

Tower Mill
657 Quarry Street
Fall River, MA

FOR LEASE at \$5.95/SF Plus Utilities

Industrial Space For Lease | 4th Floor - 15,500± SF

Paul Hartel 508-274-9138 Paul@HartelRealty.com
Greg Hartel 617-256-3169 Greg@HartelRealty.com



HARTEL COMMERCIAL REAL ESTATE
Falmouth



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Satellite

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Neighborhood

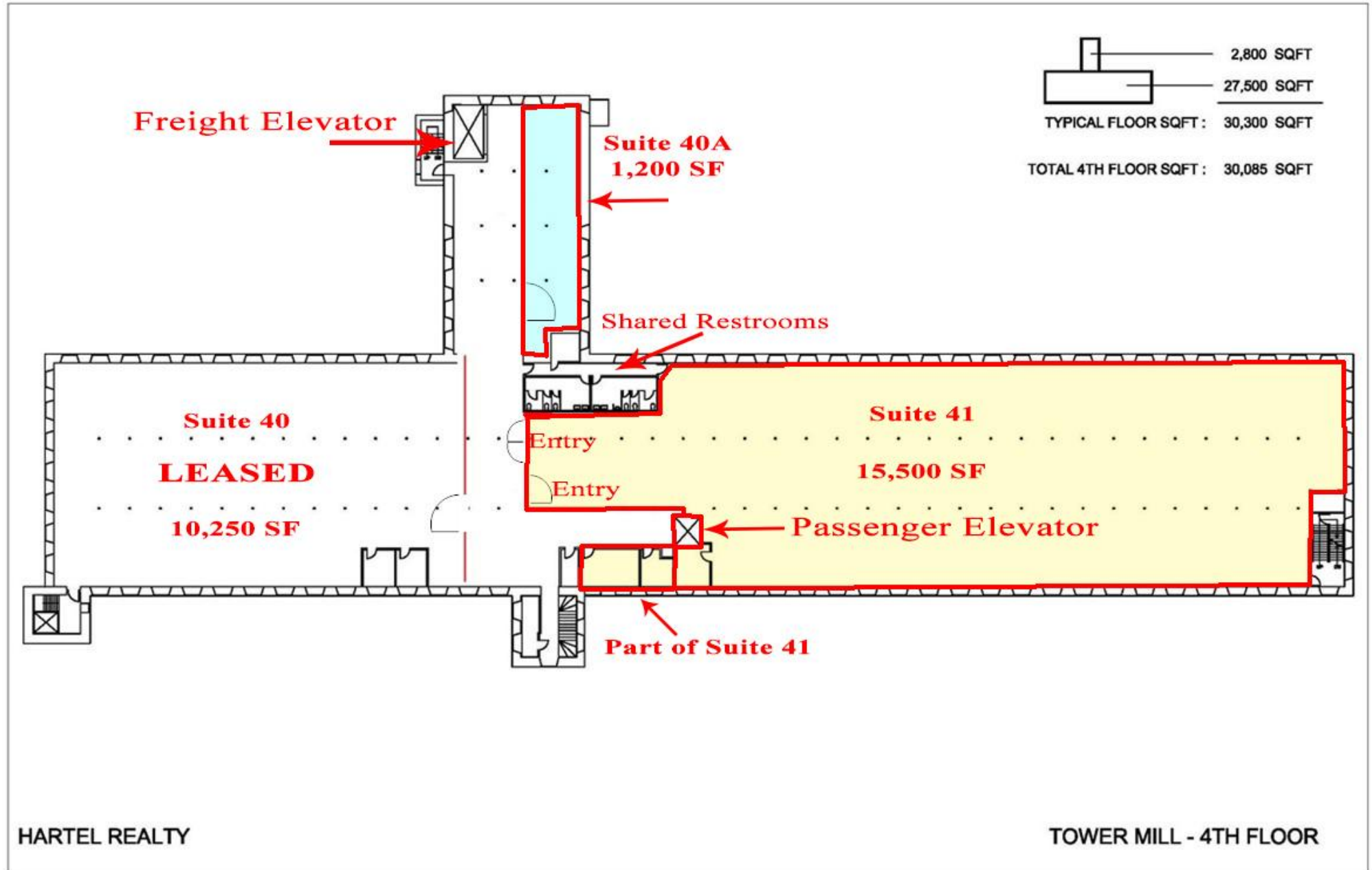


Property Summary - For Lease

- * Industrial Building - 4th Floor - 15,500± SF
- * Individually Controlled HVAC - Fully Air Conditioned
- * 6.08± Acre Site - Paved Parking for Over 150 Vehicles
- * 11 Foot High Ceilings - Freight Elevator - Passenger Elevator
- * Security Cameras in all Spaces
- * Zoning: CMD (Commercial Mill District)
- * Allowed Uses include - Church, Educational Use, Municipal Use, Bank, Theater, Radio or Television Studio, Professional Office, Telephone Answering Center, Distribution Center, Industrial Research and Development, Processing and Manufacturing, Warehouse, to name a few.
- * High Visibility: Direct Visibility on Interstate 195 - Minutes from New Bedford - Heavy Daily Traffic
- * Mass DOT Traffic Counts on Interstate 195 - 85,487 Vehicles/Day in 2024
- * Mass DOT Traffic Counts on Pleasant St - 15,248 Vehicles/Day in 2025
- * Adjacent to Self Storage Facility and Dollar Tree

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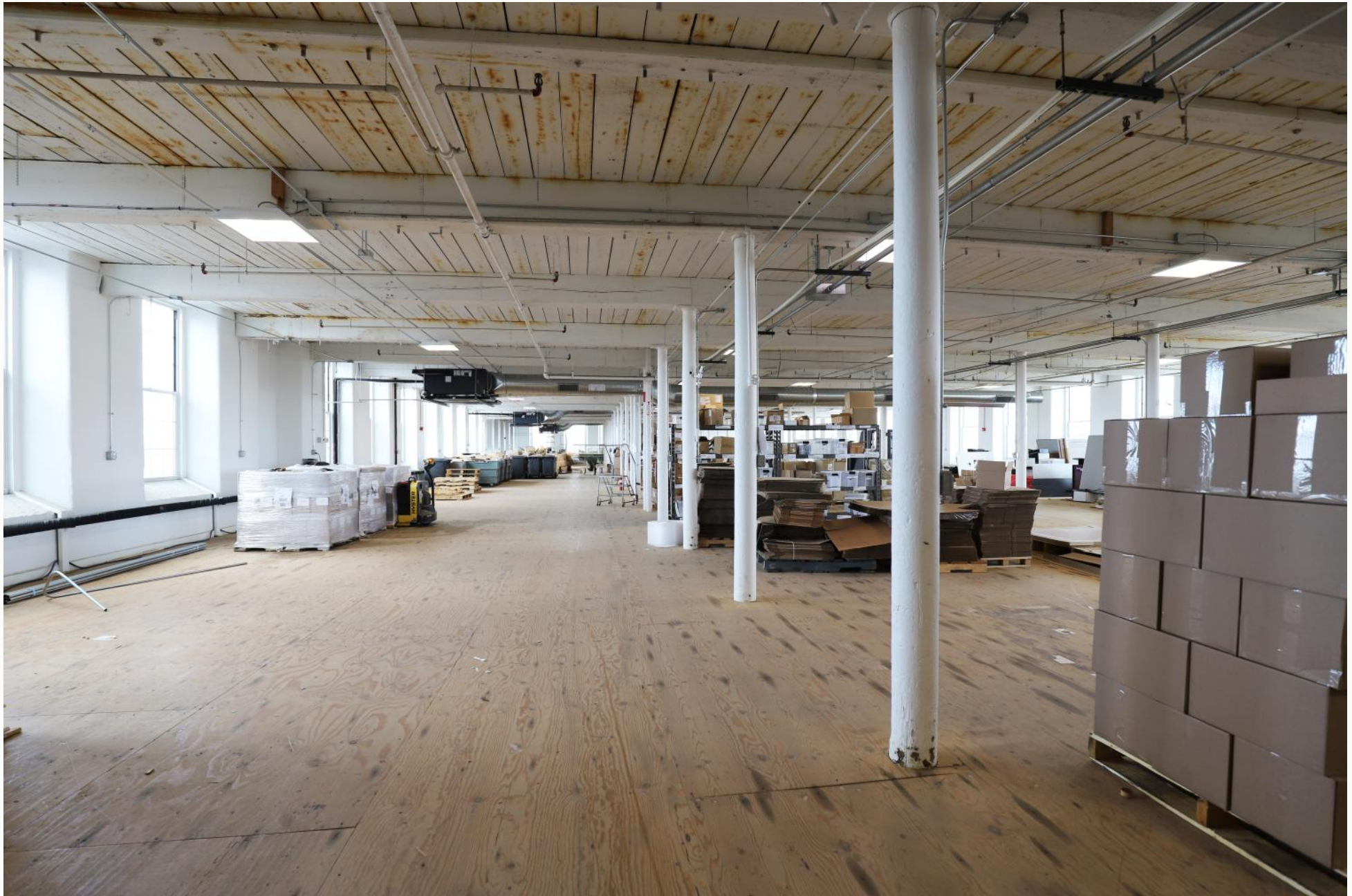
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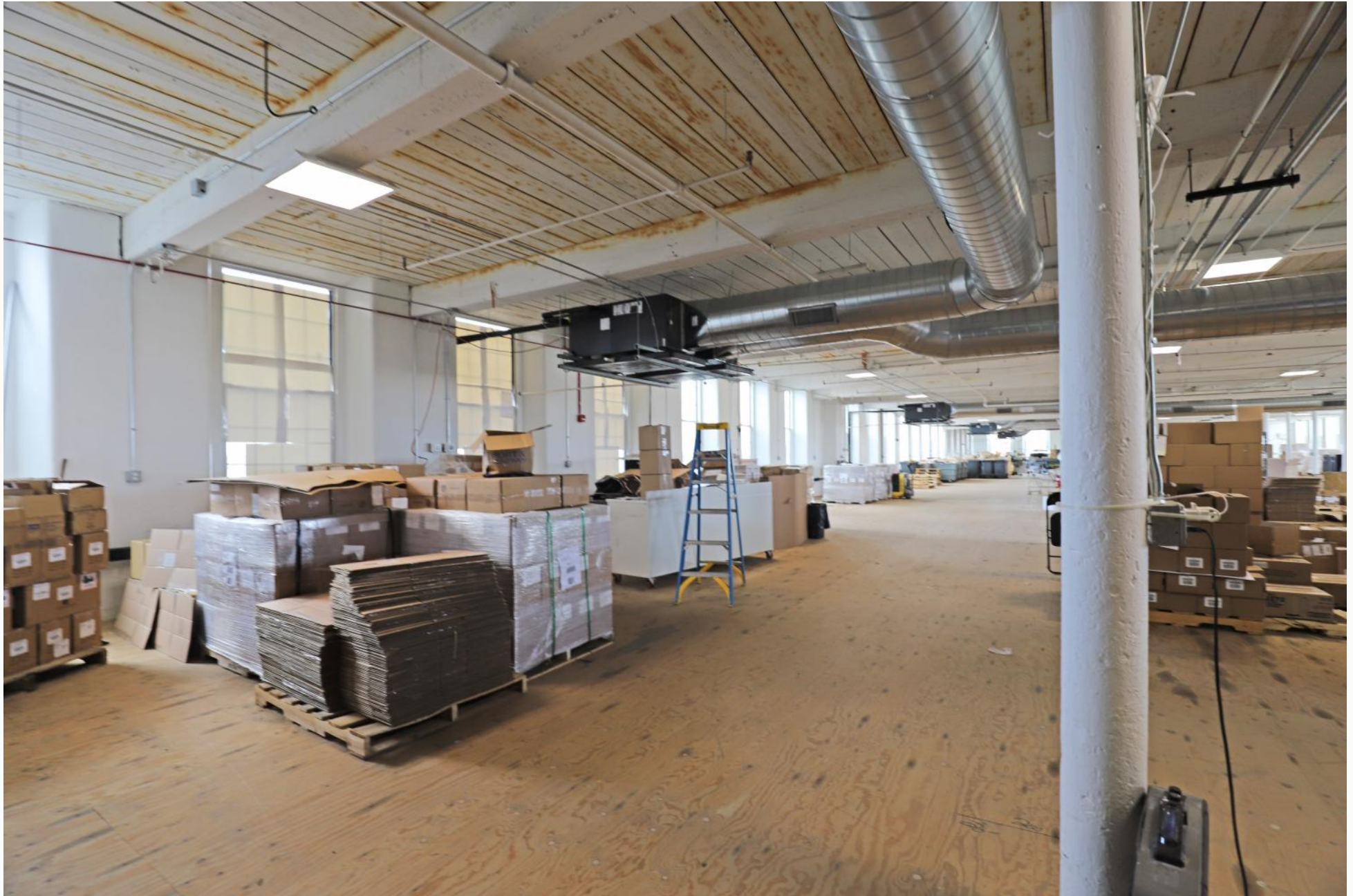
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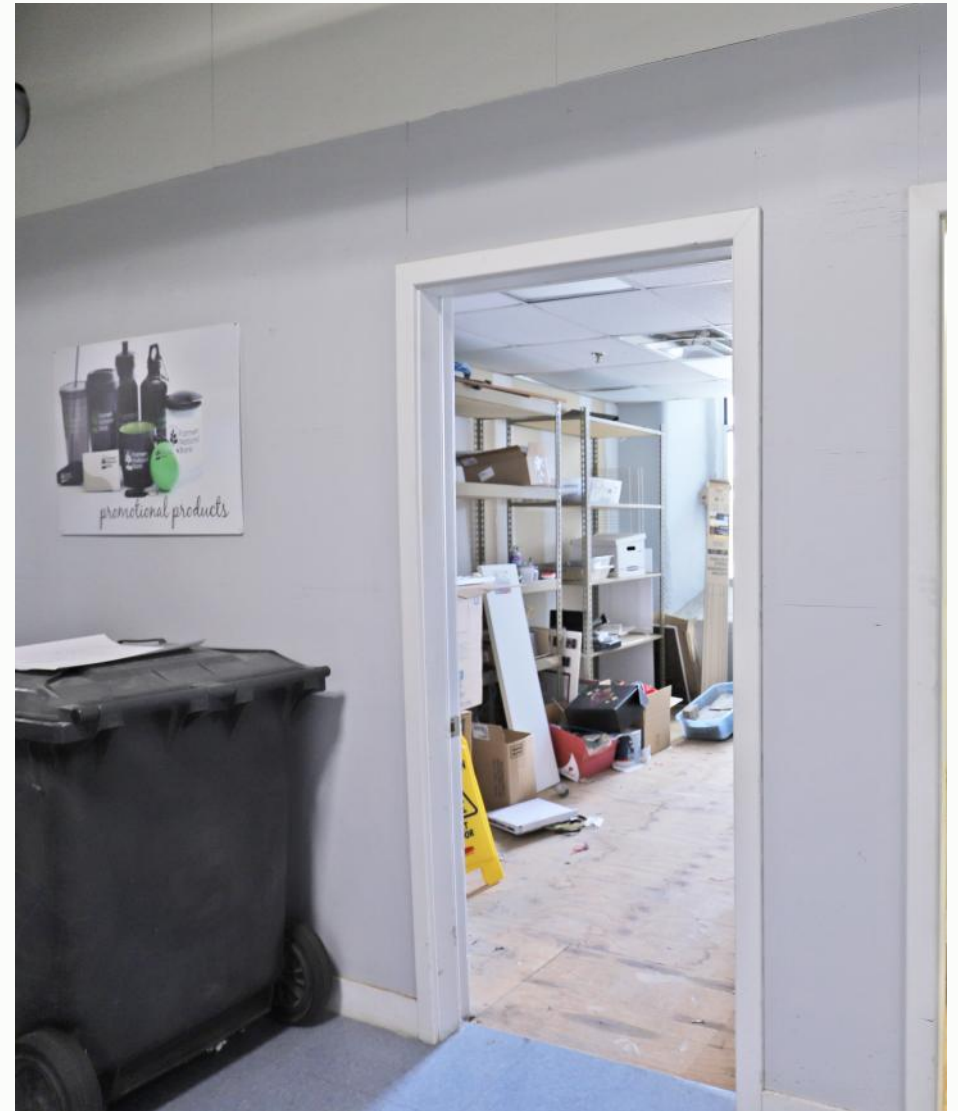
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Interior Office



One of Two Offices Included

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Use of Freight Elevator



Passenger Elevator

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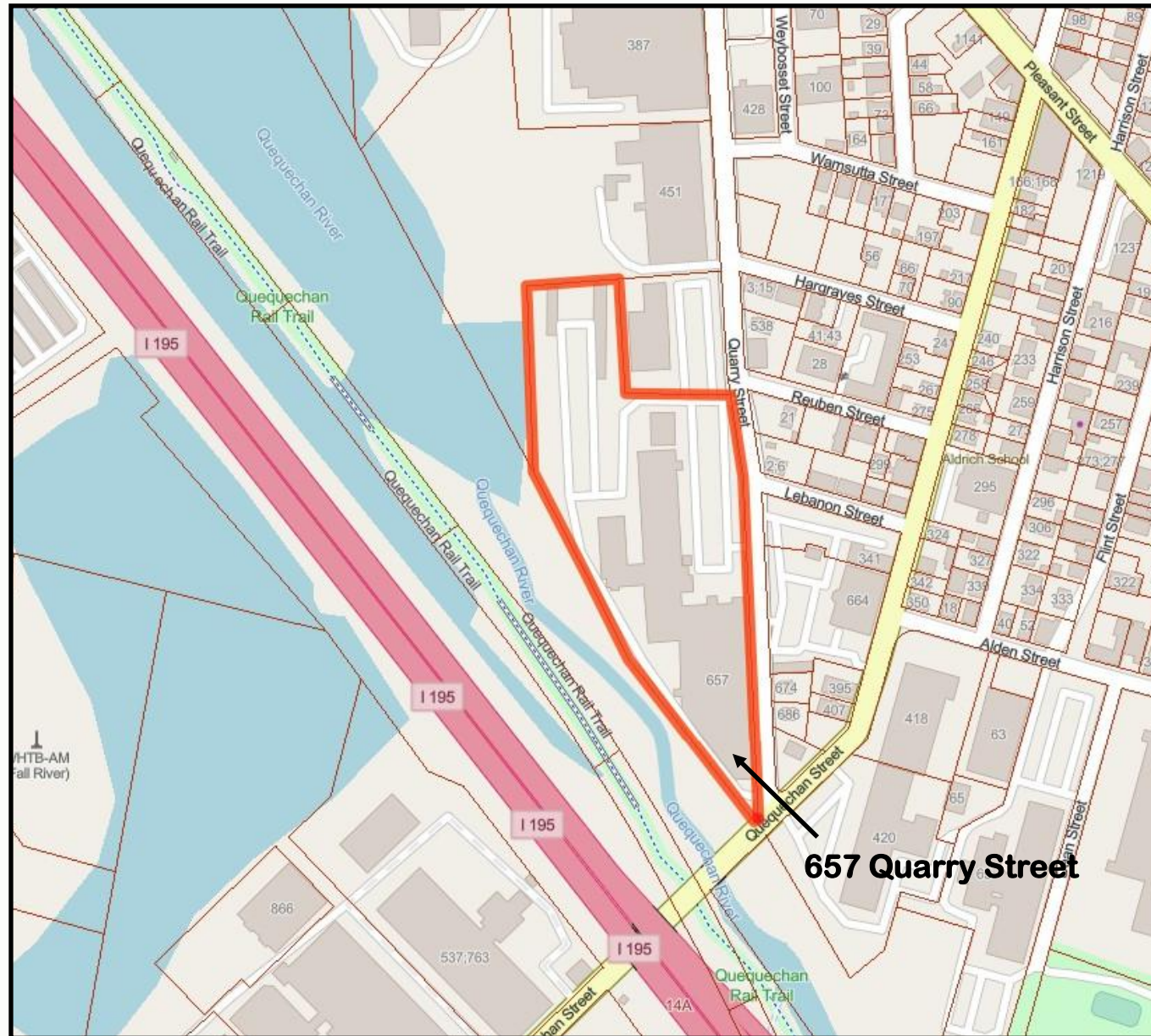


1st Entry to 4th Floor Space



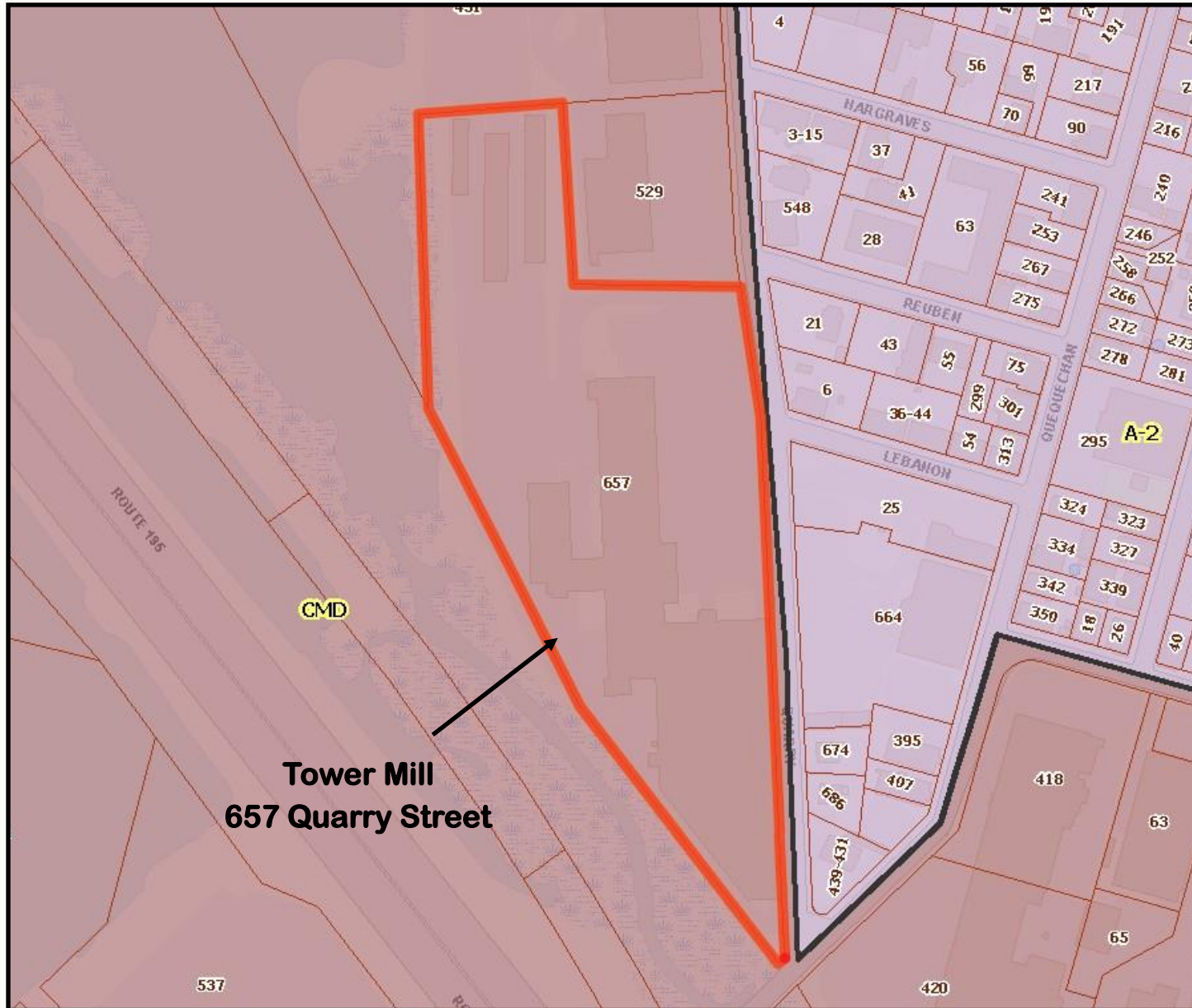
Hallway to Exit Stairway

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Assessor Map

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Zoning - CMD Commercial Mill District

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FALMOUTH

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