



HARTEL COMMERCIAL REAL ESTATE
Falmouth ~ Quincy

*295 Winter St
Hanover, MA*



HARTEL COMMERCIAL REAL ESTATE

Strategic Real Estate Services

PROPERTY DETAILS - Only 1 Bay Available - End Unit

- * 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 LEASE

Unit 17 - End Unit

1,250± SF - \$1,800/MONTH

Condo Fee - \$200/MONTH

2 ASSIGNED PARKING SPACES



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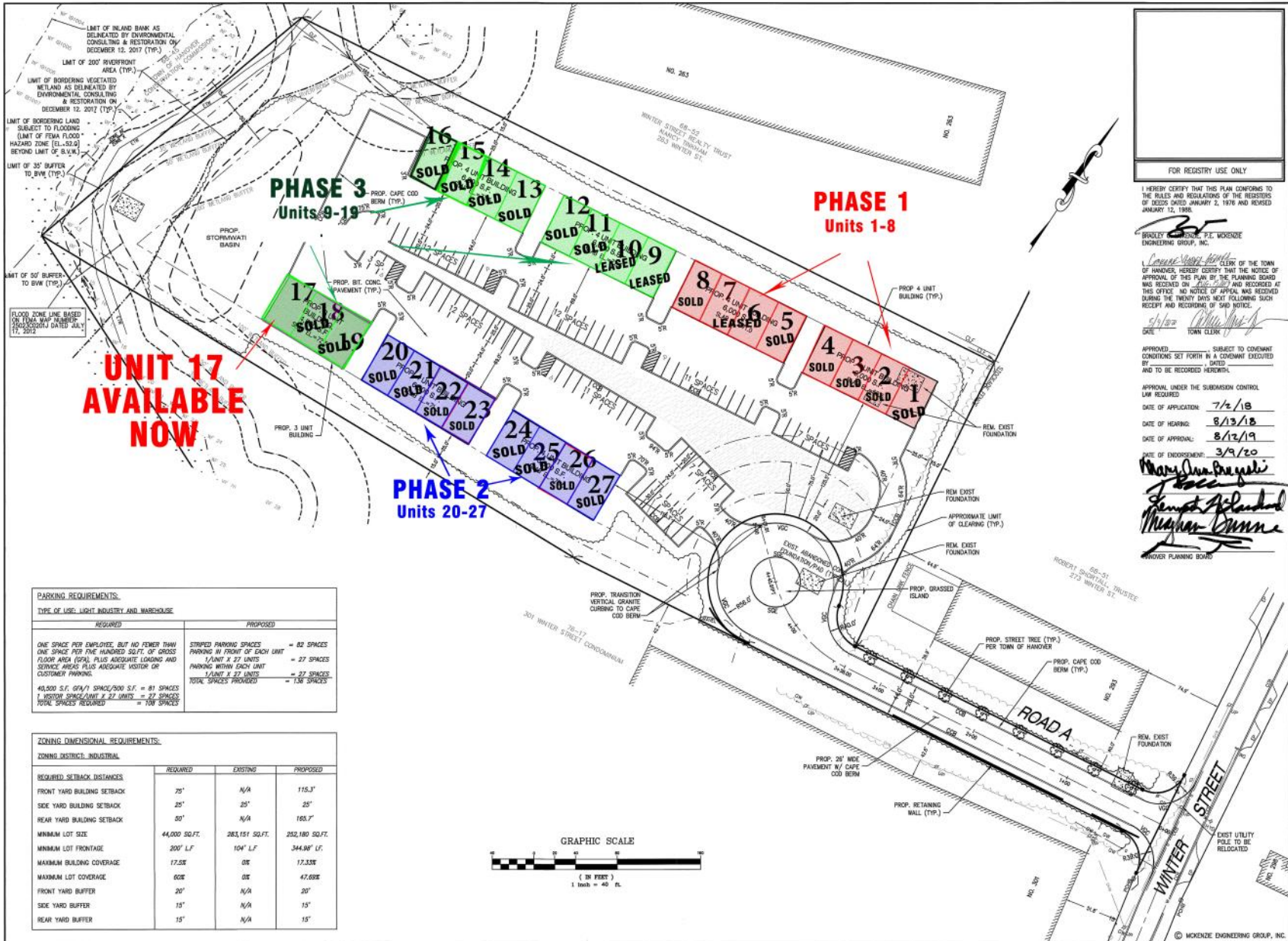
230 Jones Road
Suite 6
Falmouth MA 02540

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



PARKING REQUIREMENTS:

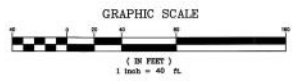
TYPE OF USE: LIGHT INDUSTRY AND WAREHOUSE

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 STORING AREAS PLUS ASSOCIATE VISITOR OR CUSTOMER PARKING.	STRIPED PARKING SPACES PER EACH UNIT = 82 SPACES 1/UNIT X 27 UNITS = 27 SPACES PARKING WITHIN EACH UNIT 1/UNIT X 27 UNITS = 27 SPACES TOTAL SPACES PROVIDED = 136 SPACES
40,000 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.	263,151 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%	47.60%
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 REGISTRARS OF DEEDS DATED JANUARY 2, 1976 AND REVISED JANUARY 12, 1988.

BREKLEY WARDEN, 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 8/13/18 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: 8/13/18 TOWN CLERK

APPROVED: SUBJECT TO GOVERNMENT CONDITIONS SET FORTH IN A COMENANT EXECUTED BY: UNITS 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 Ann Bregotti
Joseph J. Blandford
Myahgan Dunne

HANOVER PLANNING BOARD

REV.	DATE	DESCRIPTION
1	8/27/18	FOR CONSULTANT REVIEW ONLY

MCKENZIE ENGINEERING GROUP

150 Longview Drive, Suite 101
Hanover, MA 02340
P: 781.782.2000
F: 781.782.0000
www.mkenzengroup.com

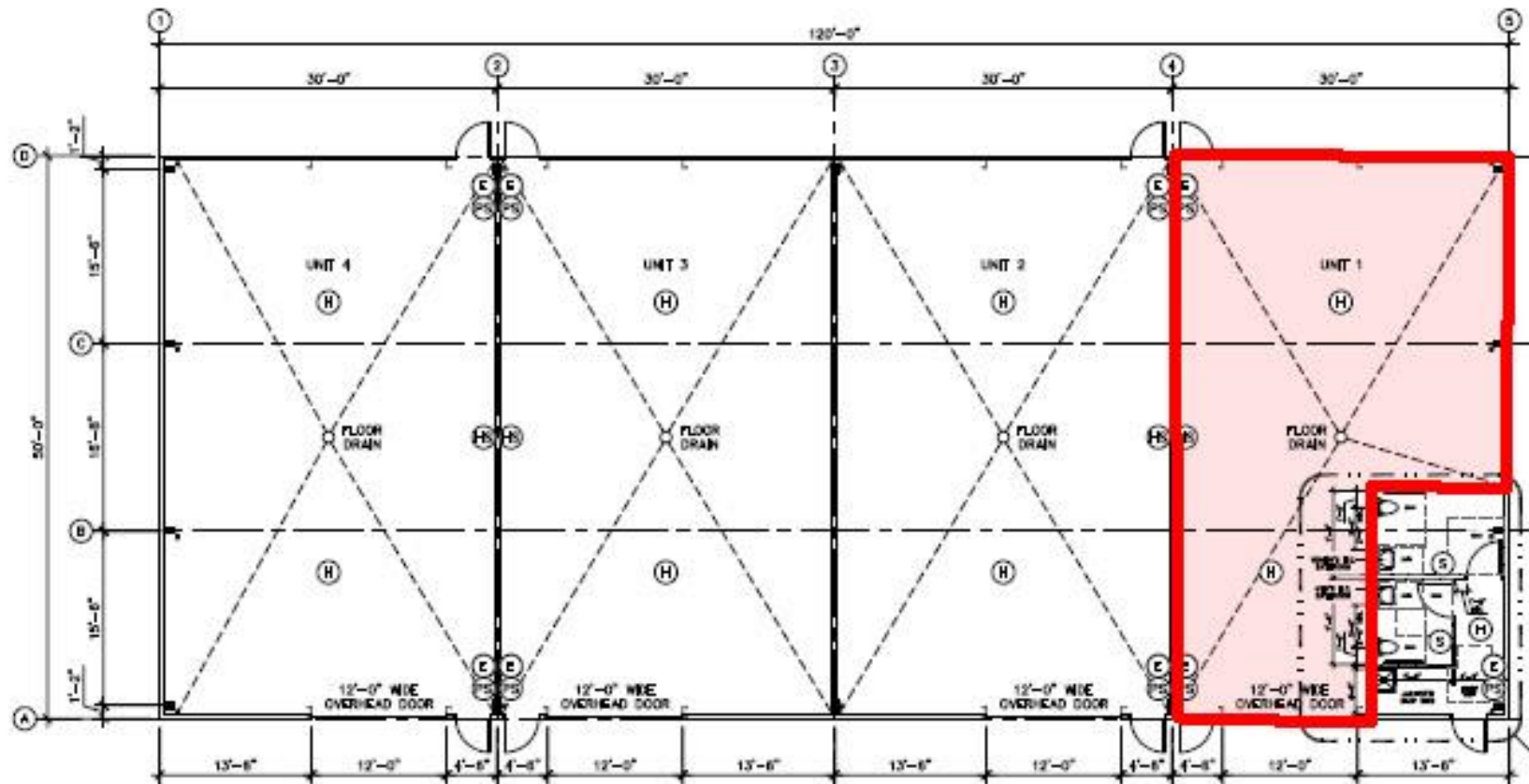
DEFINITIVE SUBDIVISION PLAN
WINTER STREET
(ASSESSORS MAP 76, LOT 18)
WINTER STREET
HANOVER, MASSACHUSETTS

REGISTERED PROFESSIONAL ENGINEER

APPLICANT: **MC SHARRY BROS., INC.**, INC.
7 LEAH DRIVE
ROCKLAND, MASSACHUSETTS 02370

DRAWN BY: AM
DESIGNED BY: AM
CHECKED BY: BOB
APPROVED BY: BOB
DATE: JULY 2, 2018
SCALE: 1"=40'
PROJECT NO.: 217-169
DWG. TITLE: Site Plan
DWG. No.: 5

Site Plan - As of February 26, 2024



Floorplan - Typical 6 Building - 4 Bays Each



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Assessor



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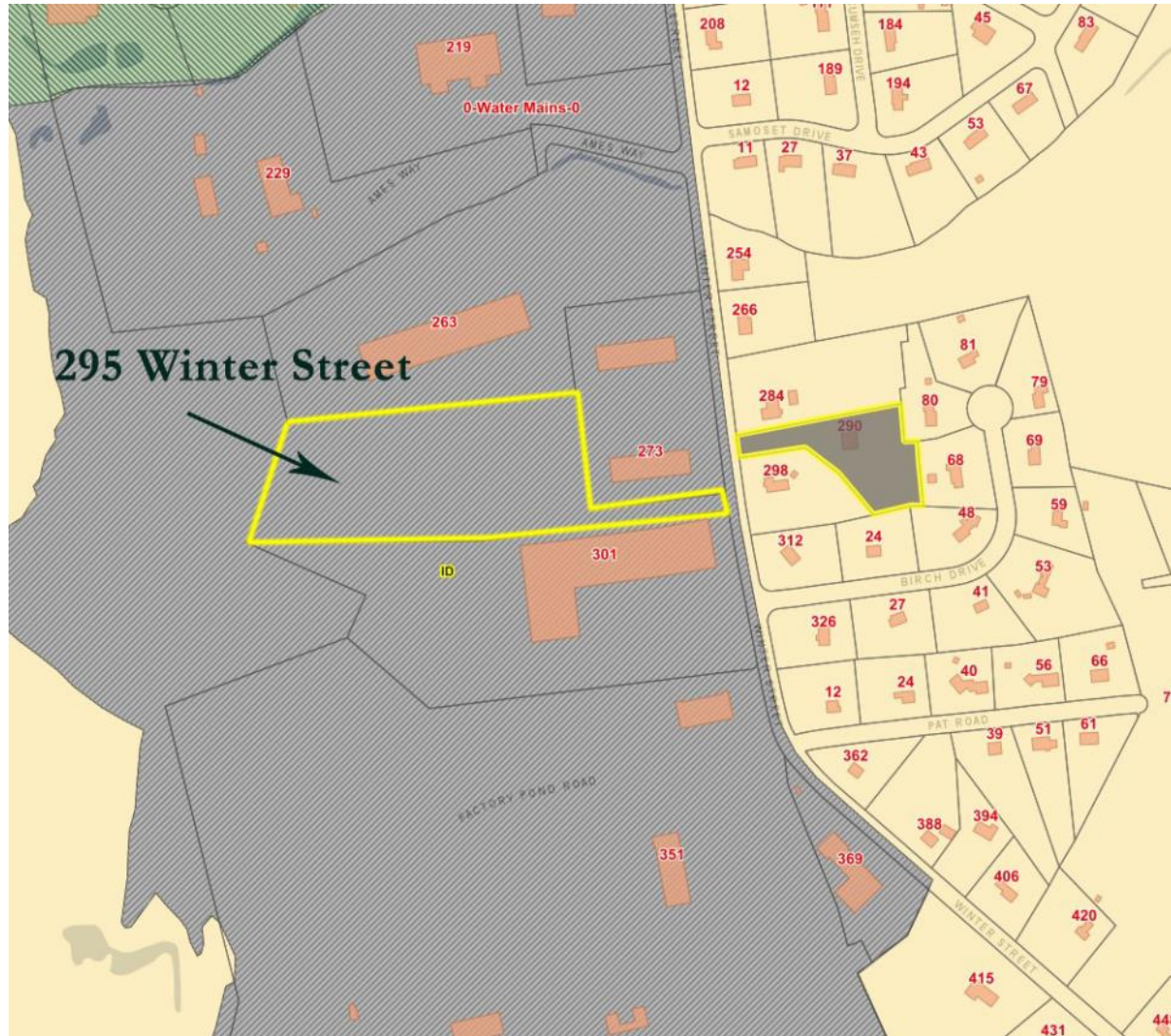
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Zoning



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