



HARTEL COMMERCIAL REAL ESTATE
Falmouth ~ Quincy

355 Wareham Street aka Rte 28

Unit 10

Middleborough, MA



PROPERTY DETAILS

- * LESS THAN 1 MILE FROM RTE 495 -
BETWEEN EXITS 8 & 12 FKA EXITS 3 & 4
- * THREE INDUSTRIAL BUILDINGS
- * **ONE 1,680± SF BAY - OFFICE - COMMON BATH**
- * TWO 14 X 14 OVERHEAD DOORS -DRIVE THRU
- * 2 PARKING SPACES INCLUDED IN EACH UNIT
- * Propane Heaters for Units
- * Units Have Floor Draining tied into
Tight Tanks

- * **ONE 1,680± SF UNIT**
AVAILABLE FOR SALE
- * 2.37± ACRE SITE
- * ZONED GU & SMALL REAR PORTION IN RR
WRPD-WATER RESOURCE PROTECTION
- * AREA OF COMPLIMENTARY INDUSTRIAL USES

FOR SALE: \$239,000

Unit 10 - 1,680± SF

Available Now





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Strategic Real Estate Services



Satellite



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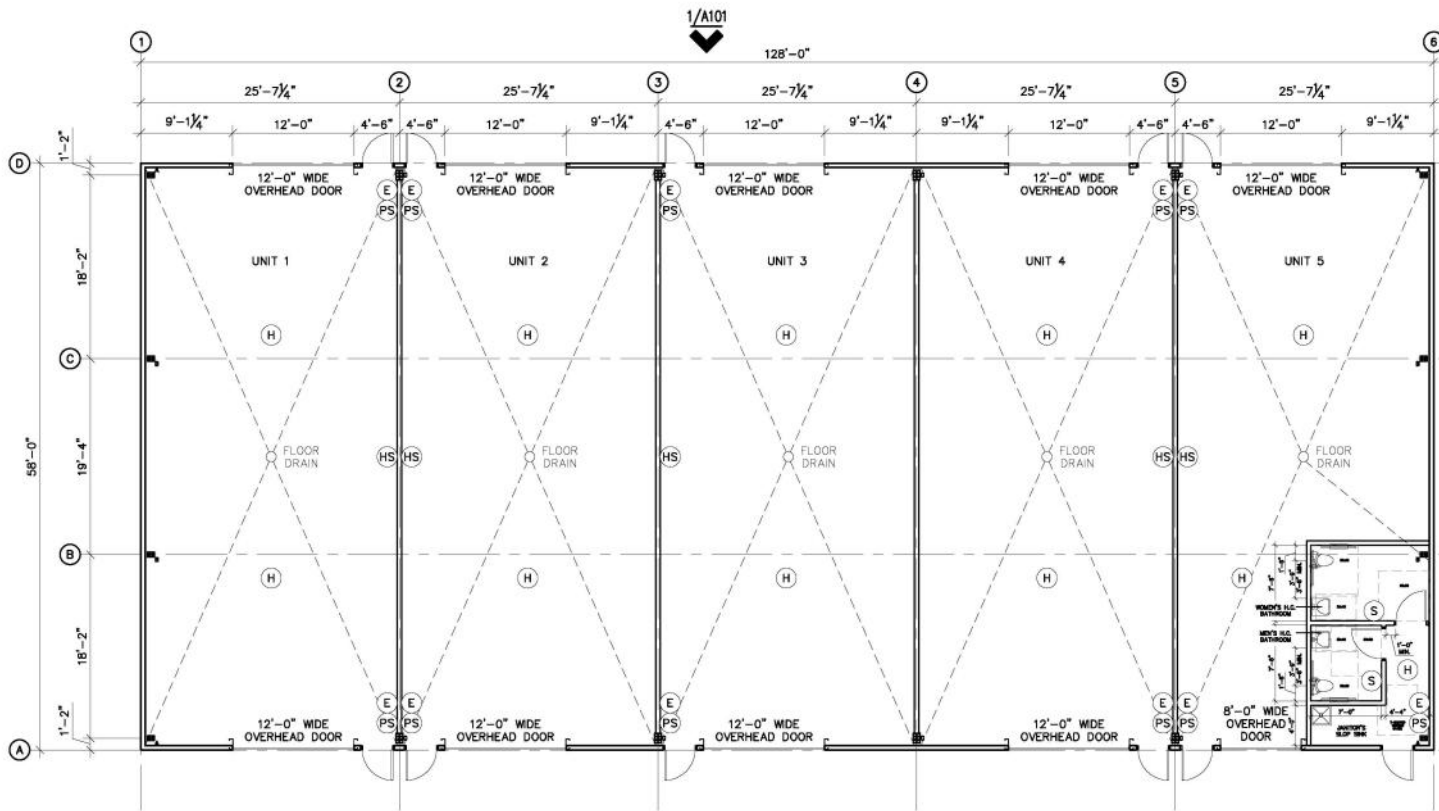
230 Jones Road
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508-444-0172
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FIRE ALARM LEGEND:	
(HS)	HORN STROBE
(S)	STROBE
(E)	EMERGENCY LIGHT
(PS)	PULL STATION
(H)	HEAT SENSOR

TYP. CONSTRUCTION FOR ALL WALLS:

- 2x6 STUDS FILLED WITH BATT INSULATION
- BOTTOM PLATE P.T.
- 5/8" FIRECODE CORE 1-LAYER EACH SIDE, TYP.

PER TABLE 1004.1.2 MAXIMUM FLOOR AREA ALLOWANCES PER OCCUPANT. WAREHOUSE IS EQUAL TO 500 GROSS. 7500 FT.² DIVIDED BY 500 FT.² / PERSON = 15 PEOPLE.

PER 248 CMR TABLE 1: MINIMUM FACILITIES FOR BUILDING OCCUPANCY. PER REQUIREMENTS FOR EMPLOYEE NON-INDUSTRIAL, WE NEED TO PROVIDE ONE TOILET + LAVATORY FOR MEN AND ONE TOILET + LAVATORY FOR WOMEN AS WELL AS ONE SERVICE SINK.

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

Floorplan - Rear Building



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Assessor



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Zoning



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