



370 Wareham St - Rte 28  
Middleboro, MA

---

**For Sale at \$15,995,000**

**Industrial Space For Sale | 15.21± Acres - 4 Buildings 76,519± 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**

---

**POTENTIAL TO SUBDIVIDE  
AND BUILD TO SUIT**

**Property Summary - For Sale**

---

4 Buildings 76,519± SF Total  
Space Available For Lease -11,469± SF to 19,717± SF  
15.21± Acre Site - Lot 2B  
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 \$15,995,000**

370 Wareham St - Rte 28 - Middleboro, MA

---

**For Sale \$15,995,000**

---

4 INDUSTRIAL BUILDINGS  
TOTALING 76,519± SF

---

Available Units For Lease

**Building 9**

17,368± SF

**Building 11**

11,469± SF

**Building 13**

19,717± SF

**Building 15**

19,717± SF

---

**Fully Approved for  
Marijuana Grow**

---

POTENTIAL TO SUBDIVIDE  
AND BUILD TO SUIT

---

---

---

**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**

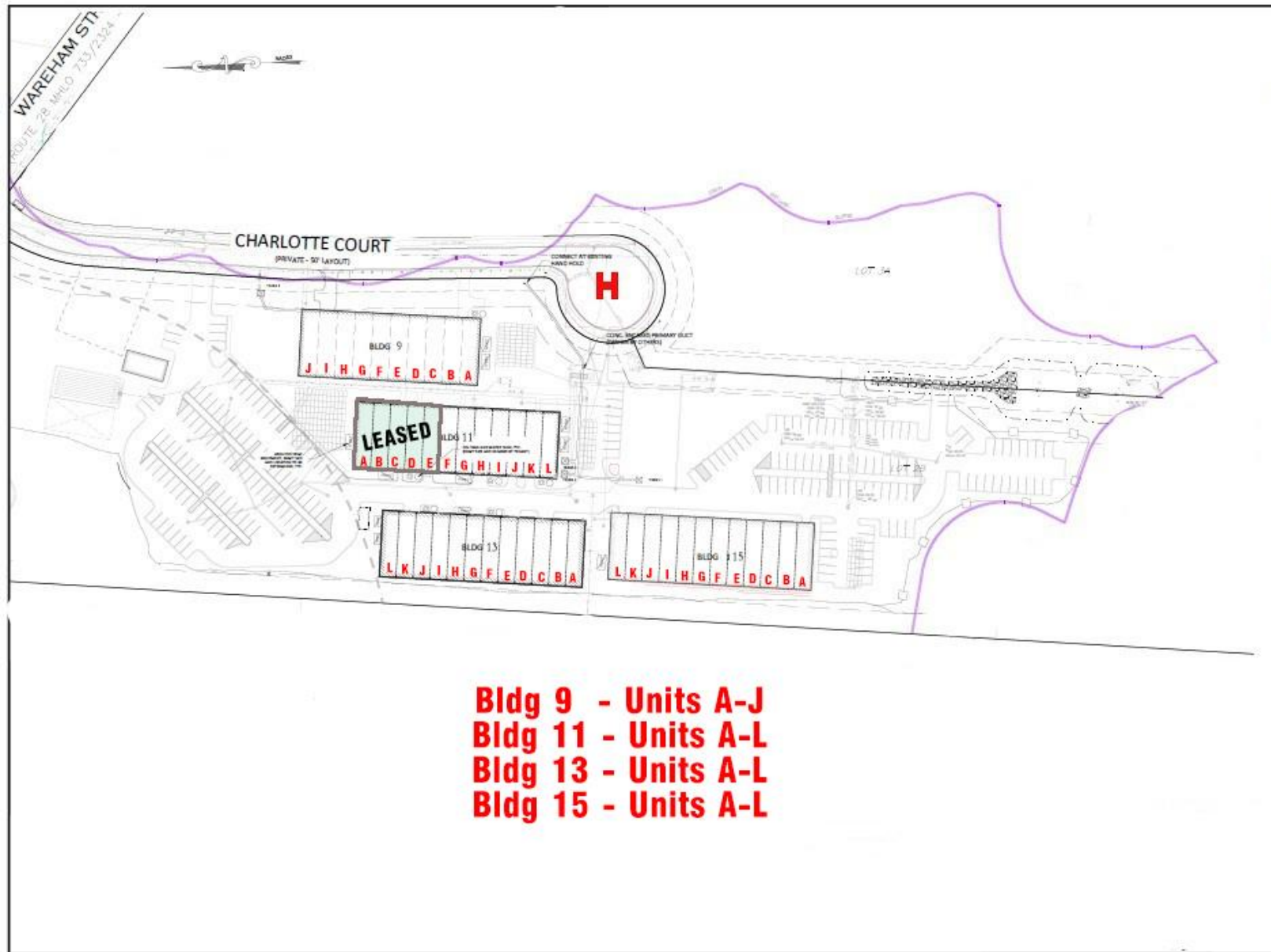
\* Lot 2B - 4 Industrial Buildings  
76,519± SF

\* 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 - Unit Allocation

# 370 Wareham St - Rte 28 - Middleboro, MA

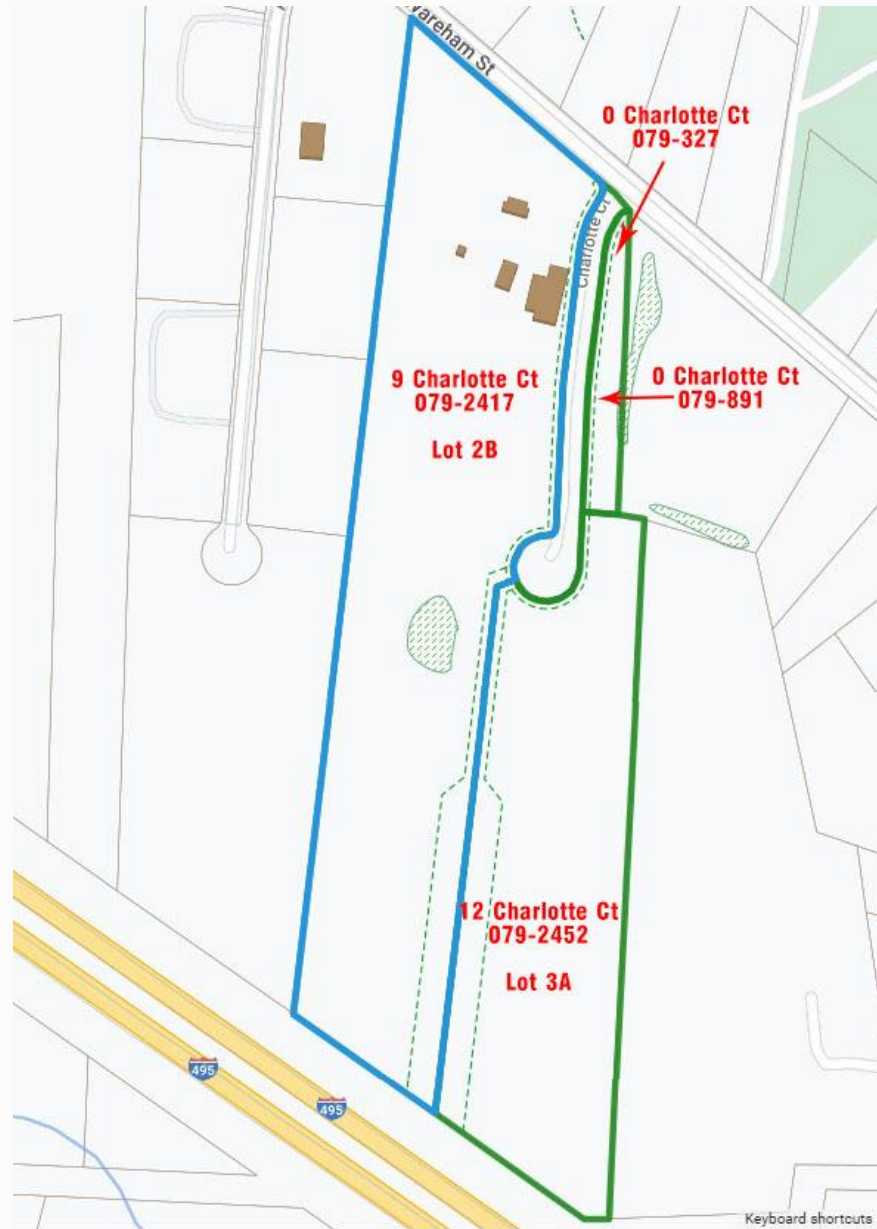
---



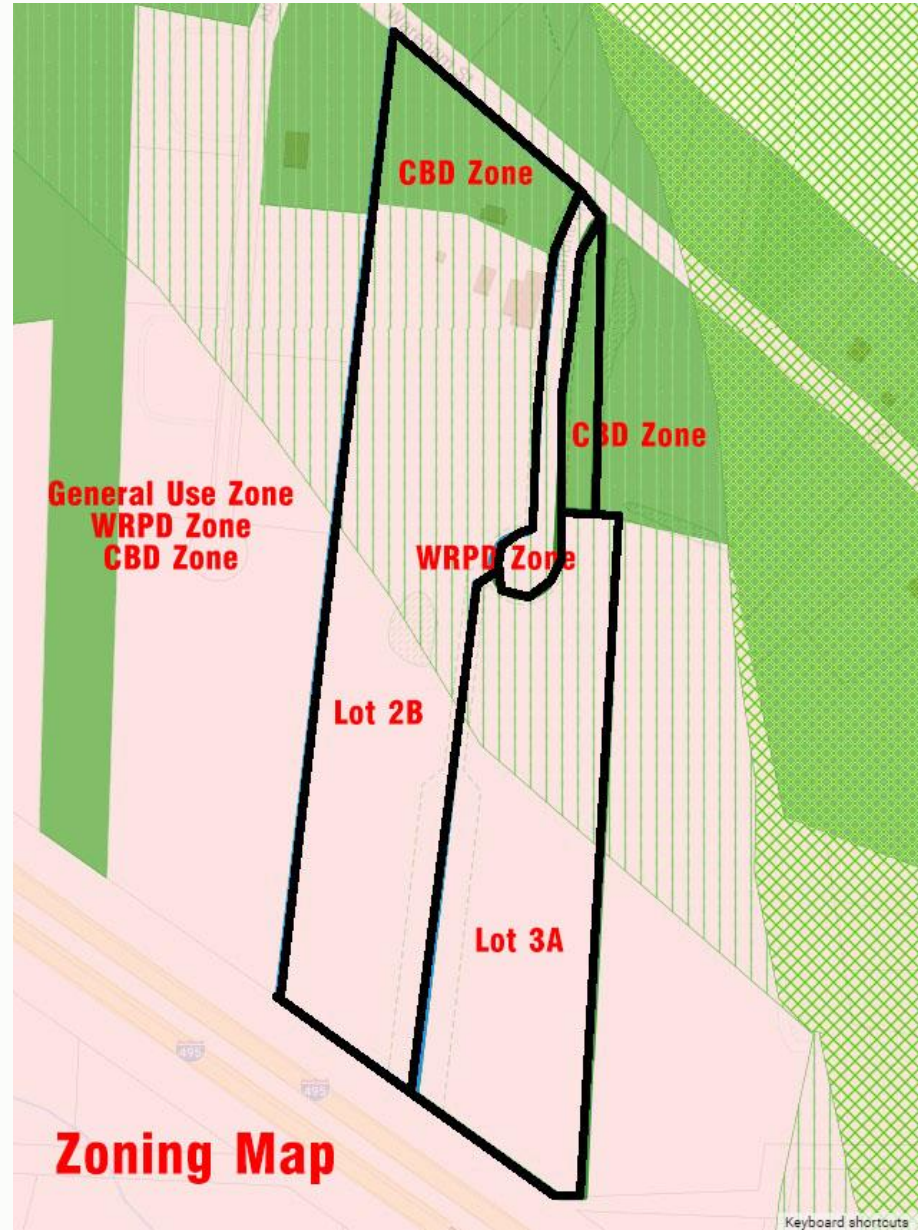
---

Neighborhood

# 370 Wareham St - Rte 28 - Middleboro, MA



**Assessor**



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.