



Lot 3A

**370 Wareham St - Rte 28
Middleboro, MA**

For Sale at \$1,995,000

Industrial Land For Sale | 9.39± Acres - Lot 3A - Approved for 3 Industrial Buildings - 44,295± SF

Jody Shaw 508-566-3556 Jody@HartelRealty.com
Greg Hartel 617-256-3169 Greg@HartelRealty.com



**HARTEL COMMERCIAL REAL ESTATE
Falmouth ~ Quincy**



**Fully Approved for
Marijuana Grow**

**ROAD & UTILITIES
INSTALLED TO THE SITE**

Property Summary - For Sale Lot 3A

3 Proposed Buildings Approved 44,295± SF Total

9.39± Acre Site - Lot 3A

Ample Parking

14 x 14 Overhead Doors in Each Unit

Private Bath in Each Unit

3 Phase Electric - Gas Heat

Floor Drains into Tight Tanks w/Septic

Fully Sprinkled

General Use Zoning & Located in CBD Zone

Close to Interstate 495 & Direct Location on Route 28

For Sale at \$1,995,000

370 Wareham St - Rte 28 - Middleboro, MA

Lot 3A - For Sale \$1,995,000

LOT 3A

3 PROPOSED INDUSTRIAL BUILDINGS APPROVED
TOTALING 44,295± SF

Building A - 19,845± SF
BUILDING B - 15,750± SF
BUILDING C - 8,700± SF

**Fully Approved for
Marijuana Grow**

ROAD & UTILITIES
INSTALLED TO THE SITE

Sale Information

Lot 2B - 15.21± Acres - **\$15,995,000**

* 4 Industrial Buildings 76,519± SF

Lot 3A - 9.39± Acres - **\$1,995,000**

* Approved for 3 Industrial Buildings
44,295± SF

Entire Property - 25.82± Acres -
\$19,100,000

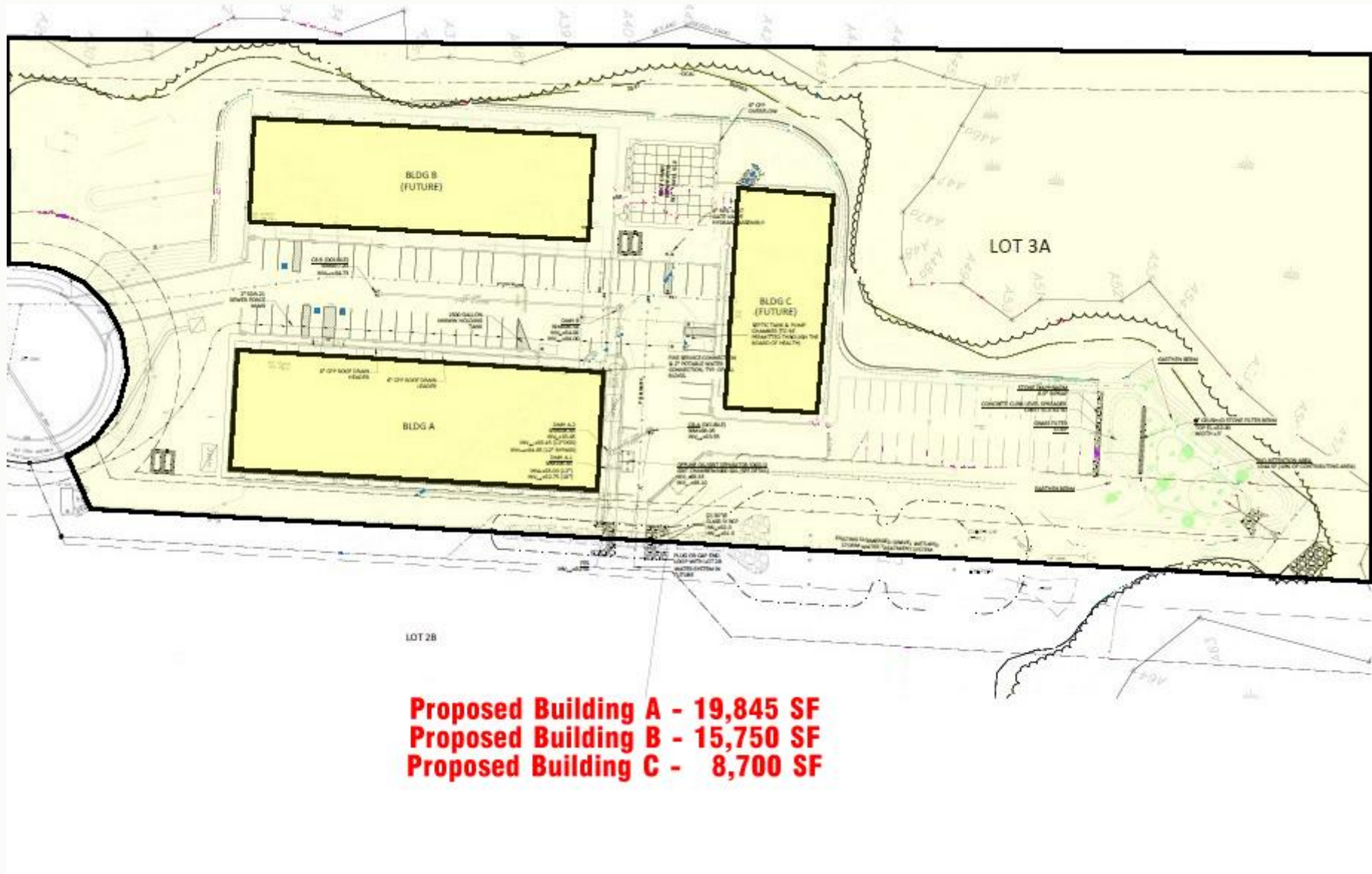
* Lot 2B - 4 Industrial Buildings
76,519± SF

* Approved for 3 Industrial Buildings
44,295± SF

Fully Approved for Marijuana Grow

Potential to Subdivide and Build to Suit

370 Wareham St - Rte 28 - Middleboro, MA



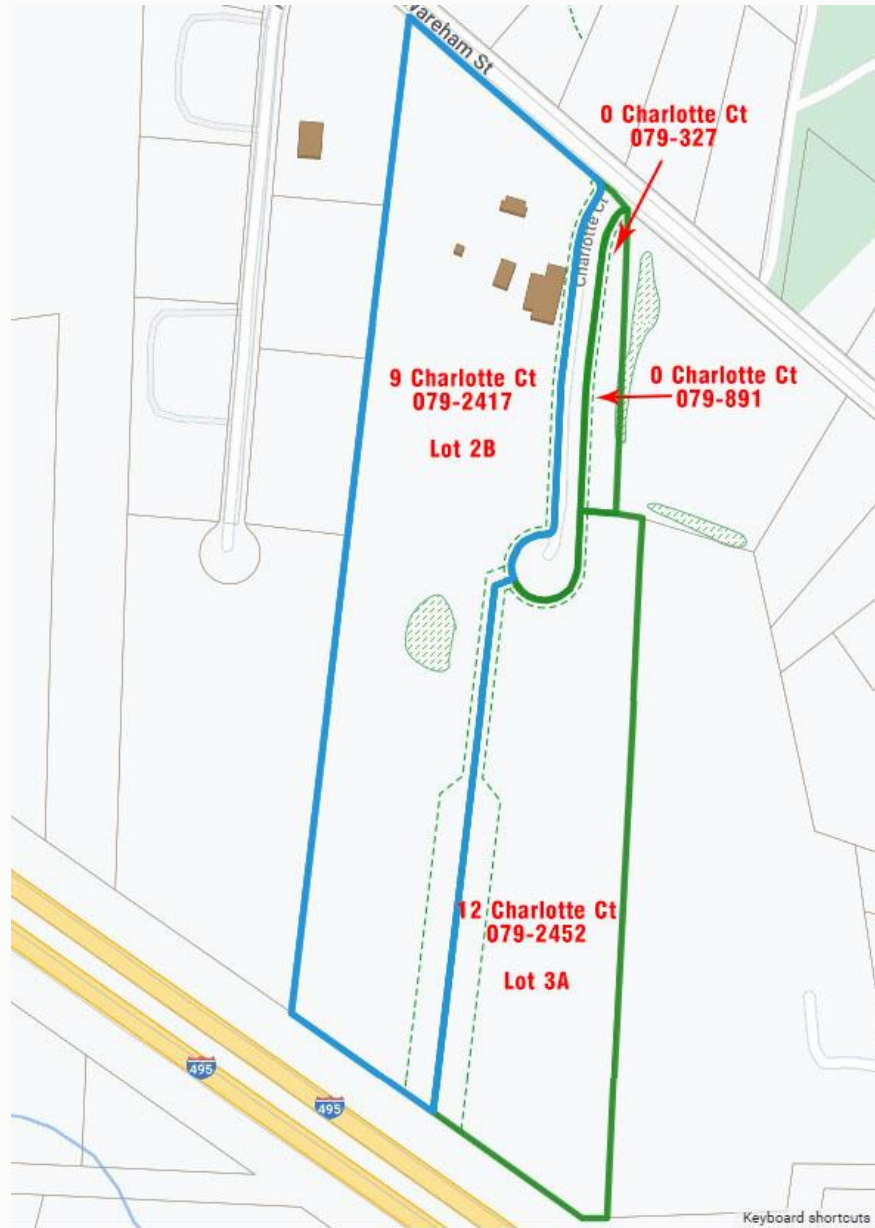
Site Plan - Proposed 3 Buildings

370 Wareham St - Rte 28 - Middleboro, MA



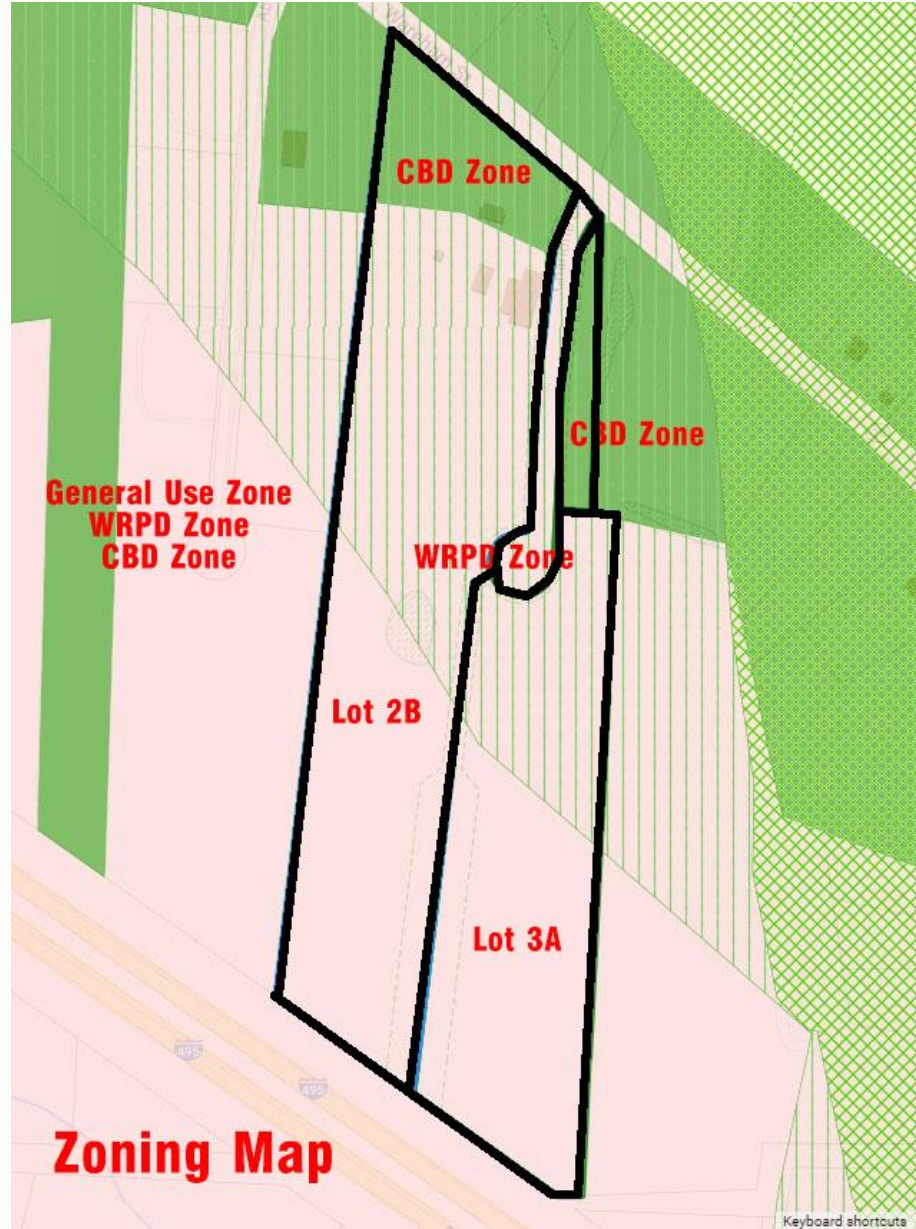
Neighborhood

370 Wareham St - Rte 28 - Middleboro, MA



Assessor

370 Wareham St - Rte 28 - Middleboro, MA



Zoning - General Use/WRPD/CBD

370 Wareham St - Rte 28 - Middleboro, MA



370 Wareham St - Rte 28 - Middleboro, MA



370 Wareham St - Rte 28 - Middleboro, MA



370 Wareham St - Rte 28 - Middleboro, MA



370 Wareham St - Rte 28 - Middleboro, MA



370 Wareham St - Rte 28 - Middleboro, MA



370 Wareham St - Rte 28 - Middleboro, MA

HARTEL COMMERCIAL REAL ESTATE
FALMOUTH - QUINCY

230 Jones Road
Suite 6
Falmouth MA 02540

Greg Hartel
617-256-3169
Greg@HartelRealty.com

Jody Shaw
508-566-3556
Jody@HartelRealty.com

Main Office
508-444-0172
www.HartelRealty.com

Contacts

***DISCLAIMER:** ALL INFORMATION CONTAINED HEREIN WAS RESEARCHED AND OBTAINED BY SOURCES DEEMED TO BE RELIABLE. WE MAKE NO REPRESENTATION OR WARRANTIES OF ANY KIND DUE TO THE ACCURACY CONTAINED WITHIN THIS LISTING. PLEASE CONDUCT YOUR OWN RESEARCH OF THE PROPERTY TO VERIFY ANY AND ALL INFORMATION. WE ARE NOT RESPONSIBLE FOR ANY INFORMATION WHICH IS RELIED UPON WITHOUT FURTHER DUE DILIGENCE AND INVESTIGATION.