



HARTEL COMMERCIAL REAL ESTATE
Falmouth ~ Quincy

*295 Winter St
Hanover, MA*



HARTEL COMMERCIAL REAL ESTATE

Strategic Real Estate Services

PROPERTY DETAILS - Individual Bays For Lease

- * CLOSE TO RTE 3 & RTE 53
- * 2 MILES TO HANOVER CENTER
- * SEVEN INDUSTRIAL BUILDINGS TO BE BUILT
 - SIX - 6,000± SF BUILDINGS - 4 BAYS EACH
 - ONE - 4,500± SF BUILDINGS - 3 BAYS EACH
- * 12X12 OVERHEAD DOORS
- * 7 BUILDINGS TOTALING 40,500± SF
- * Propane Heaters for Units
- * ADA Mens/Womens Baths
- * Units Have Floor Draining tied into Tight Tanks
- * 600 AMP ELECTRIC
- * 6.50± ACRES
- * PAVED PARKING WITH 136 TOTAL SPACES

Offered For: \$14/SF NNN

1,500± SF - \$1,750/MONTH NNN

3,000± SF - \$3,500/MONTH NNN

4,500± SF - \$5,250/MONTH NNN

6,000± SF - \$7,000/MONTH NNN

CONSTRUCTION TO BE FINISHED

JANUARY 2022



HARTEL COMMERCIAL REAL ESTATE

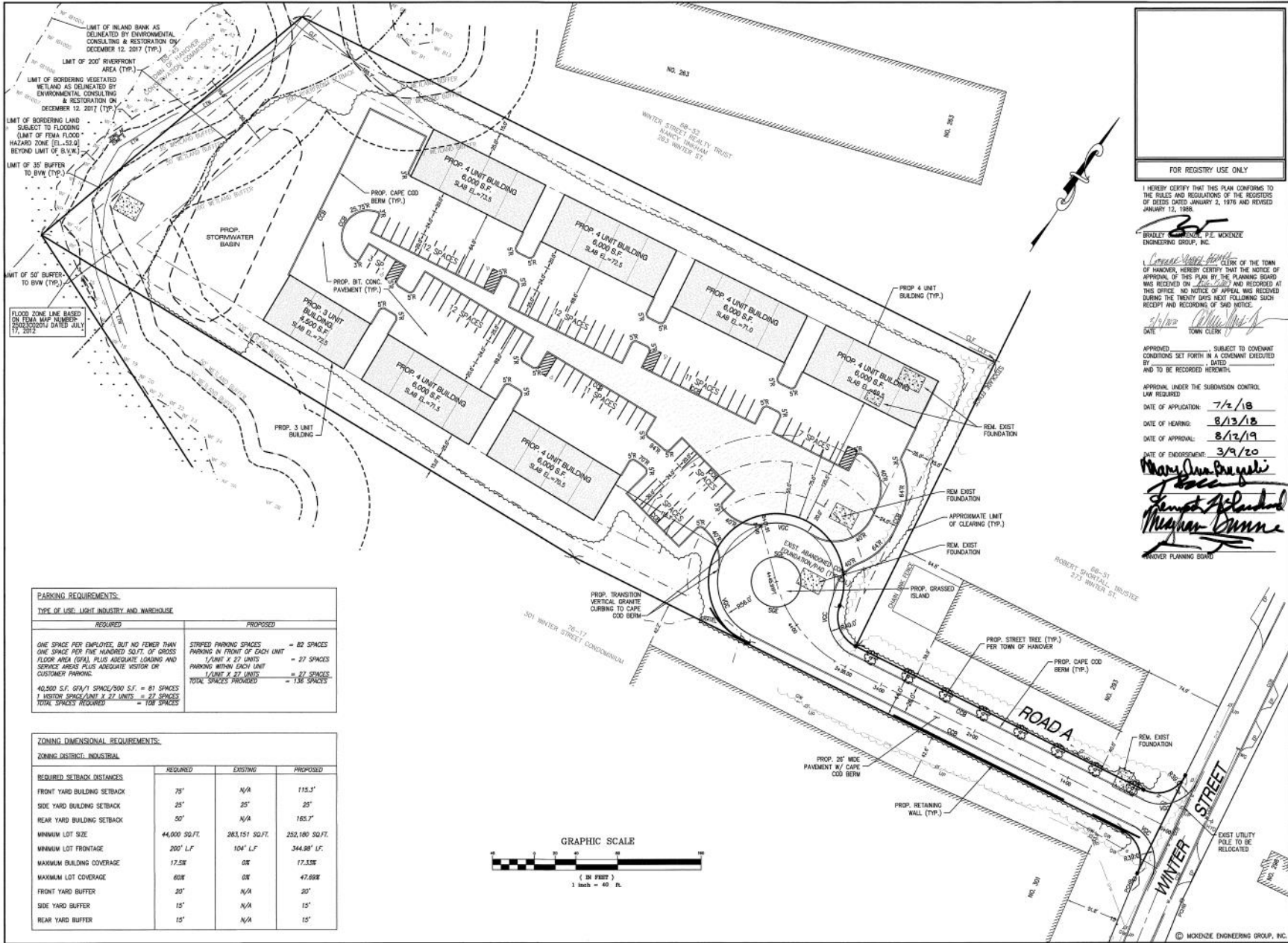
230 Jones Road
Suite 6
Falmouth MA 02540

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

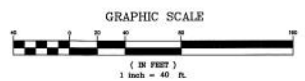


PARKING REQUIREMENTS:
TYPE OF USE: LIGHT INDUSTRY AND WAREHOUSE

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 1/2 UNIT X 27 UNITS = 27 SPACES PARKING WITHIN EACH UNIT 1/2 UNIT X 27 UNITS = 27 SPACES TOTAL SPACES PROVIDED = 136 SPACES
40,500 S.F. GFA / 1 SPACE/500 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 SETBACK DISTANCES	REQUIRED	EXISTING	PROPOSED
FRONT YARD BUILDING SETBACK	75'	N/A	115.5'
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.	344.88' L.F.
MAXIMUM BUILDING COVERAGE	17.5%	0%	17.5%
MAXIMUM LOT COVERAGE	60%	0%	47.66%
FRONT YARD BUFFER	20'	N/A	20'
SIDE YARD BUFFER	15'	N/A	15'
REAR YARD BUFFER	15'	N/A	15'



FOR REGISTRY USE ONLY

I HEREBY CERTIFY THAT THIS PLAN CONFORMS TO THE RULES AND REGULATIONS OF THE REGISTRY OF DEEDS DATED JANUARY 2, 1976 AND REVISED JANUARY 12, 1988.

BRADLEY G. BRIDLE, P.E. MCKENZIE ENGINEERING GROUP, INC.

I, *Mary Ann Beyside*, CLERK OF THE TOWN OF HANOVER, HEREBY CERTIFY THAT THE NOTICE OF APPROVAL OF THIS PLAN BY THE PLANNING BOARD WAS RECEIVED ON 7/2/19 AND RECORDED AT THIS OFFICE. NO NOTICE OF APPEAL WAS RECEIVED DURING THE TWENTY DAYS NEXT FOLLOWING SUCH RECEIPT AND RECORDING OF SAID NOTICE.

DATE: 5/19/20 TOWN CLERK: *[Signature]*

APPROVED SUBJECT TO COVENANT CONDITIONS SET FORTH IN A COVENANT EXECUTED BY _____ DATED _____ AND TO BE RECORDED HEREWITH.

APPROVAL UNDER THE SUBDIVISION CONTROL LAW REQUIRED:

DATE OF APPLICATION: 7/2/19

DATE OF HEARING: 8/13/19

DATE OF APPROVAL: 8/12/19

DATE OF ENDORSEMENT: 3/9/20

Mary Ann Beyside
[Signature]
[Signature]
[Signature]
HANOVER PLANNING BOARD

REV	DATE	DESCRIPTION	BY	APP
1	5/19/20	FOR CONSULTANT REVIEW AND BOM		



DEFINITIVE SUBDIVISION PLAN
WINTER STREET
(ASSESSORS MAP 76, LOT 18)
WINTER STREET
HANOVER, MASSACHUSETTS

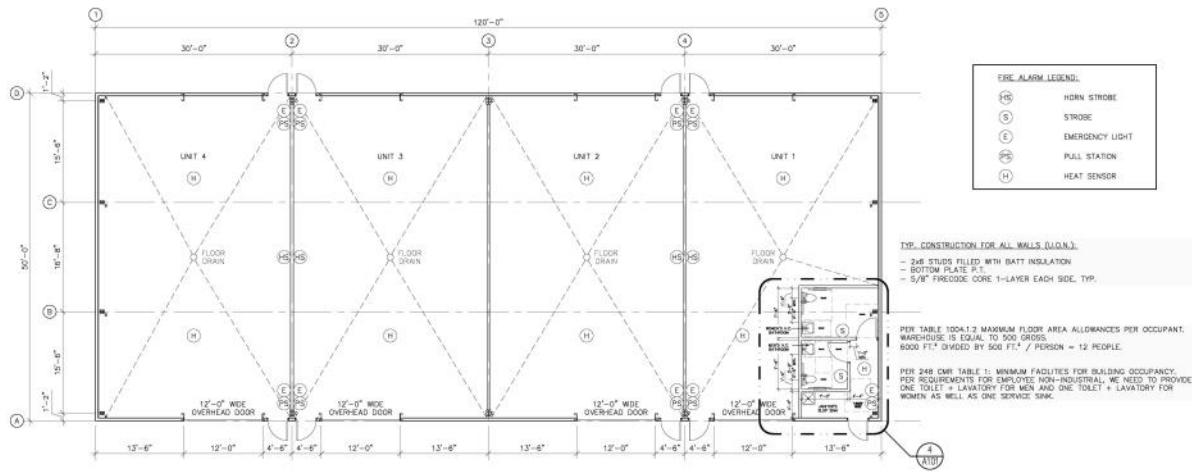


REGISTERED PROFESSIONAL ENGINEER:
[Signature]
APPLICANT:
MCSHARRY BROS., INC.
7 LEAH DRIVE
FROGLAND, MASSACHUSETTS 02370

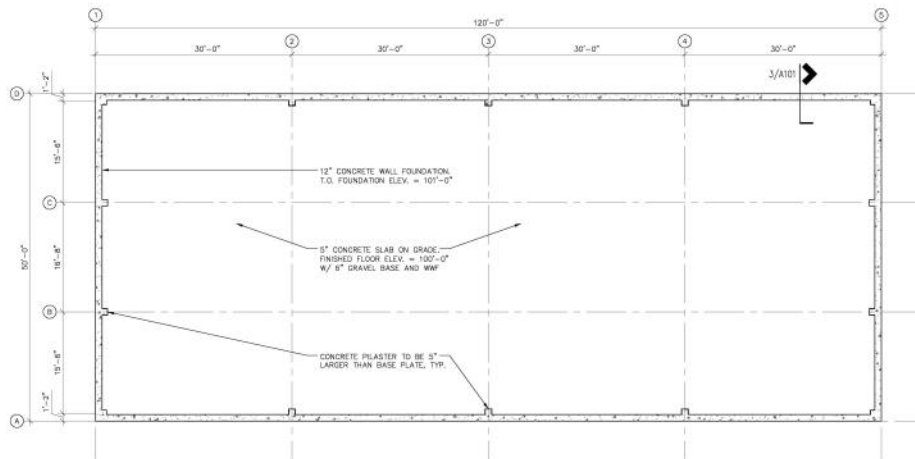
PERMIT SET

DRAWN BY:	AWL
DESIGNED BY:	AWL
CHECKED BY:	BOM
APPROVED BY:	BOM
DATE:	JULY 2, 2018
SCALE:	1"=40'
PROJECT NO.:	217-189
DWG. TITLE:	Site Plan

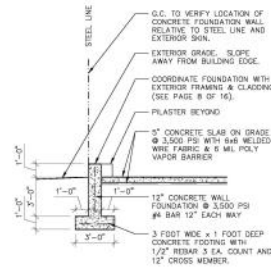
DWG. No: **5**



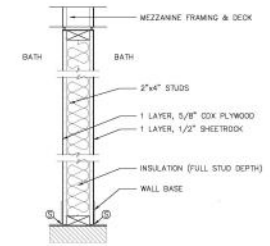
1 PLAN - PROPOSED (Typical for 6 Buildings): Bldg 1-4, Bldg 5-8, Bldg 9-12, Bldg 13-16, Bldg 20-23, & Bldg 24-27
SCALE: 1/8"=1'-0"



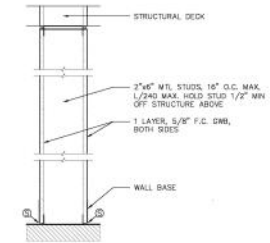
2 FOUNDATION PLAN - PROPOSED (Typical for 6 Buildings): Bldg 1-4, Bldg 5-8, Bldg 9-12, Bldg 13-16, Bldg 20-23, & Bldg 24-27
SCALE: 1/8"=1'-0"



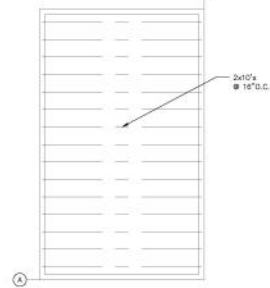
3 FOUNDATION DETAIL
SCALE: 1/4"=1'-0"



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



295 Winter Street

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

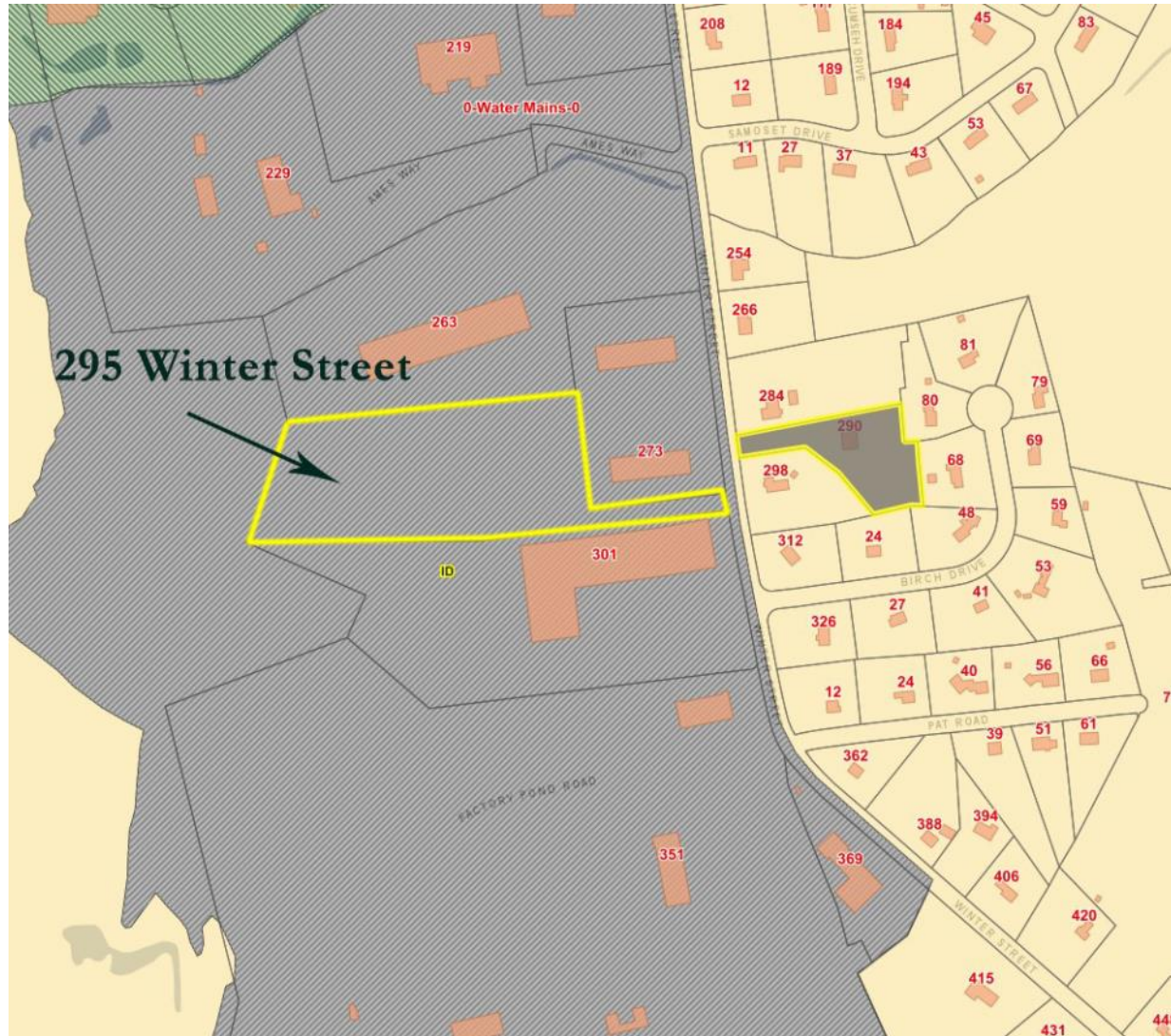
Jody Shaw
508-566-3556
Jody@HartelRealty.com

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



HARTEL COMMERCIAL REAL ESTATE

Strategic Real Estate Services



Zoning



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