



HARTEL COMMERCIAL REAL ESTATE
Falmouth ~ Quincy

1055 Plymouth Street
Bridgewater, MA



HARTEL COMMERCIAL REAL ESTATE

Strategic Real Estate Services

PROPERTY DETAILS

- * LESS THAN 1 MILE TO BRIDGEWATER CENTER
AND BEDFORD STREET AKA RTE 28
 - * LESS THAN 5 MILES TO RTES 495 & 24
 - * ONE INDUSTRIAL BUILDING
 - * 12,054± SF GLA
 - * OCCUPIED BY THREE TENANTS
 - * 2.75± ACRE SITE
 - * FY 2024 ANNUAL TAXES: \$8,140
 - * NEW RUBBER ROOF
 - * 3 Phase Electric with 1200 /AMP Service
 - * Natural Gas
 - * Zoning IA - Industrial A
-

Investment Opportunity

Offered at \$1,095,000



HARTEL COMMERCIAL REAL ESTATE

230 Jones Road
Suite 6
Falmouth MA 02540

40 Willard Street
Suite 207
Quincy MA 02169

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

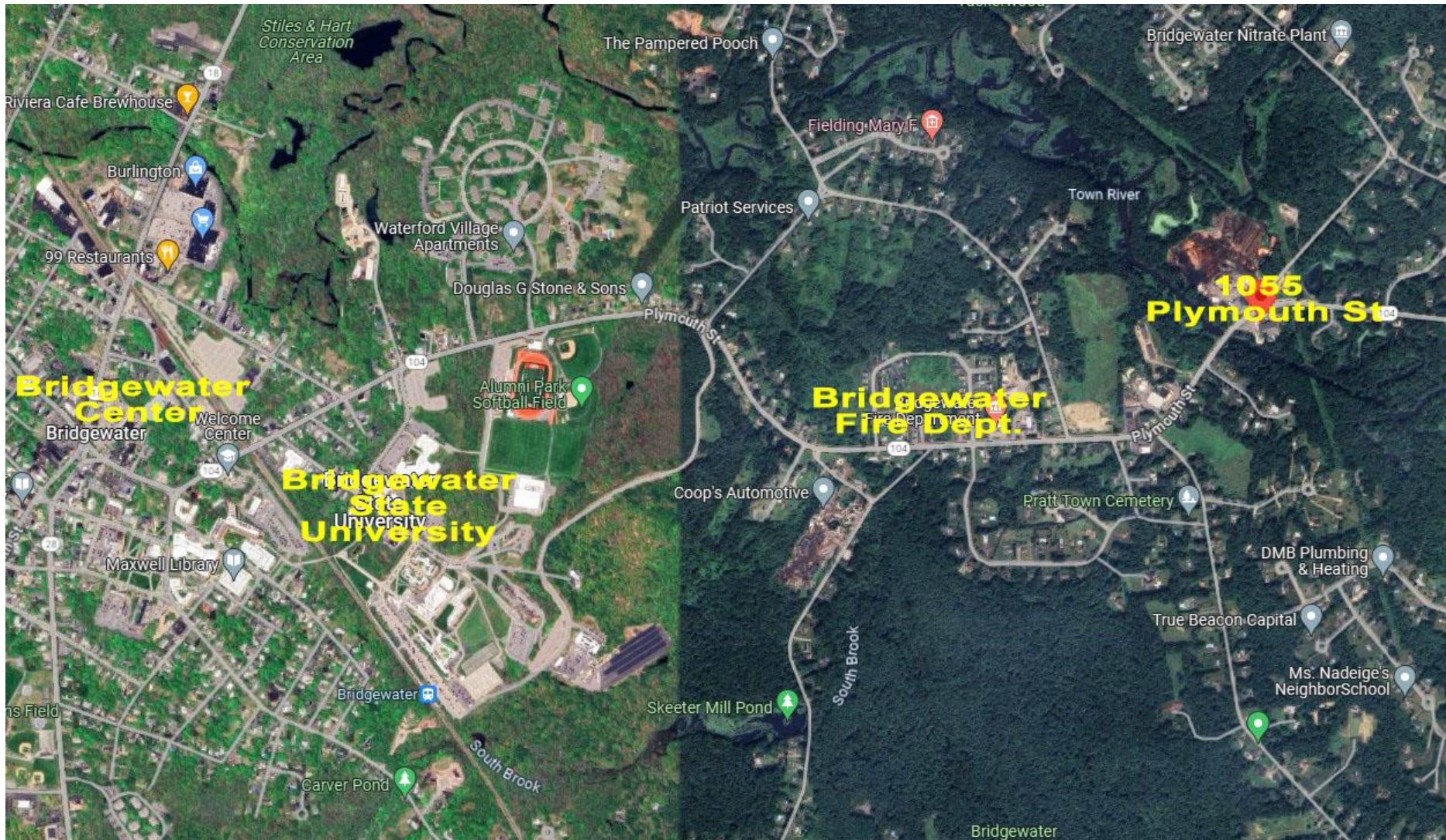
Jody Shaw
508-566-3556
Jody@HartelRealty.com

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



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Satellite



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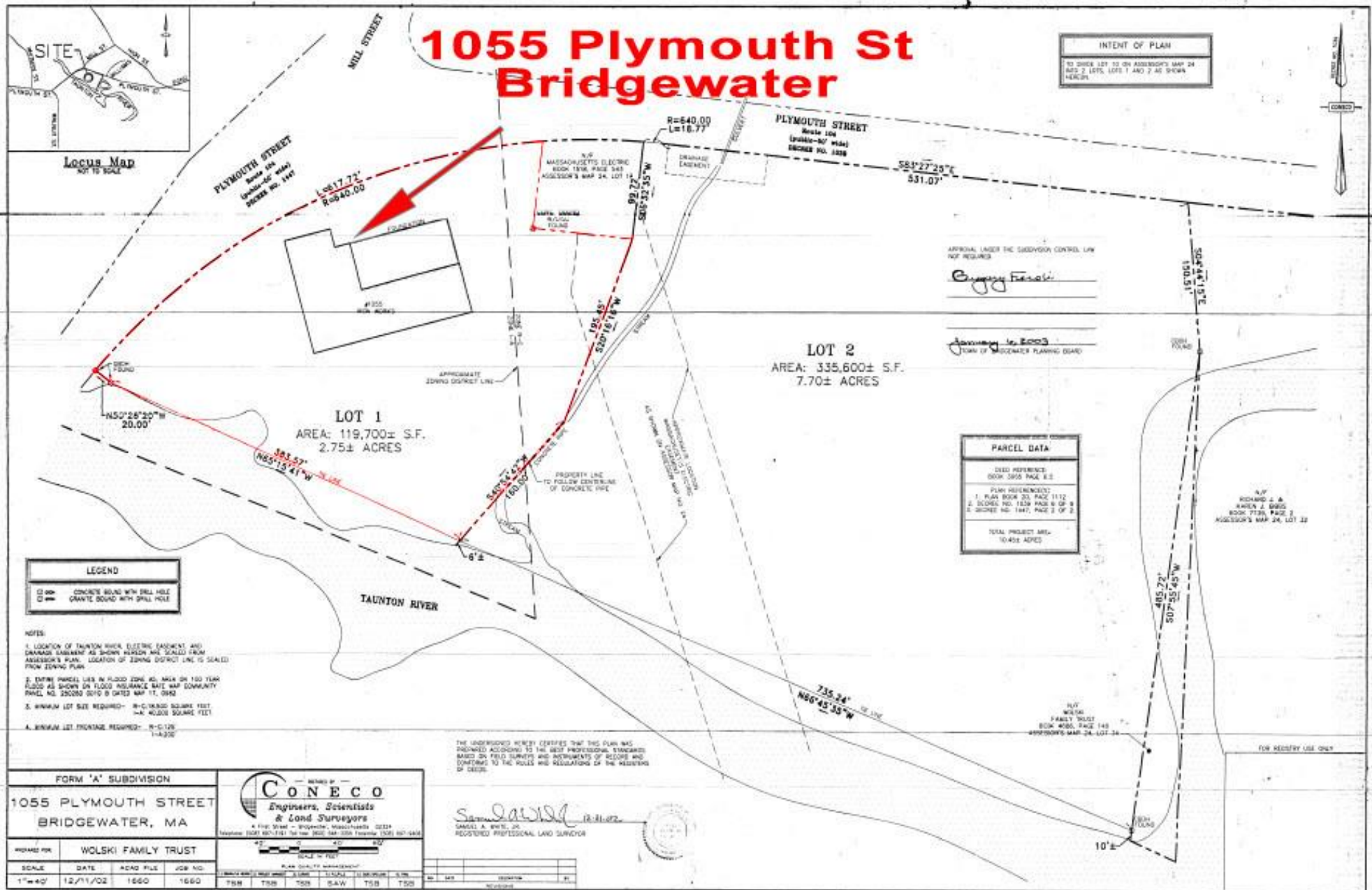
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1055 Plymouth St Bridgewater

INTENT OF PLAN
TO DIVIDE LOT 2 ON ADJESSOR'S MAP 24
INTO 2 LOTS, LOTS 1 AND 2 AS SHOWN
HEREIN



Locus Map
NOT TO SCALE

APPROVAL UNDER THE SUBDIVISION CONTROL LAW
NOT REQUIRED

Gregory F. ...

January 16, 2003
TOWN OF BRIDGEWATER PLANNING BOARD

| PARCEL DATA | |
|---------------------|---|
| DEED REFERENCE: | BOOK 3908 PAGE 6-8 |
| PLAN REFERENCE: | 1. PLAN BOOK 30, PAGE 1112 2. BOOKS NOS. 1828 PAGE 8 OF 8 3. BOOK NO. 1447, PAGE 3 OF 2 |
| TOTAL PROJECT AREA: | 10.45± ACRES |

N.Y.
RICHARD J. B.
WILEY J. BROS.
BOOK 7139, PAGE 2
ADJESSOR'S MAP 24, LOT 32

| LEGEND | |
|--------|------------------------------|
| | CONCRETE WALL WITH BELL HOLE |
| | GRANITE WALL WITH DRILL HOLE |

- NOTES:**
1. LOCATION OF TAUNTON RIVER, ELECTRIC FACILITY AND DRAINAGE FACILITY AS SHOWN HEREON ARE SCALED FROM ADJESSOR'S PLAN. LOCATION OF ZONING DISTRICT LINE IS SCALED FROM ZONING PLAN.
 2. ENTIRE PARCEL LIES IN FLOOD ZONE. ALL WALLS ON 100 YEAR FLOOD AS SHOWN ON FLOOD INSURANCE RATE MAP COMMUNITY PANEL NO. 250280 0510 B DATED MAY 11, 1992.
 3. MINIMUM LOT SIZE REQUIRED - IN-CORNER SQUARE FEET - 40,000 SQUARE FEET
 4. MINIMUM LOT FRONTAGE REQUIRED - IN-C-128 - 14-000'

THE UNDERSIGNED HEREBY CERTIFIES THAT THIS PLAN WAS PREPARED ACCORDING TO THE BEST PROFESSIONAL STANDARDS BASED ON FIELD SURVEYS AND INSTRUMENTS OF RECORD AND CONFORMING TO THE RULES AND REGULATIONS OF THE REGISTERING OF DEEDS.

S. ...
DANIEL A. ...
REGISTERED PROFESSIONAL LAND SURVEYOR

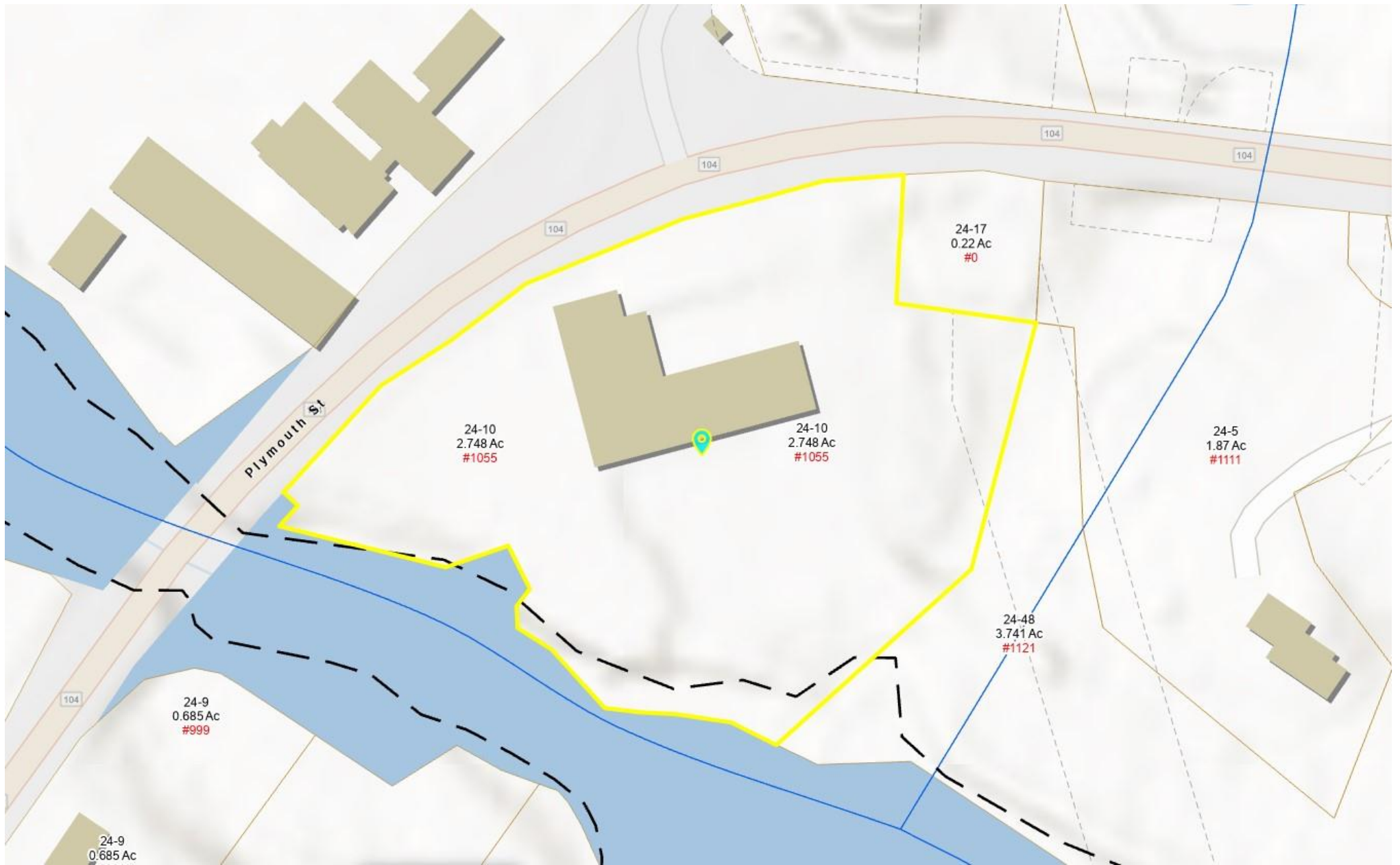
FORM 'A' SUBDIVISION
1055 PLYMOUTH STREET
BRIDGEWATER, MA

MEMBER OF
CONECO
Engineers, Scientists
& Land Surveyors
4 Pine Street - Bridgewater, Massachusetts 02324
Telephone: (508) 667-1747 Fax: (508) 667-5555 E-mail: (508) 667-6444

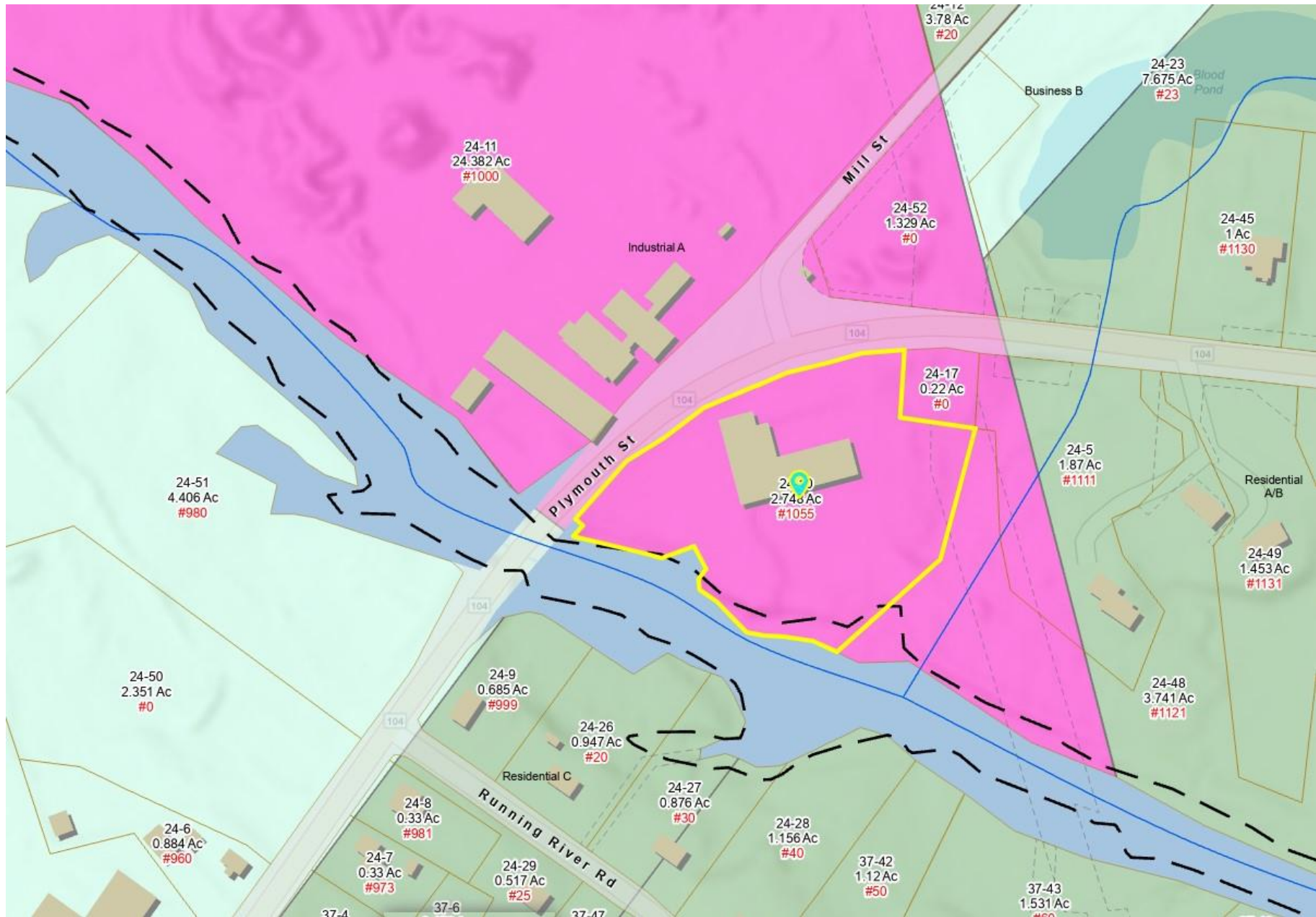
| WOLSKI FTR | WOLSKI FAMILY TRUST | | |
|------------|---------------------|-----------|---------|
| SCALE | DATE | ACAD FILE | JOB NO. |
| 1"=40' | 12/11/02 | 1660 | 1660 |

| PLAN QUALITY MANAGEMENT | |
|-------------------------|-----|
| DATE | BY |
| TSM | TSM |
| TSM | SAW |
| TSM | TSM |
| TSM | TSM |

Site Plan



Assessor Map



Zoning Map - Industrial A



Photographs