



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.



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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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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



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Units 1, 9, 10, 11, 13, 14, 15, 16, 17, 18, 19, 24

**Available
For Sale or Lease**

PHASE 3

Units 9-19
For Sale - 178/SF

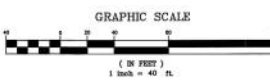
PHASE 2
Units 20-27
For Sale - \$178/SF

PHASE 1
Units 1-8

Unit 1
**Available for
Immediate Occupancy
For Sale or Lease**

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
40,000 S.F. GFA/1 SPACE/200 S.F. = 81 SPACES 7 VISITOR SPACE/UNIT X 27 UNITS = 189 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	115.3'
SIDE YARD BUILDING SETBACK	25'	25'	25'
REAR YARD BUILDING SETBACK	50'	N/A	185.7'
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%	17.33%
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, 1978 AND REVISED JANUARY 15, 1988.

BRADLEY & BROWN, P.C. MCKENZIE ENGINEERING GROUP, INC.

DATE: 7/2/20

TOWN CLERK: [Signature]

APPROVED: [Signature] SUBJECT TO COVENANT CONDITIONS SET FORTH IN A CONTINGENT EXCERPT BY: [Signature] DATED: 8/13/18 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: 8/13/19

DATE OF ENDORSEMENT: 3/9/20

Mary Jane Bragaglia
Joseph J. Bragaglia
Michael J. Bragaglia
HANOVER PLANNING BOARD

REV	DATE	DESCRIPTION	BY	APP
1	7/2/18	PRELIMINARY REVIEW	AM	AM

MCKENZIE ENGINEERING GROUP
Average Office Park
150 Longwater Drive, Suite 101
Hanover, MA 02341
P: 781.762.3000
F: 781.762.6555
www.mckeng.com

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

REGISTERED PROFESSIONAL ENGINEER:
[Signature]

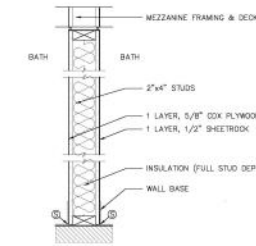
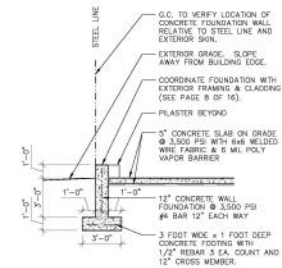
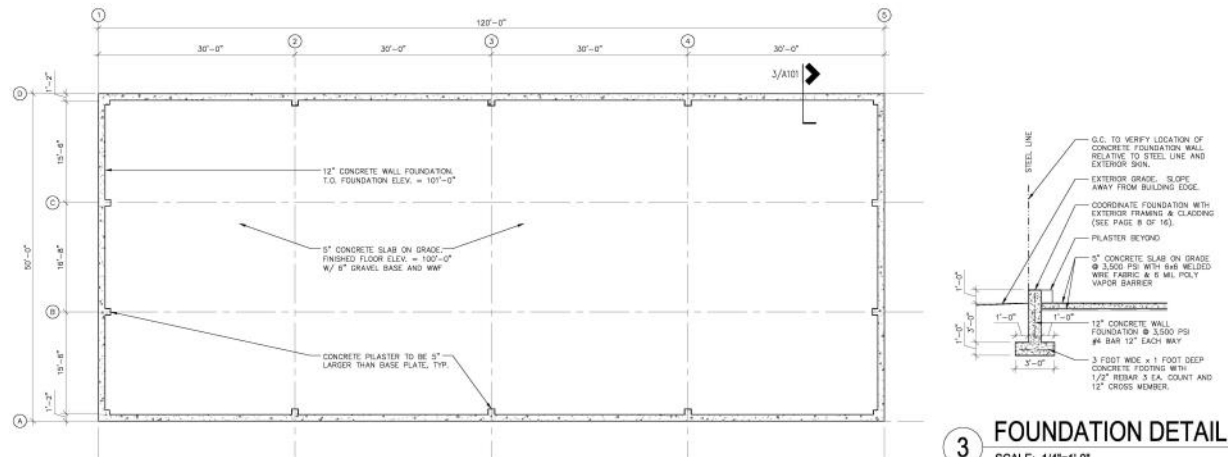
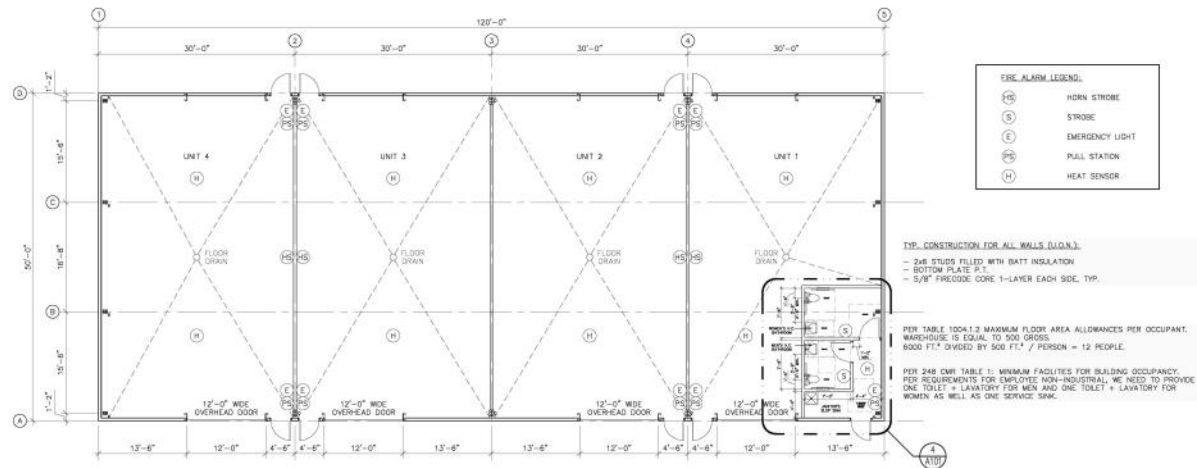
APPROVE: MCKENRY BROS., INC.
ROCKLAND, MASSACHUSETTS 02070

DRAWN BY: AM
DESIGNED BY: AM
CHECKED BY: BOM
APPROVED BY: BOM
DATE: JULY 2, 2018
SCALE: 1"=40'
PROJECT NO.: 217-189
SHEET TITLE: Site Plan
DWC No.: 5

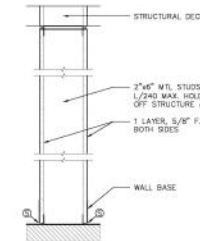
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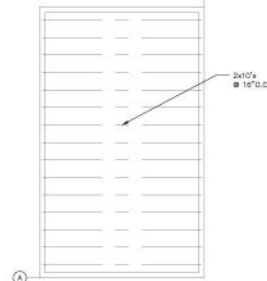
Site Plan - As of August 31, 2022



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



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



NEW WAREHOUSE BUILDINGS

WINTER STREET
HANOVER, MA



Conner Design
architecture interiors visual3d
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	1	11-11-2020	Adjust Dims & Add Dts

FLOOR PLANS
PROPOSED

SCALE: AS NOTED

A101

Floorplan - Typical 6 Building - 4 Bays Each



Assessor

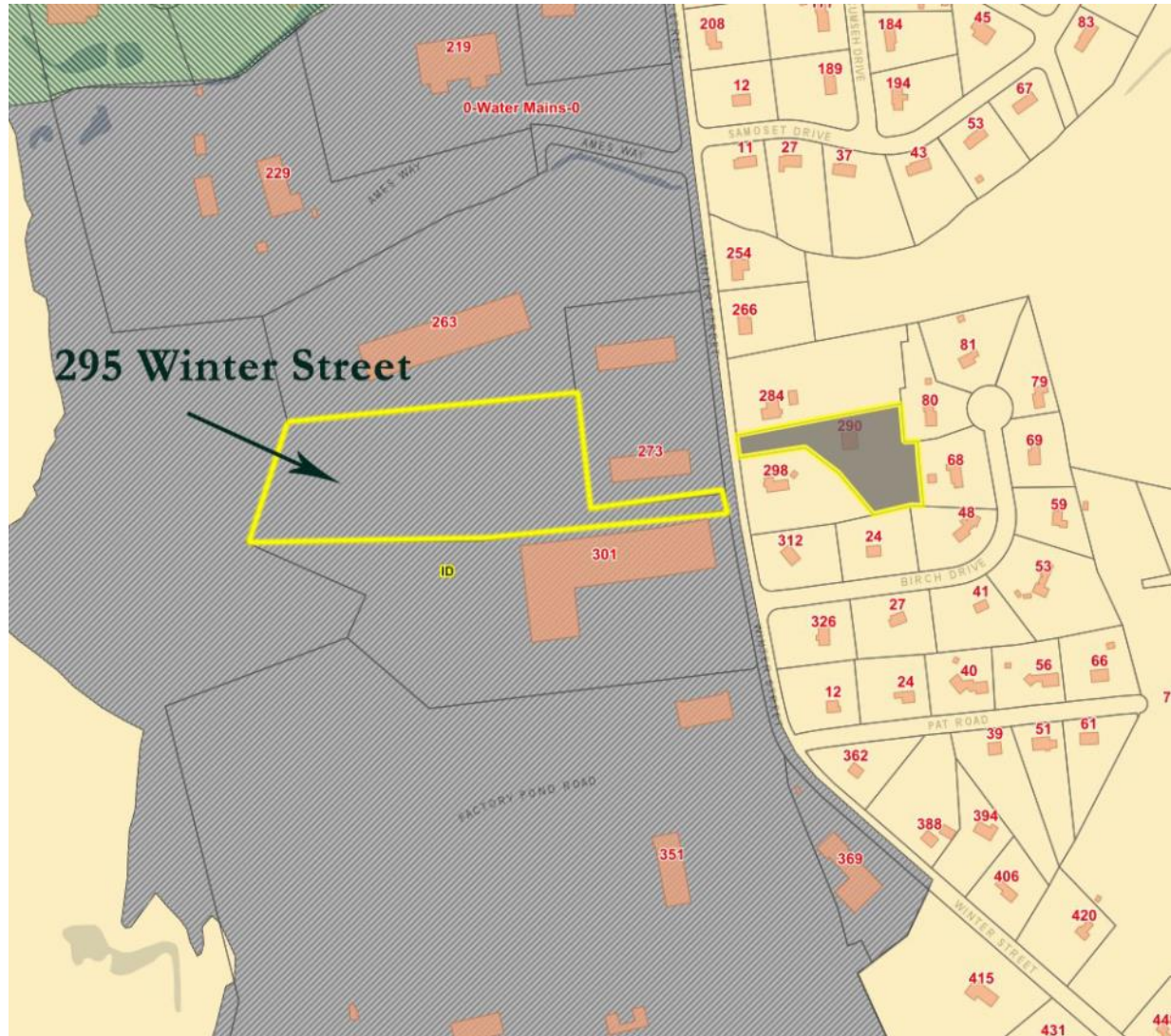


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Zoning



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