



HARTEL COMMERCIAL REAL ESTATE

Strategic Real Estate Services

370-A Wareham St aka Rte 28 -

Lots 1A,2A,3A - Middleboro, MA

Lot 1A - Build to Suit - 7,800 SF Available

Lot 2A - Building 1 - 17,496 SF Available

Building 2 - 19,845 SF Available

Building 3 - 19,845 SF Available

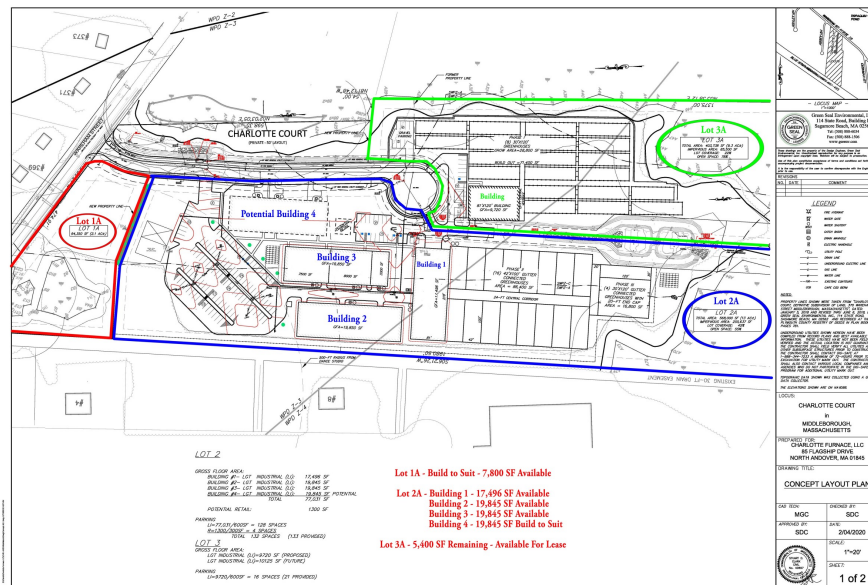
Building 4 - 19,845 SF Available

Lot 3A - 5,400 SF Remaining For Lease

All Roads - Utilities - Infrastructure Included

Developer will Deliver Buildings - Build to Suit

Cannabis Friendly Park/Location - Town Supportive - Greenhouse Locations



Hartel Commercial Real Estate

230 Jones Rd/Ste 6/Falmouth, MA
40 Willard St/Ste 207/Quincy, MA



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PROPERTY DETAIL

370 Wareham Street, aka Route 28, Middleboro, MA is located in an area of four Business Parks with a mix of industrial and office use. This site is zoned GU - General Use, with opportunities for a diversity of business uses. The entire parcel, before subdividing, contained 27± Acres.

For Lease - 370-A Wareham St - Lot 1A, a 2.10± acre site which includes all roads, utilities and infrastructure. Potential for 7,800 SF Building Available.

For Lease is 370-A Wareham St - Lot 2A, a 13± acre site which includes all roads, utilities and infrastructure. Available For Lease:

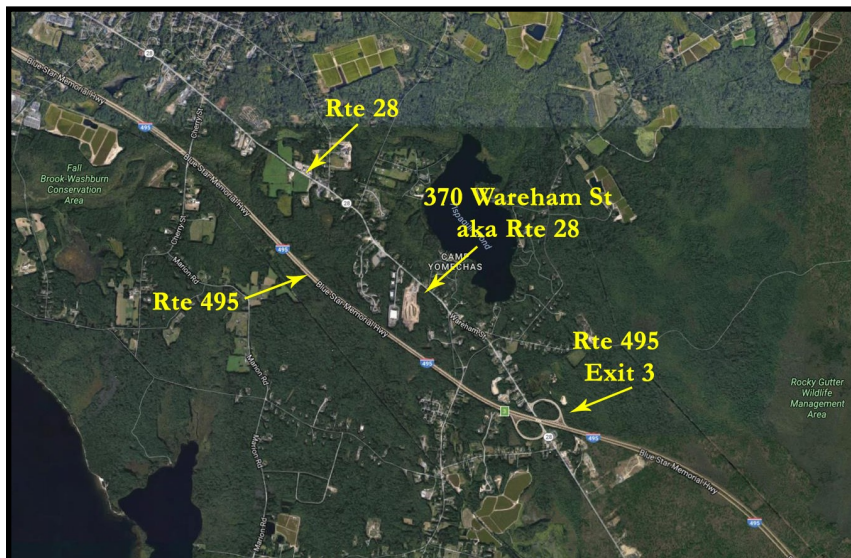
- Building 1 - 17,496 SF Available
- Building 2 - 19,845 SF Available
- Building 3 - 19,845 SF Available
- Building 4 - 19,845 SF Available

For Lease is 370-C Wareham St - Lot 3A, on an 9.3± acre site which includes all roads, utilities and infrastructure. Available For Lease:

Available for \$13/SF NNN with 10 Year Lease and 2 Five Year Options.

Cannabis Friendly Park/Location - Town Supportive

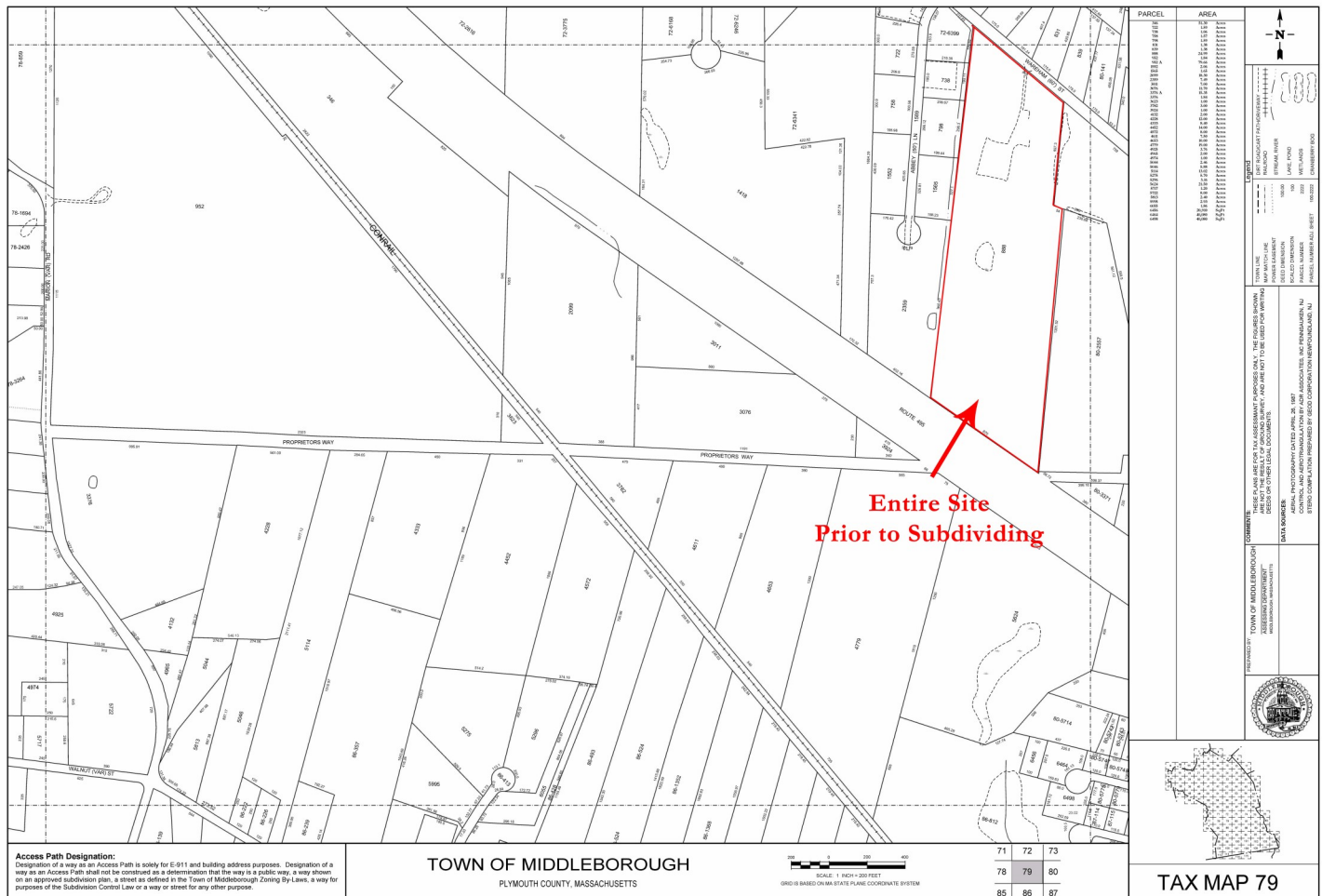
Greenhouse Locations Available



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Assessor Map



Conceptual Plan - Lots 1A,2A,3A

