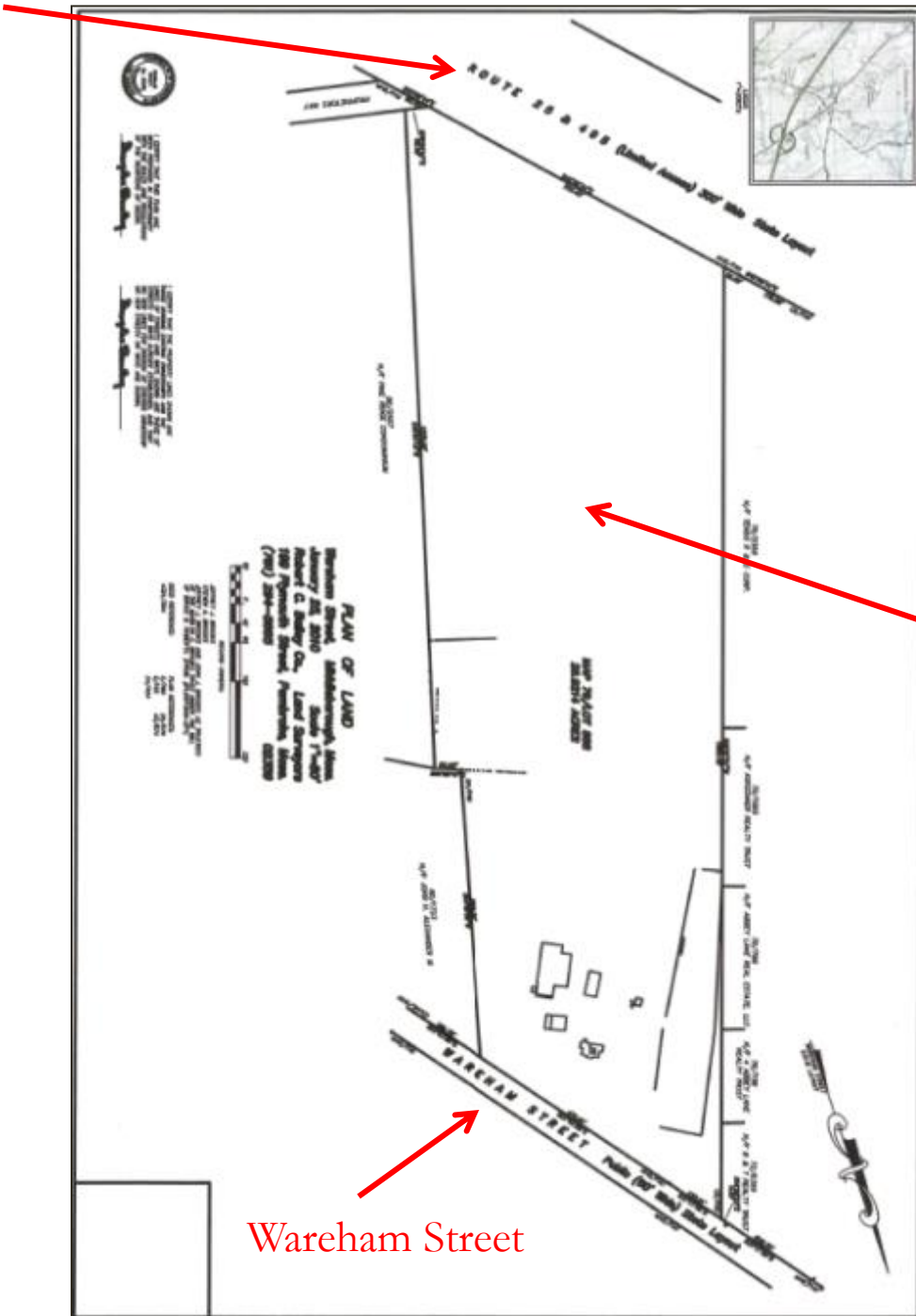
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Route 495



Site Plan

Wareham Street

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Zoning – GU District

| TABLE OF USES | | | | | | | | | |
|---|-----------|-----------|-----------|----------|----------|-----------|------------|------------|-----------|
| PRINCIPAL USE | RA | RB | RR | B | I | GU | GUX | GUA | CD |
| A. RESIDENTIAL USES | | | | | | | | | |
| 1. Single-family dwelling | Y | Y | Y | N | N | Y | Y | Y | N |
| 2. Two-family dwelling | N | N | N | N | N | ZBA | ZBA | N | N |
| 3. Trailer or mobile home | N | N | N | N | N | N | N | N | N |
| 4. Conversion of single family to up to three dwelling units | ZBA | ZBA | ZBA | ZBA | ZBA | ZBA | ZBA | N | N |
| 5. Dwelling units above street level floor | N | N | N | ZBA | N | N | N | N | N |
| 6. Multifamily dwelling | N | N | N | N | N | ZBA | ZBA | N | N |
| 7. Adult mobile home park | PB | PB | PB | N | N | PB | PB | PB | N |
| 8. Open Space Residential Preservation Development | PB | N | PB | N | N | PB | PB | N | N |
| 9. Retreat lot | PB | PB | PB | N | N | PB | PB | N | N |
| B. EXEMPT USES (PURSUANT TO MGL CH 40A SECTION 3) | | | | | | | | | |
| 1. Agricultural Uses, Road Side Stands and Horse stables | Y | Y | Y | Y | Y | Y | Y | Y | Y |
| 2. Use of land or structures for religious purposes | Y | Y | Y | Y | Y | Y | Y | Y | Y |
| 3. Use of land or structures for educational purposes on land owned or leased by the commonwealth or any of its agencies, subdivisions or bodies politic or by a religious sect or by a nonprofit educational corporation | Y | Y | Y | Y | Y | Y | Y | Y | Y |
| 4. Child Care Center | Y | Y | Y | Y | Y | Y | Y | Y | Y |
| 5. Municipal or governmental facilities | ZBA | ZBA | ZBA | ZBA | Y | Y | Y | Y | Y |
| C. INSTITUTIONAL USES | | | | | | | | | |
| 1. Philanthropic, fraternal, patriotic or charitable institution | ZBA | ZBA | ZBA | ZBA | ZBA | ZBA | ZBA | ZBA | N |
| 2. Library, museum or park | ZBA | ZBA | ZBA | Y | ZBA | ZBA | ZBA | ZBA | N |
| 3. Essential Services | ZBA | ZBA | ZBA | ZBA | ZBA | ZBA | ZBA | ZBA | PB |
| D. COMMERCIAL USES | | | | | | | | | |
| 1. Nonexempt educational use | N | N | N | Y | N | Y | Y | Y | N |
| 2. Reserved | | | | | | | | | |
| 3. Kennel, Commercial | ZBA | ZBA | ZBA | ZBA | ZBA | ZBA | ZBA | ZBA | N |
| 4. Veterinarian's office; Animal hospital | N | N | N | ZBA | N | ZBA | ZBA | ZBA | N |
| 5. Private club or lodge | ZBA | ZBA | ZBA | ZBA | N | Y | Y | Y | N |
| 6. Nursing or convalescent home | ZBA | ZBA | ZBA | N | ZBA | ZBA | ZBA | ZBA | N |
| 7. Funeral home | N | N | N | Y | N | Y | Y | Y | N |
| 8. Motel or Hotel | N | N | N | N | N | Y | Y | Y | PB |
| 9. Bed and Breakfast | ZBA | ZBA | ZBA | Y | N | Y | Y | Y | N |

3.1.1 Key. In the Table of Uses, the following key shall apply:

- Y Use available as of right
- N Prohibited use
- ZBA Special Permit - Zoning Board of Appeals
- PB Special Permit - Planning Board
- BOS Special Permit - Board of Selectmen

| | | | | | | | | | |
|---|-----|-----|-----|-----|-----|-----|-----|-----|-----|
| 10. Retail stores and services not elsewhere set forth | N | N | N | Y | N | Y | Y | Y | PB |
| 11. Motor vehicle sales and rental | N | N | N | ZBA | N | Y | Y | Y | N |
| 12. Motor vehicle general and body repair | N | N | N | N | N | Y | Y | Y | N |
| 13. Motor vehicle light service | N | N | N | N | N | Y | Y | Y | N |
| 14. Restaurant | N | N | N | Y | N | Y | Y | Y | PB |
| 15. Restaurant, fast food | N | N | N | Y | N | Y | Y | Y | PB |
| 16. Aviation Use | ZBA | ZBA | ZBA | N | ZBA | ZBA | ZBA | ZBA | N |
| 17. Business or professional office, including medical | N | N | N | Y | N | Y | Y | Y | PB |
| 18. Medical clinic | N | N | N | Y | N | Y | Y | Y | PB |
| 19. Bank, financial agency | N | N | N | Y | N | Y | Y | Y | PB |
| 20. Indoor commercial recreation | N | N | N | ZBA | N | Y | Y | Y | PB |
| 22. Outdoor commercial recreation | N | N | N | N | ZBA | Y | Y | Y | PB |
| 23. Golf course | ZBA | ZBA | ZBA | N | ZBA | Y | Y | Y | PB |
| 24. Personal Service Establishment | N | N | N | Y | N | Y | Y | Y | PB |
| 25. General Service Establishment | N | N | N | ZBA | N | Y | Y | Y | PB |
| 26. Adult Use | N | N | N | N | N | N | N | ZBA | N |
| 27. Hospital | N | N | N | Y | N | Y | Y | Y | PB |
| 28. Fitness Center | N | N | N | Y | N | Y | Y | Y | PB |
| 29. Movie Theater | N | N | N | Y | N | Y | Y | Y | PB |
| 30. Indoor Flea Market | N | N | N | Y | N | Y | Y | Y | N |
| 31. Food processing or packaging with onsite sales | N | N | N | Y | N | Y | Y | Y | N |
| 32. Adult Day Care | N | N | N | Y | N | Y | Y | Y | N |
| 33. Dry Cleaners, onsite cleaning | N | N | N | Y | Y | Y | Y | Y | N |
| E. INDUSTRIAL USES | | | | | | | | | |
| 1. Earth removal on premises owned by Town | Y | Y | Y | N | ZBA | ZBA | ZBA | ZBA | ZBA |
| 2. Commercial earth removal | N | N | N | N | N | N | N | N | N |
| 3. Light manufacturing | N | N | N | N | ZBA | Y | Y | Y | N |
| 4. Manufacturing | N | N | N | N | ZBA | Y | Y | Y | N |
| 5. Wholesale, warehouse, self-storage mini-warehouse or distribution facility | N | N | N | N | ZBA | Y | Y | Y | N |
| 6. Junkyard or automobile graveyard | N | N | N | N | N | N | N | N | N |
| 7. Contractor/ landscaper yard | N | N | N | N | Y | Y | Y | Y | N |
| 8. Transport terminal | N | N | N | N | ZBA | Y | Y | Y | N |
| 9. Operations involving radioactive materials | N | N | N | N | N | N | N | N | N |
| F. ACCESSORY USES | | | | | | | | | |
| 1. Up to 2 boarders with owner resident on premises | Y | Y | Y | Y | N | Y | Y | Y | N |
| 2. Customary home occupation; or, Home trade shop | Y | Y | Y | Y | N | Y | Y | Y | N |
| 3. Intensive home occupation | ZBA | ZBA | ZBA | N | N | ZBA | ZBA | ZBA | N |
| 4. Accessory buildings or structures | Y | Y | Y | Y | Y | Y | Y | Y | Y |
| G. OTHER USES | | | | | | | | | |
| 5. Family day care home, small | Y | Y | Y | Y | N | Y | Y | Y | N |
| 6. Family day care home, large | ZBA | ZBA | ZBA | Y | N | ZBA | ZBA | ZBA | N |
| 7. Adult day care facility | ZBA | ZBA | ZBA | ZBA | ZBA | ZBA | ZBA | ZBA | N |
| 8. Light manufacturing and assembly accessory to onsite retail | N | N | N | Y | N | Y | Y | Y | PB |
| 9. Wholesale outlet accessory to retail operation | N | N | N | ZBA | N | Y | Y | Y | PB |
| 10. Family accessory apartment | ZBA | ZBA | ZBA | ZBA | ZBA | ZBA | ZBA | ZBA | N |
| 11. Accessory use to a use allowed by special permit | ZBA | ZBA | ZBA | ZBA | ZBA | ZBA | ZBA | ZBA | PB |
| 12. Kennel, Household or Private | Y | Y | Y | Y | Y | Y | Y | Y | N |
| 13. Kennel, Hobby | ZBA | ZBA | ZBA | ZBA | ZBA | ZBA | ZBA | ZBA | N |
| 14. Accessory scientific uses | ZBA | ZBA | ZBA | ZBA | ZBA | ZBA | ZBA | ZBA | PB |
| G. OTHER USES | | | | | | | | | |
| 1. Drive-through windows | N | N | N | N | N | Y | Y | Y | PB |

Views of Property



