



HARTEL COMMERCIAL REAL ESTATE

Strategic Real Estate Services

**NEW CONSTRUCTION
355 WAREHAM STREET - RTE 28
MIDDLEBORO, MA**

**9,900± SF BUILDING
6 INDUSTRIAL BAYS
OVERHEAD DOORS
24' CEILING HEIGHT**



**ROUTE 495 PROXIMITY
EACH UNIT OFFERED AT \$1,700/MONTH PLUS UTILITIES
NEW CONSTRUCTION - 1,656± SF EACH UNIT**



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230 Jones Road
Suite 6
Falmouth MA 02540

40 Willard Street
Suite 207
Quincy MA 02169

Greg Hartel
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Main Office
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www.HartelRealty.com



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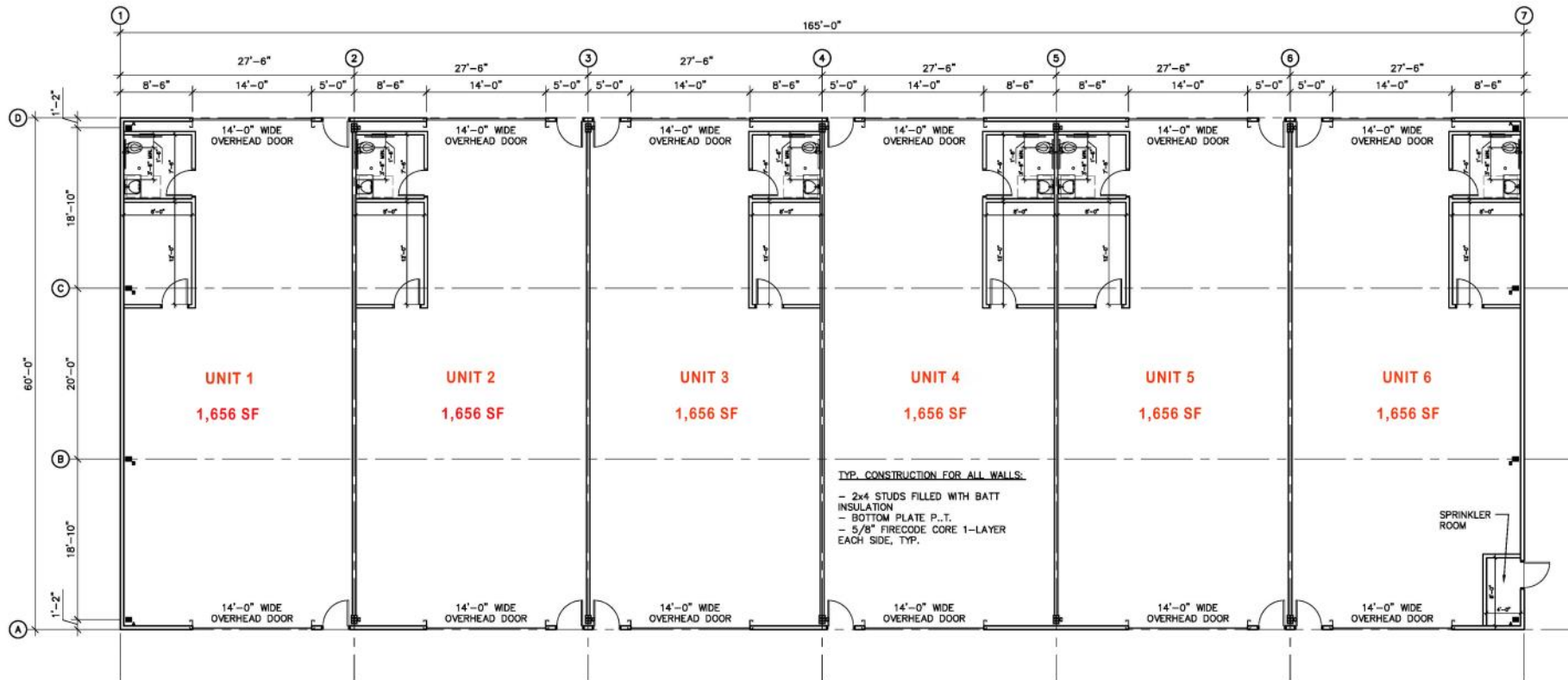
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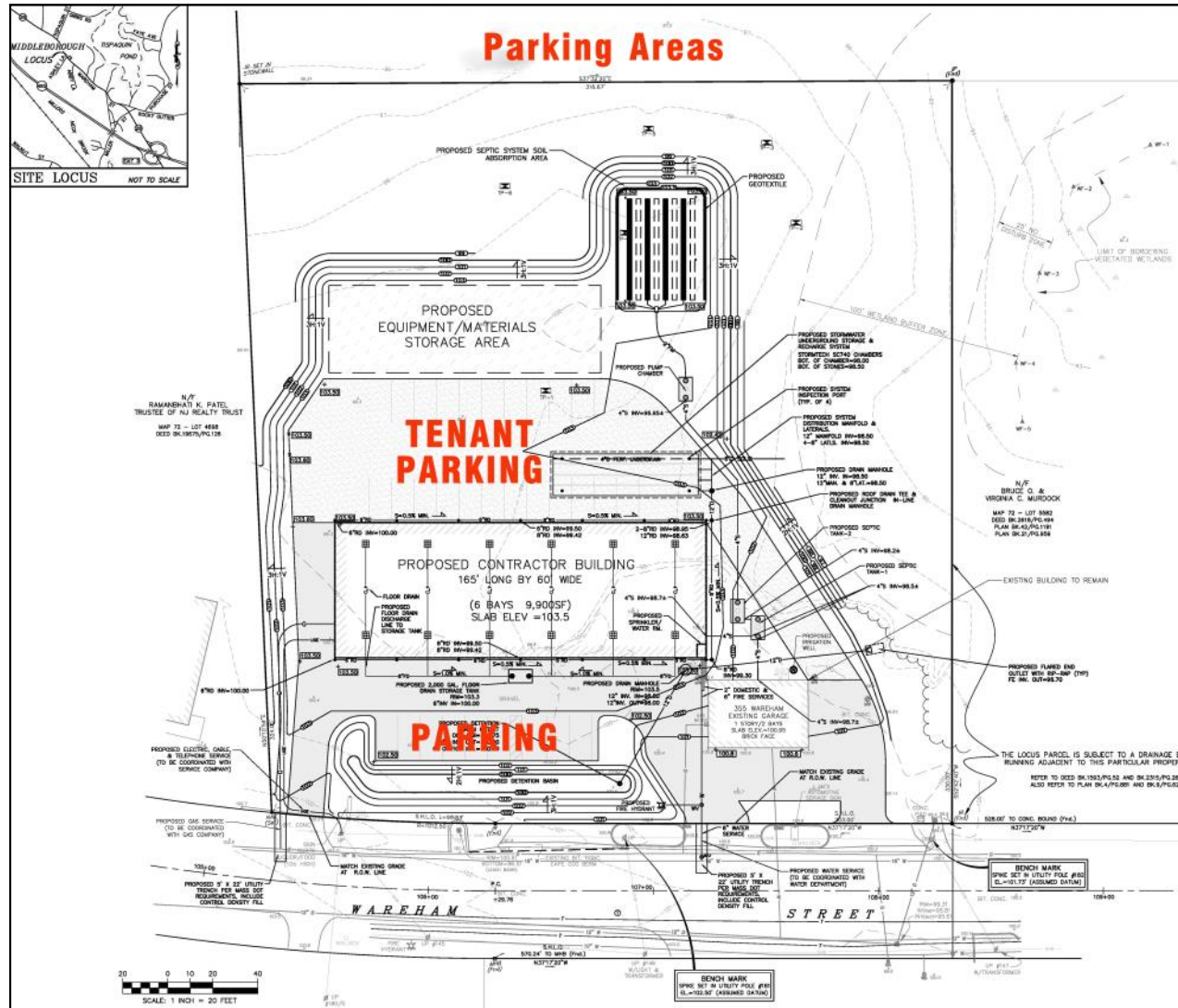
Proposed Site Plan



1 PLAN - PROPOSED
SCALE: 1/8"=1'-0"

Proposed 6 Units
1,656± SF each Unit
Overhead Doors - each Unit
24' Ceiling Height
Private Office & Bath in each Unit
\$1,700/Month Plus Utilities
Close to Major Highway

Parking Plan



Proposed 6 Spaces in Front
Tenant Parking in Rear



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DETAILS

- * NEAR RTE 495 - BETWEEN EXITS 3 & 4
- * AREA OF INDUSTRIAL USES
- * NEW PROPOSED 6-BAY INDUSTRIAL BUILDING
- * APPROVED FOR UP TO 9,000± SF BUILDING
- * 1,656± SF EACH UNIT
- * 2.00± ACRE SITE
- * ZONED GU
- * LESS THAN 1 MILE FROM RTE 495
- * Each Unit - \$1,700/Month plus Utilities
- * Storage above Bath & Office
- * Propane Unit Heater for Shop Area
- * Electric Heat in Office & Bath
- * Additional Yard Storage Available for an Additional Cost



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355 Wareham St - Middleboro

This is new construction of a 9,000± SF Building, located less than one mile from Route 495. The 2.00± Acre Site is approved for a building up to 9,000± SF. This is an extremely high visibility, heavily traveled year round industrial area. Complimentary businesses are located in the immediate neighborhood.

