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

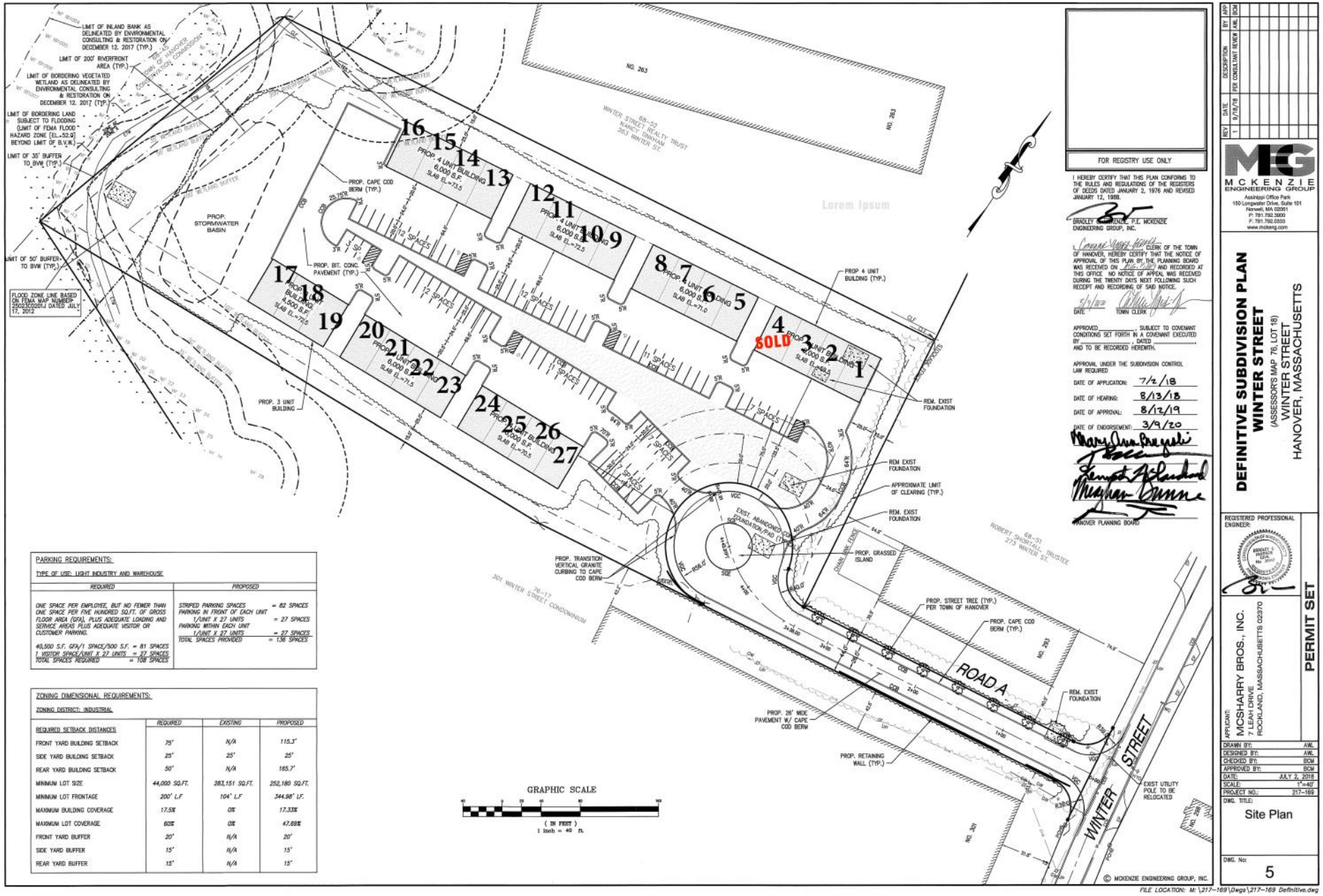
230 Jones Road
Suite 6
Falmouth MA 02540

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/UNIT X 27 UNITS = 27 SPACES PARKING WITHIN EACH UNIT 1/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	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	344.98' L.F.
MAXIMUM BUILDING COVERAGE	17.5%	0%	17.33%
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'

FOR REGISTRY USE ONLY

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

BRADLEY C. BARENZI, P.E. MCKENZIE ENGINEERING GROUP, INC.

CLERK OF THE TOWN OF HANOVER, HEREBY CERTIFY THAT THE NOTICE OF APPROVAL OF THIS PLAN BY THE PLANNING BOARD WAS RECEIVED ON _____ 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: _____ TOWN CLERK

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: 7/2/18

DATE OF HEARING: 8/13/18

DATE OF APPROVAL: 8/12/19

DATE OF ENDORSEMENT: 3/9/20

HANOVER PLANNING BOARD

REV	DATE	DESCRIPTION	BY	APP
1	9/18/18	PER CONSULTANT REVIEW	AWL	BCM

MCKENZIE ENGINEERING GROUP
Assinippi Office Park
150 Longwater Drive, Suite 101
Norwell, MA 02061
P: 781.792.5000
F: 781.792.0333
www.mckeng.com

DEFINITIVE SUBDIVISION PLAN
WINTER STREET
(ASSESSOR'S MAP 76, LOT 18)
WINTER STREET
HANOVER, MASSACHUSETTS

REGISTERED PROFESSIONAL ENGINEER

PERMIT SET

APPLICANT:
MCSHARRY BROS., INC.
7 LEAH DRIVE
ROCKLAND, MASSACHUSETTS 02370

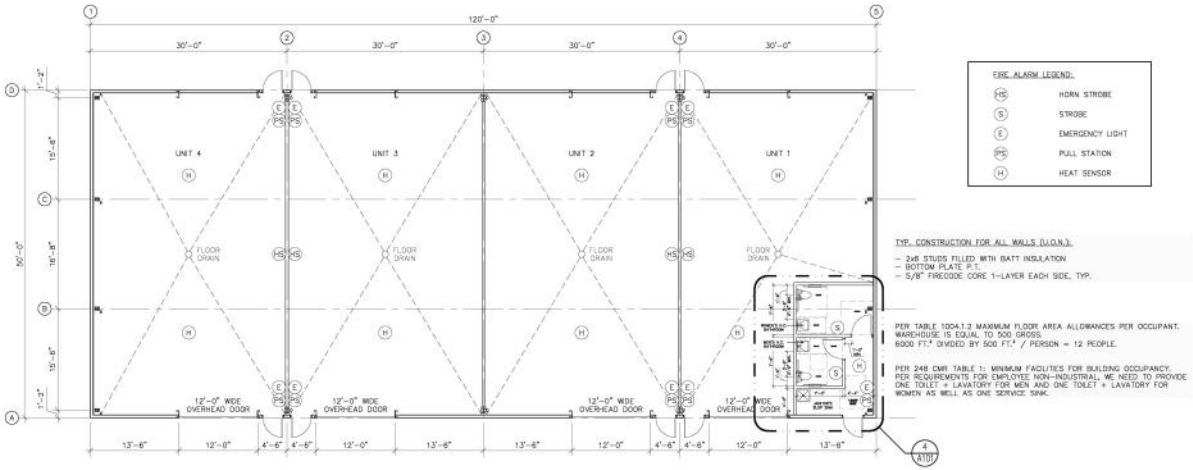
DRAWN BY:	AWL
DESIGNED BY:	AWL
CHECKED BY:	BCM
APPROVED BY:	BCM
DATE:	JULY 2, 2018
SCALE:	1"=40'
PROJECT NO.:	217-169

DWG. TITLE:
Site Plan

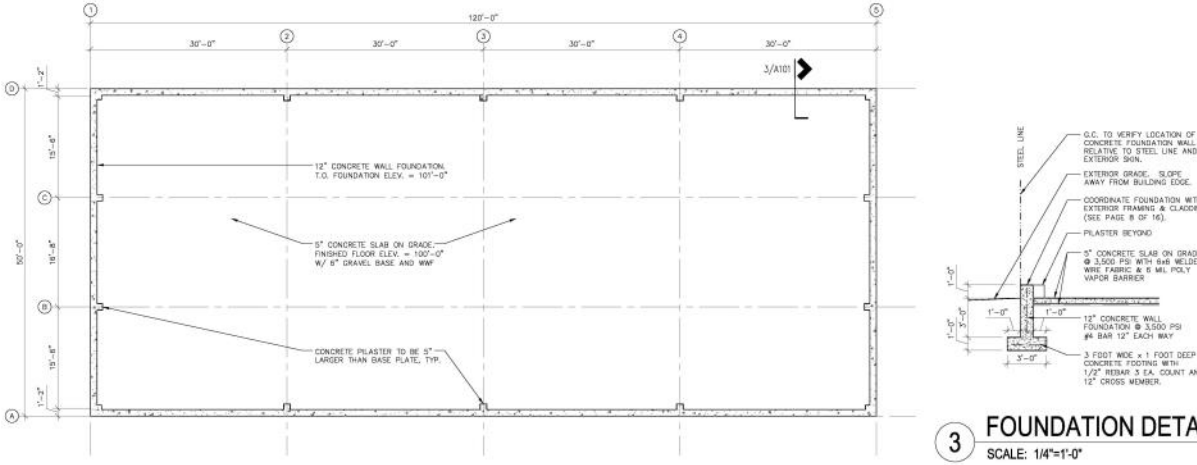
DWG. No:
5

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

Site Plan

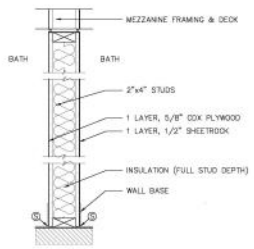


1 PLAN - PROPOSED (Typical for 6 Buildings): Bldg 1-4, Bldg 5-8, Bldg 9-12, Bldg 13-16, Bldg 20-23, & Bldg 24-27
SCALE: 1/8"=1'-0"

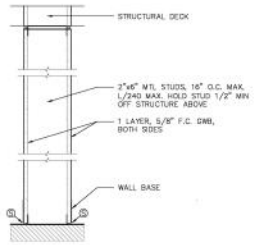


2 FOUNDATION PLAN - PROPOSED (Typical for 6 Buildings): Bldg 1-4, Bldg 5-8, Bldg 9-12, Bldg 13-16, Bldg 20-23, & Bldg 24-27
SCALE: 1/8"=1'-0"

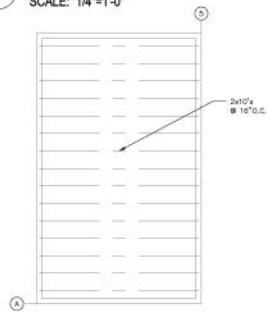
3 FOUNDATION DETAIL
SCALE: 1/4"=1'-0"



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 visualization
50 Terminal Street,
Bldg #2, 6th Floor
Charlestown, MA 02129
617.241.8300
617.241.8303 fax

Project No:	2034
Issue Date:	10-23-2020

Revisions:

No	Date	Description
1	11-11-2020	Adjust Dims & Add Dtls

FLOOR PLANS PROPOSED

SCALE: AS NOTED

A101

Floorplan - Typical 6 Building - 4 Bays Each

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Assessor

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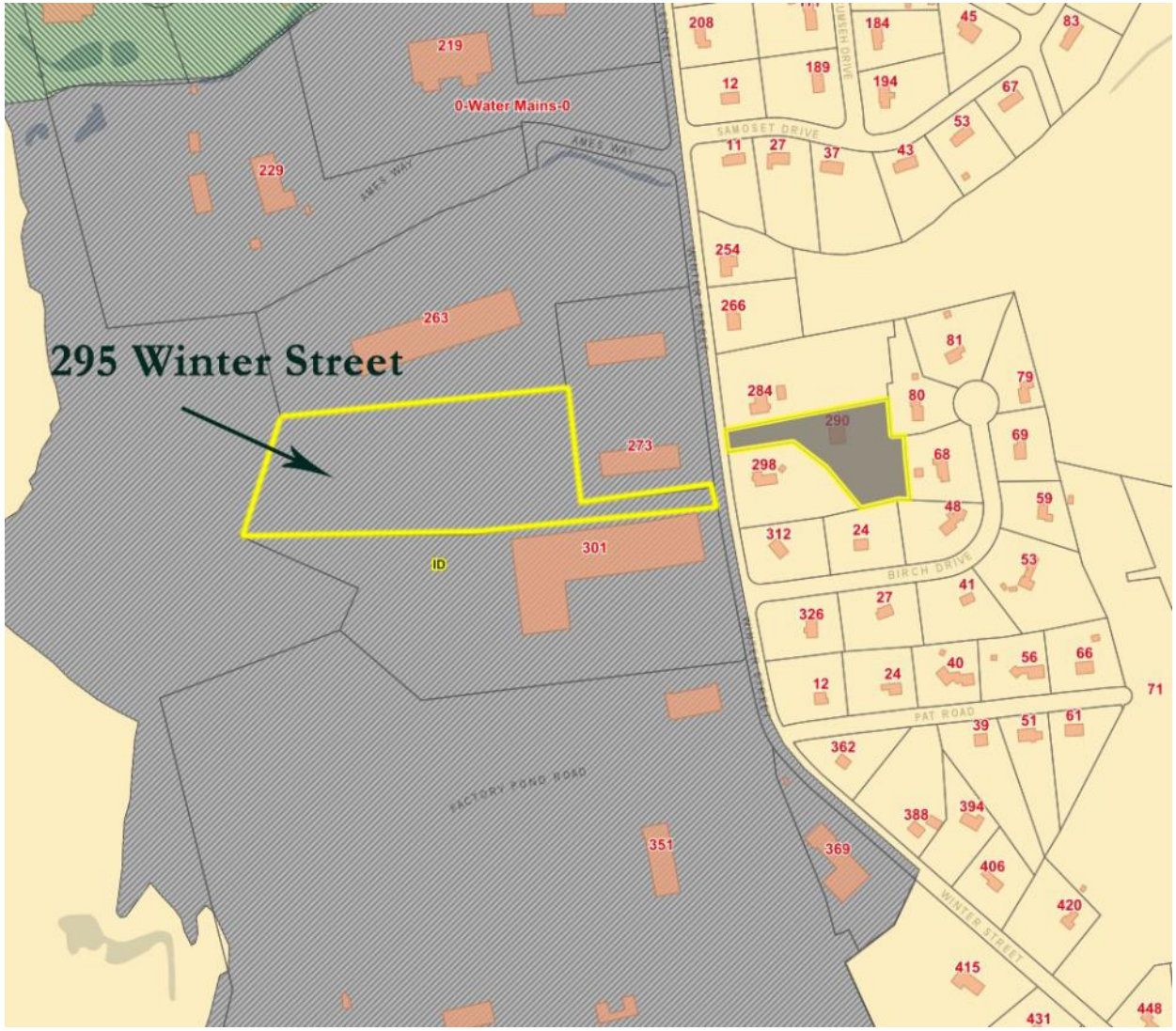

Zoning

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