



HARTEL COMMERCIAL REAL ESTATE
Falmouth ~ Quincy

*295 Winter St
Hanover, MA*



HARTEL COMMERCIAL REAL ESTATE

Strategic Real Estate Services



Disclaimer: Buyer or proposed Tenants required to perform own due diligence to confirm intended use is allowed by zoning.



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



PROPERTY DETAILS - Individual Industrial Condo's For Sale

- * CLOSE TO RTE 3 & RTE 53
- * 2 MILES TO HANOVER CENTER
- * SEVEN INDUSTRIAL BUILDINGS TO BE BUILT
 - SIX BUILDINGS - 6,000± SF EACH OR 36,000± SF
 - ONE BUILDING - 4,500± SF
- * 7 BUILDINGS TOTALING 40,500± SF
- * UNIT SIZES: 1,500± SF - 6,000± SF
- * 12X12 OVERHEAD DOORS
- * Propane Heaters for Units
- * ADA Mens/Womens Baths
- * Units Have Floor Draining tied into Tight Tanks
- * 600 AMP ELECTRIC
- * PAVED PARKING
- * INDUSTRIAL ZONING
- * ESTIMATED CONDO FEE \$200/MO

Offered For: \$178/SF

1,500± SF - \$ 267,000

3,000± SF - \$ 534,000

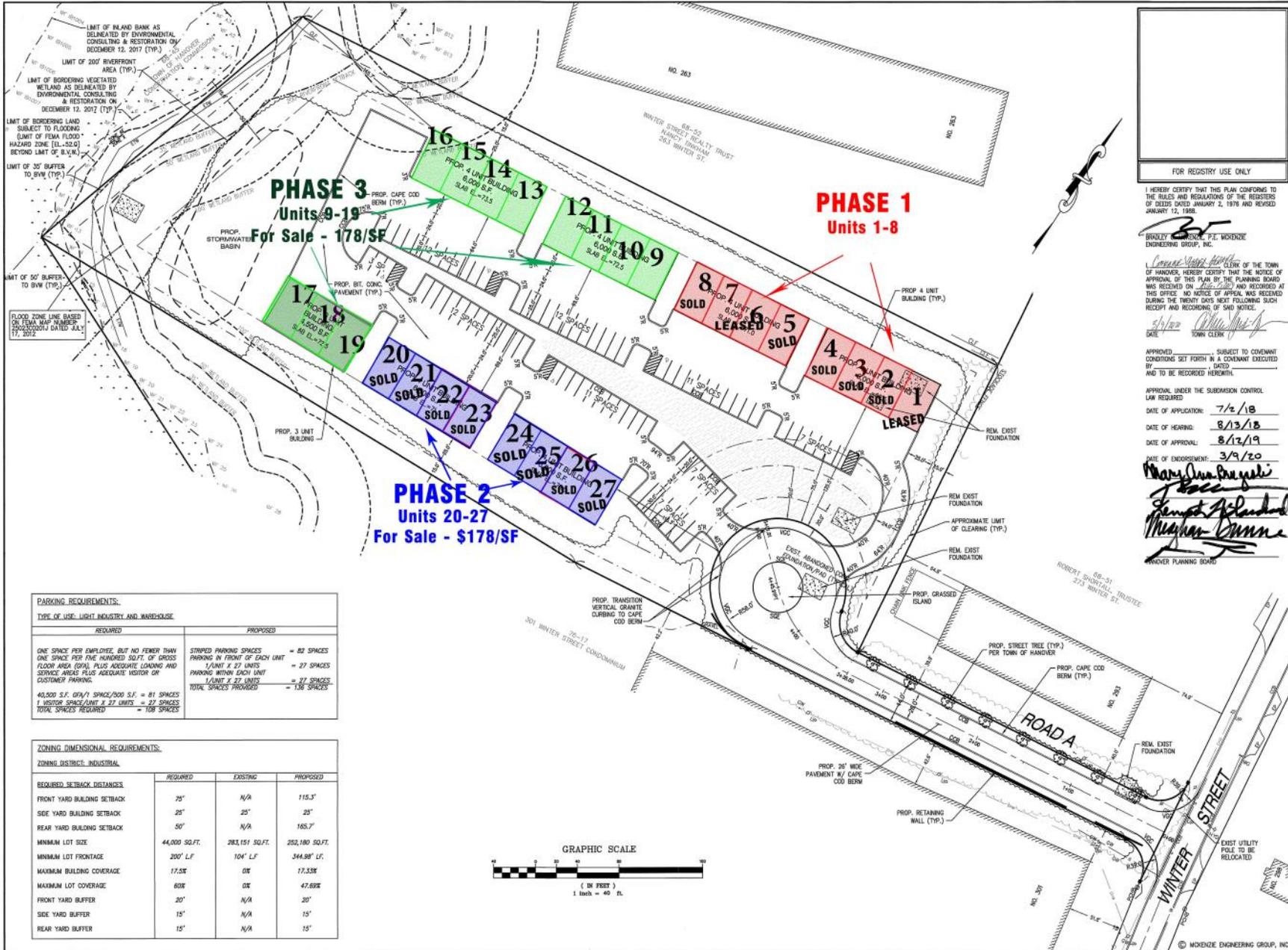
4,500± SF - \$ 801,000

6,000± SF - \$1,068,000

CONSTRUCTION TO BE FINISHED

LATE FEBRUARY 2022





FOR REGISTRY USE ONLY

I HEREBY CERTIFY THAT THIS PLAN CONFORMS TO THE RULES AND REGULATIONS OF THE REGISTERS OF DEEDS DATED JANUARY 2, 1978 AND REVISED JANUARY 12, 1983.

[Signature]
 BRADLEY POLK, P.E. WOODS
 ENGINEERING GROUP, INC.

APPROVED: _____ SUBJECT TO COVENANT CONDITIONS SET FORTH IN A COVENANT EXECUTED BY _____ DATES _____ AND TO BE RECORDED HEREWITL.

APPROVAL UNDER THE SUBDIVISION CONTROL LAW REQUIRED.

DATE OF APPLICATION: 7/2/18
 DATE OF HEARING: 8/13/18
 DATE OF APPROVAL: 8/12/19
 DATE OF ENDORSEMENT: 3/9/20

[Signatures]
 HANOVER PLANNING BOARD

MG
 MCKENZIE
 ENGINEERING GROUP
 Assaippi Office Park
 150 Longwater Drive, Suite 101
 Hanover, MA 02041
 P: 781.762.3600
 F: 781.762.6500
 www.mckenzie.com

DEFINITIVE SUBDIVISION PLAN
WINTER STREET
 (ASSESSORS MAP 76, LOT 16)
 WINTER STREET
 HANOVER, MASSACHUSETTS

REGISTERED PROFESSIONAL ENGINEER:
[Signature]
 MCKENNEY

APPLICANT:
 MCSHARRY BROS., INC.
 ROCKLAND, MASSACHUSETTS 02370

PERMIT SET

DRAWN BY: AML
 DESIGNED BY: AML
 CHECKED BY: BCM
 APPROVED BY: BCM
 DATE: JULY 2, 2018
 SCALE: 1"=40'
 PROJECT NO.: 217-169
 DWG. TITLE: Site Plan

DWG. No: 5

PARKING REQUIREMENTS:

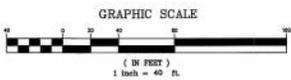
TYPE OF USE: LIGHT INDUSTRY AND WAREHOUSE

REQUIRED	PROPOSED
ONE SPACE PER EMPLOYEE, BUT NO FEWER THAN ONE SPACE PER FIVE HUNDRED SQ.FT. OF GROSS FLOOR AREA (GFA), PLUS ADEQUATE LOADING AND SERVICE AREAS PLUS ADEQUATE VISITOR OR CUSTOMER PARKING.	STRIPED PARKING SPACES = 82 SPACES PARKING IN FRONT OF EACH UNIT = 27 SPACES PARKING WITHIN EACH UNIT = 27 SPACES TOTAL SPACES PROVIDED = 136 SPACES
40,500 S.F. GFA / 1 SPACE/200 S.F. = 81 SPACES 1 VISITOR SPACE/UNIT x 27 UNITS = 27 SPACES TOTAL SPACES REQUIRED = 108 SPACES	

ZONING DIMENSIONAL REQUIREMENTS:

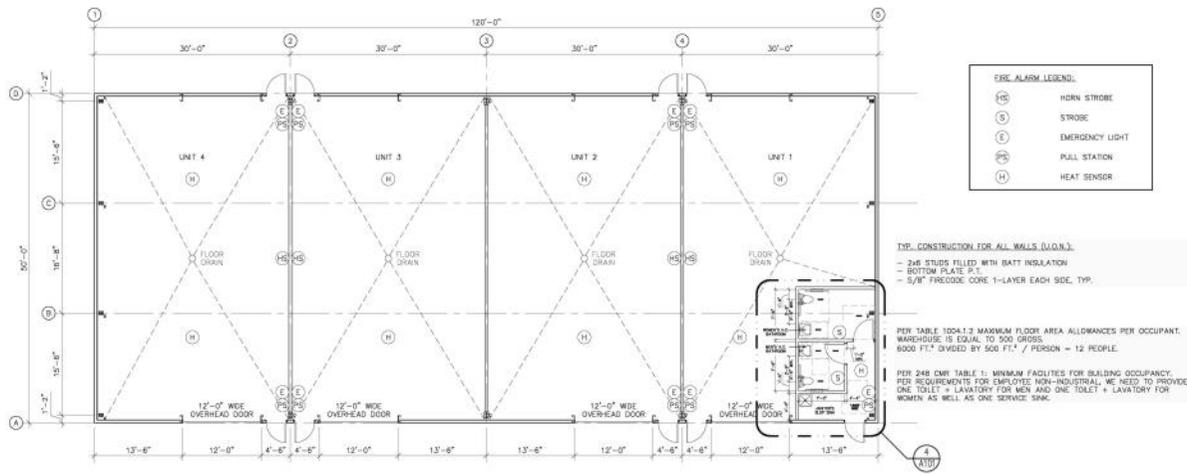
ZONING DISTRICT: INDUSTRIAL

	REQUIRED	EXISTING	PROPOSED
REQUIRED SETBACK DISTANCES			
FRONT YARD BUILDING SETBACK	75'	N/A	115.3'
SIDE YARD BUILDING SETBACK	25'	25'	25'
REAR YARD BUILDING SETBACK	50'	N/A	165.7'
MINIMUM LOT SIZE	44,000 SQ.FT.	283,151 SQ.FT.	252,180 SQ.FT.
MINIMUM LOT FRONTAGE	200' L.F.	104' L.F.	314.98' L.F.
MAXIMUM BUILDING COVERAGE	17.5%	0%	17.53%
MAXIMUM LOT COVERAGE	60%	0%	47.69%
FRONT YARD BUFFER	20'	N/A	20'
SIDE YARD BUFFER	15'	N/A	15'
REAR YARD BUFFER	15'	N/A	15'

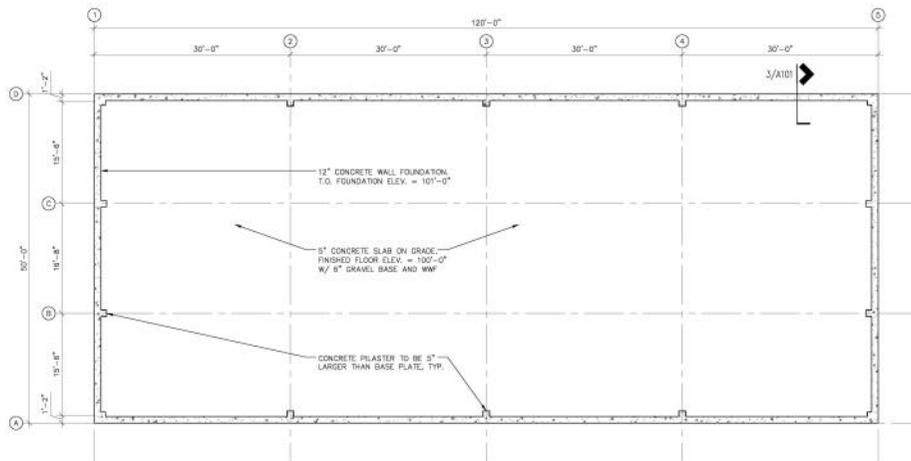


Site Plan - As of July 26, 2022

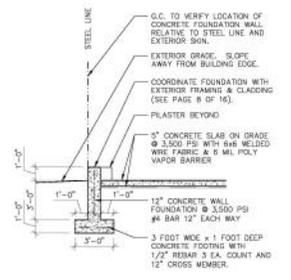
FILE LOCATION: M:\217-169\Draws\217-169 Definitive.dwg



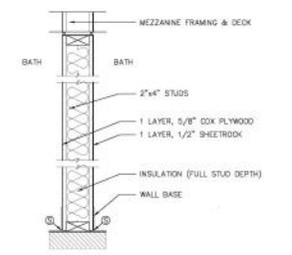
1 PLAN - PROPOSED (Typical for 6 Buildings): Bldg 1-4, Bldg 5-8, Bldg 9-12, Bldg 13-16, Bldg 20-23, & Bldg 24-27
SCALE: 1/8"=1'-0"



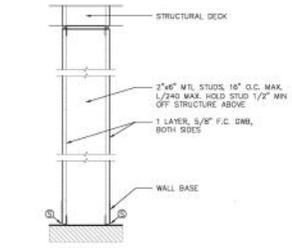
2 FOUNDATION PLAN - PROPOSED (Typical for 6 Buildings): Bldg 1-4, Bldg 5-8, Bldg 9-12, Bldg 13-16, Bldg 20-23, & Bldg 24-27
SCALE: 1/8"=1'-0"



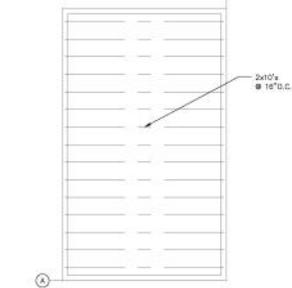
3 FOUNDATION DETAIL
SCALE: 1/4"=1'-0"



6 BATH WALLS
SCALE: 1/4"=1'-0"



5 DEMISING WALL
SCALE: 1/4"=1'-0"



4 MEZZANINE FRAMING
SCALE: 1/4"=1'-0"

NEW WAREHOUSE BUILDINGS

WINTER STREET
HANOVER, MA

Conner Design
architecture interiors visual2300

50 Terminal Street,
Bldg #5, 8th Floor
Charlestown, MA 02129
617.241.8300
617.241.8303 fax

Project No: 2034	
Issue Date: 10-23-2020	
Revisions No	Date
T	11-11-2020
	Adjust Dims & Add Dts

FLOOR PLANS PROPOSED

SCALE: AS NOTED

A101

Floorplan - Typical 6 Building - 4 Bays Each



HARTEL COMMERCIAL REAL ESTATE

Strategic Real Estate Services



Assessor



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

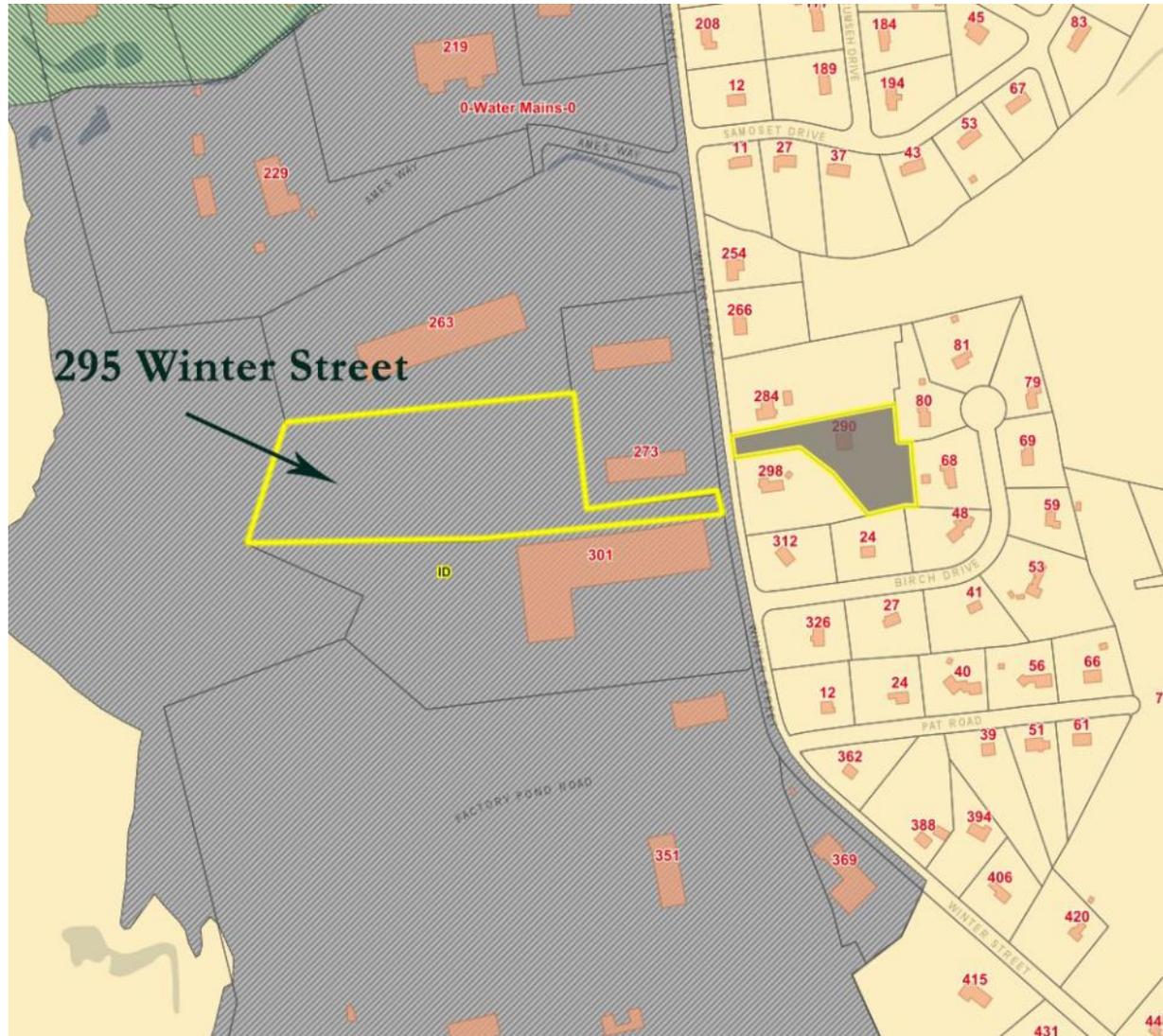
Jody Shaw
508-566-3556
Jody@HartelRealty.com

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



HARTEL COMMERCIAL REAL ESTATE

Strategic Real Estate Services



Zoning - Industrial



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