



HARTEL COMMERCIAL REAL ESTATE
Falmouth

*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 19 - End Unit

1,500± SF - \$2,200/MONTH

Condo Fee - \$200/MONTH

2 ASSIGNED PARKING SPACES



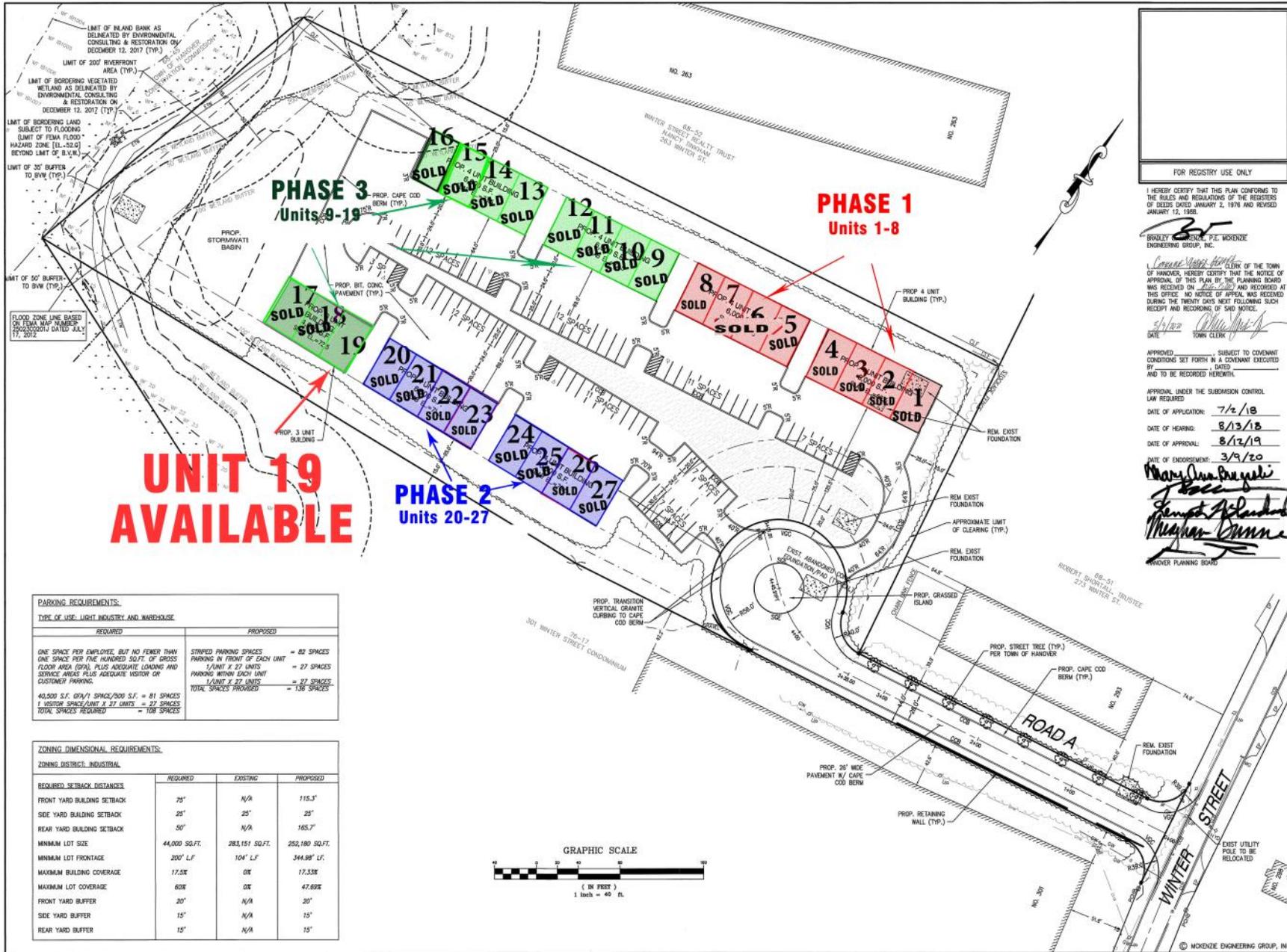
HARTEL COMMERCIAL REAL ESTATE

230 Jones Road
Suite 6
Falmouth MA 02540

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

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

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



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 15, 1988.

BRUCE MCKENZIE, P.E., MCKENZIE ENGINEERING GROUP, INC.

I, *Carolyn S. Smith*, 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 COVENANT CONDITIONS SET FORTH IN A COVENANT EXECUTED BY _____ DATED _____ AND TO BE RECORDED HEREWITH.

APPROVAL UNDER THE SUBMISSION 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

Mary Ann Buckley
Joseph A. Sclafani
Michael D. Dunne
HANOVER PLANNING BOARD

REV	DATE	DESCRIPTION
1	8/13/18	PRO CONSULTANT REVIEW AND SIGN



DEFINITIVE SUBDIVISION PLAN
WINTER STREET
WINTER STREET
HANOVER, MASSACHUSETTS

REGISTERED PROFESSIONAL ENGINEER:



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

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

DWG. No: **5**

PARKING REQUIREMENTS:

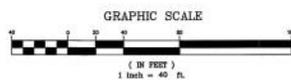
TYPE OF USE: LIGHT INDUSTRY AND WAREHOUSE

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 HISTORY OR CUSTOMER PARKING.	STRIPPED PARKING SPACES = 82 SPACES PARKING IN FRONT OF EACH UNIT = 27 SPACES PARKING WITHIN EACH UNIT = 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 DISTANCE			
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.	544.98' L.F.
MAXIMUM BUILDING COVERAGE	17.0%	0%	17.53%
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'



FILE LOCATION: M:\217-189\Draws\217-189 Definitive.dwg

Site Plan - As of January 29, 2024



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Assessor



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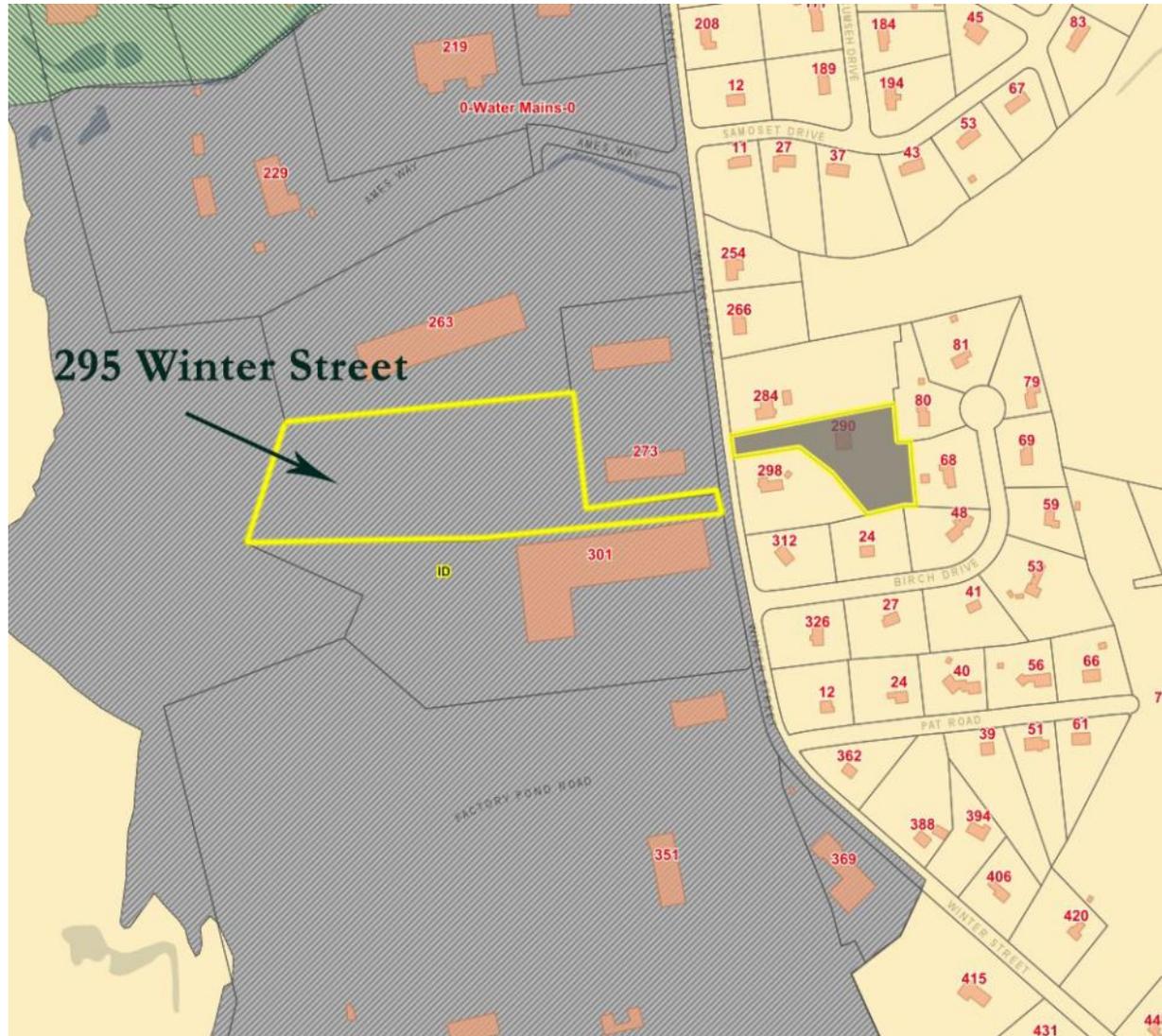
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Zoning



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