



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



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: \$14.40/SF NNN

1,500± SF - \$1,800/MONTH NNN

3,000± SF - \$3,600/MONTH NNN

4,500± SF - \$5,400/MONTH NNN

6,000± SF - \$7,200/MONTH NNN

PHASE I COMPLETE

PHASE II ESTIMATED 10-2022

PHASE III ESTIMATED 1-2023



HARTEL COMMERCIAL REAL ESTATE

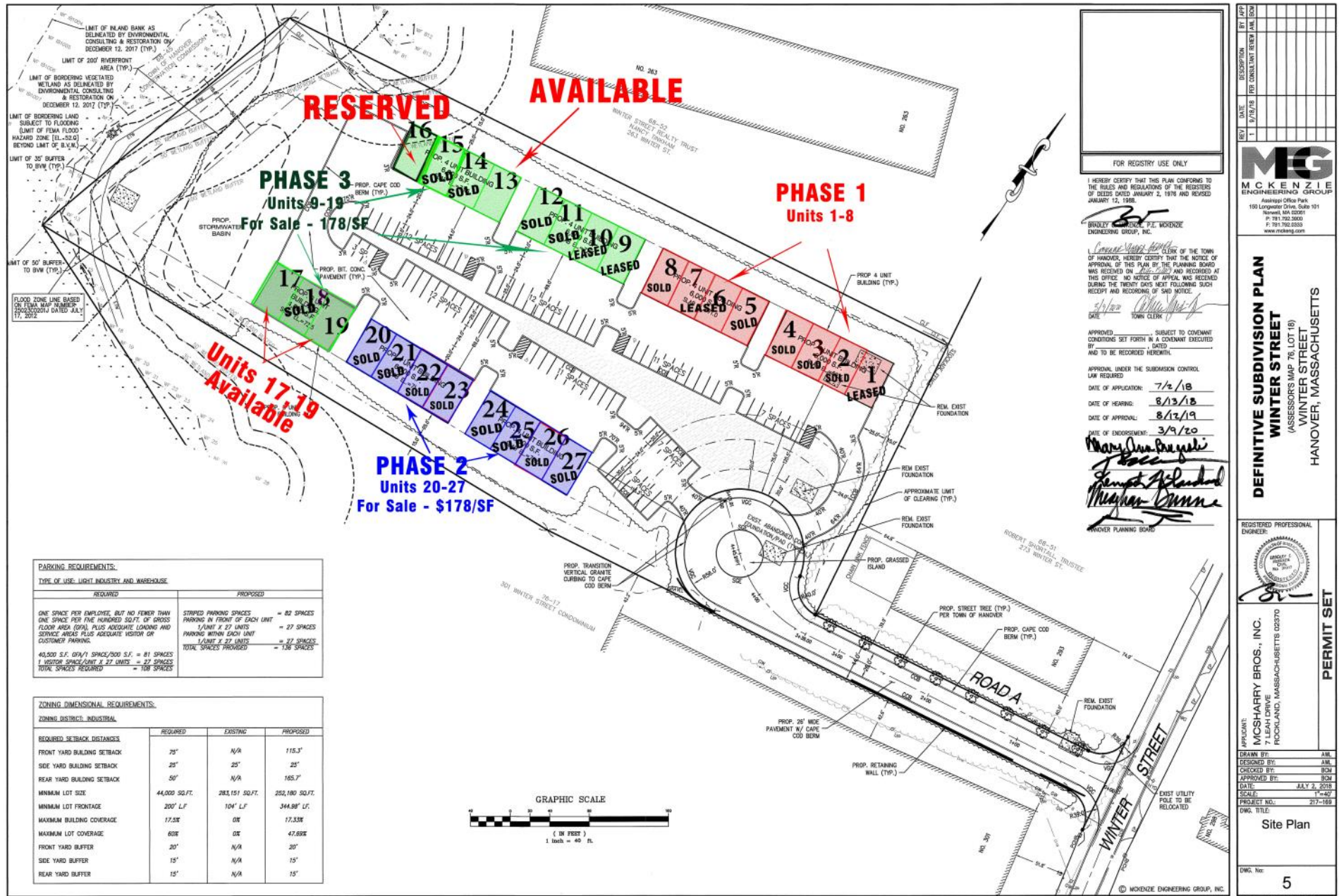
230 Jones Road
Suite 6
Falmouth MA 02540

40 Willard Street
Suite 207
Quincy MA 02169

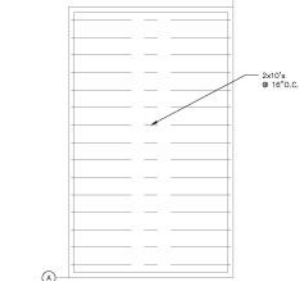
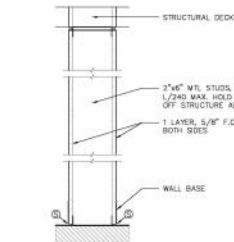
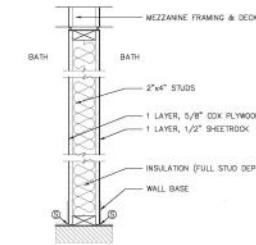
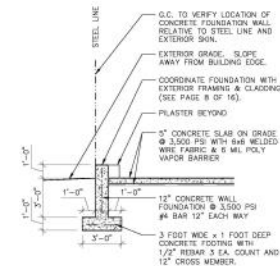
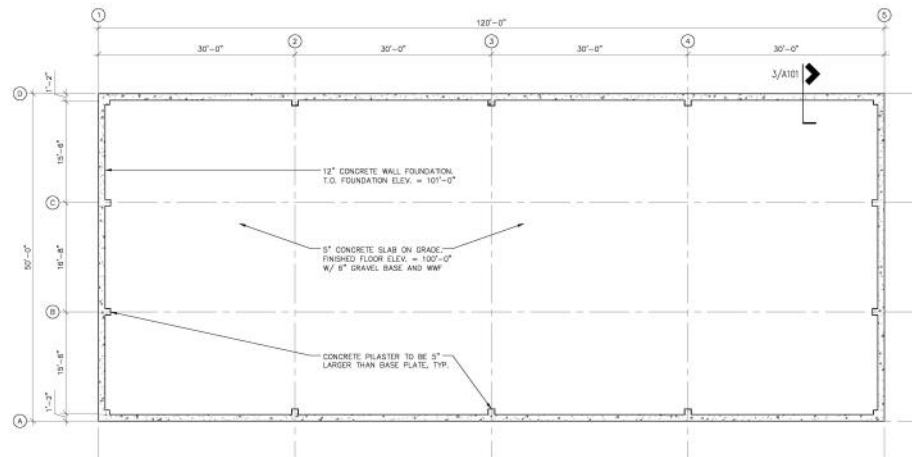
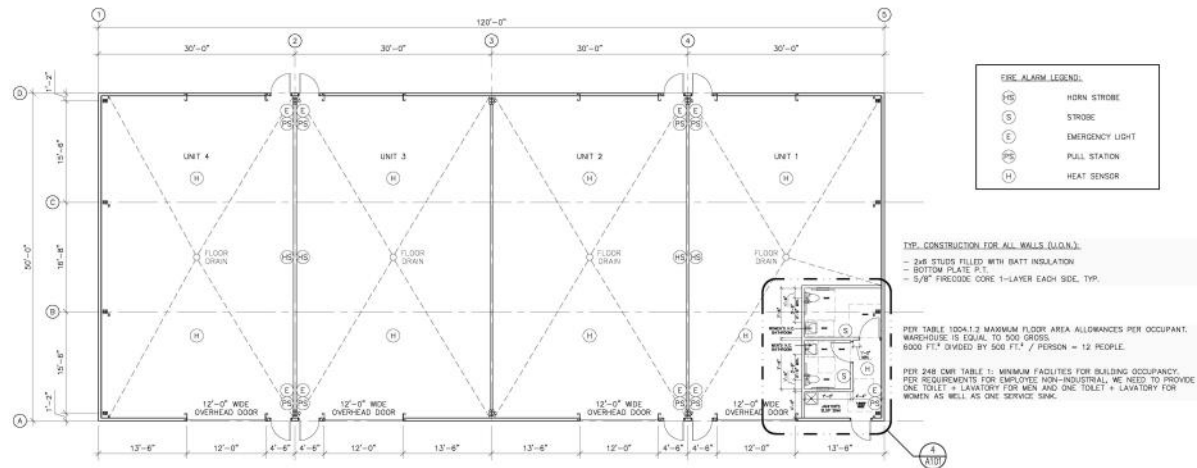
Greg Hartel
617-256-3169
Greg@HartelRealty.com

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

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



Site Plan - As of November 18, 2022



NEW WAREHOUSE BUILDINGS

WINTER STREET
HANOVER, MA



Conner Design
architecture interiors visual3dson

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
T	11-11-2020	Adjust Dims & Add Dts	

FLOOR PLANS
PROPOSED

SCALE: AS NOTED

A101

Floorplan - Typical 6 Building - 4 Bays Each

[illegible]

Assessor

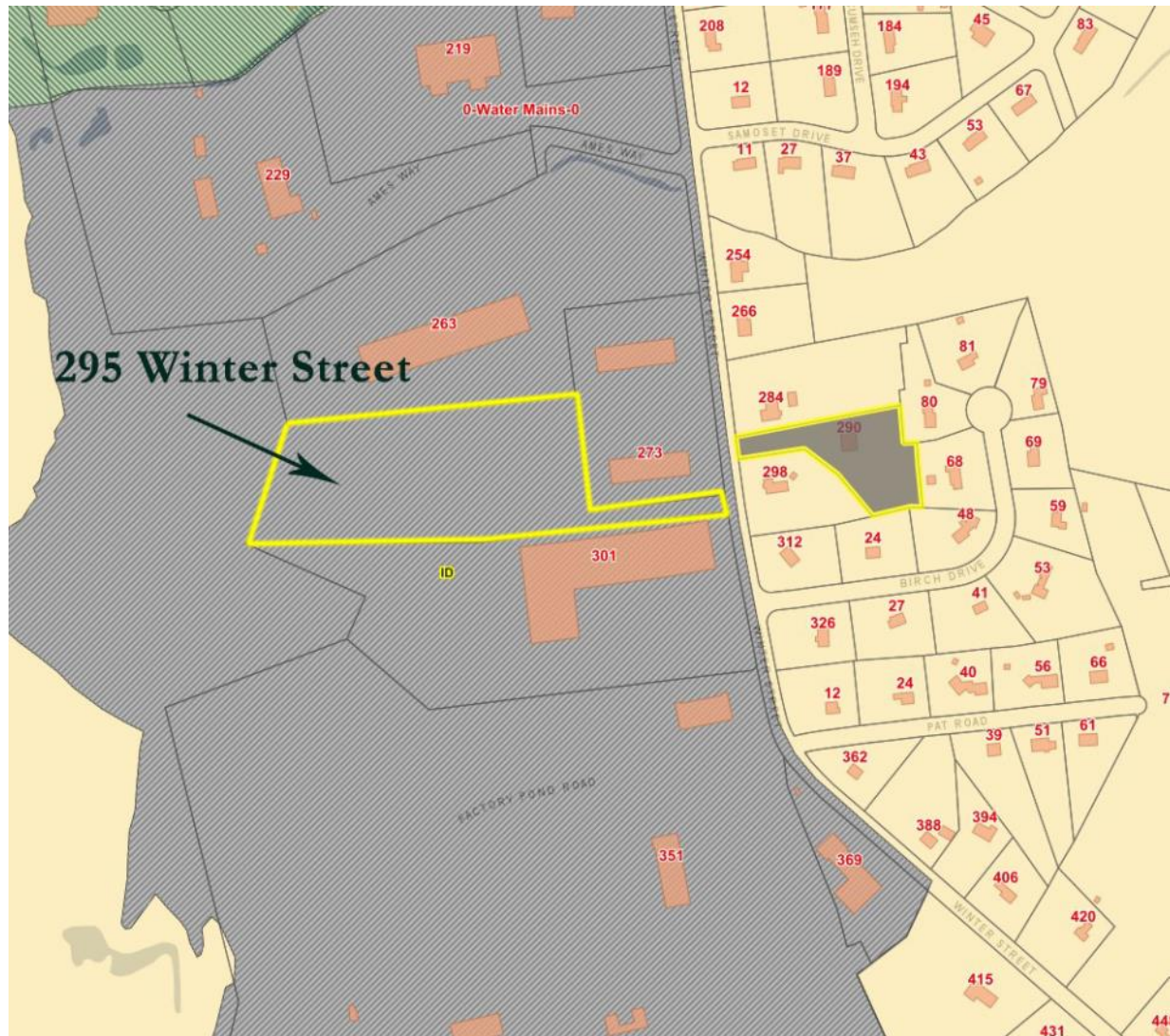


Main Office
508-444-0172
www.HartelRealty.com



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