



HARTEL COMMERCIAL REAL ESTATE  
Falmouth ~ Quincy

*295 Winter St  
Hanover, MA*



# HARTEL COMMERCIAL REAL ESTATE

*Strategic Real Estate Services*

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## PROPERTY DETAILS - Unit 22 Available For Lease

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- \* CLOSE TO RTE 3 & RTE 53
- \* 2 MILES TO HANOVER CENTER
- \* 12X12 OVERHEAD DOORS
- \* 7 BUILDINGS TOTALING 40,500± SF
- \* Propane Heaters for Units
- \* Shared ADA Mens/Womens Baths
- \* Units Have Floor Drains tied into Tight Tanks
- \* 150 AMP ELECTRIC
- \* 6.50± ACRES
- \* PAVED PARKING WITH 2 ASSIGNED SPACES PER/BAY

**Offered FOR LEASE**

**Unit 22**

**1,500± SF - \$2,000/MONTH**

**Condo Fee - \$200/MONTH**

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**2 ASSIGNED PARKING SPACES**



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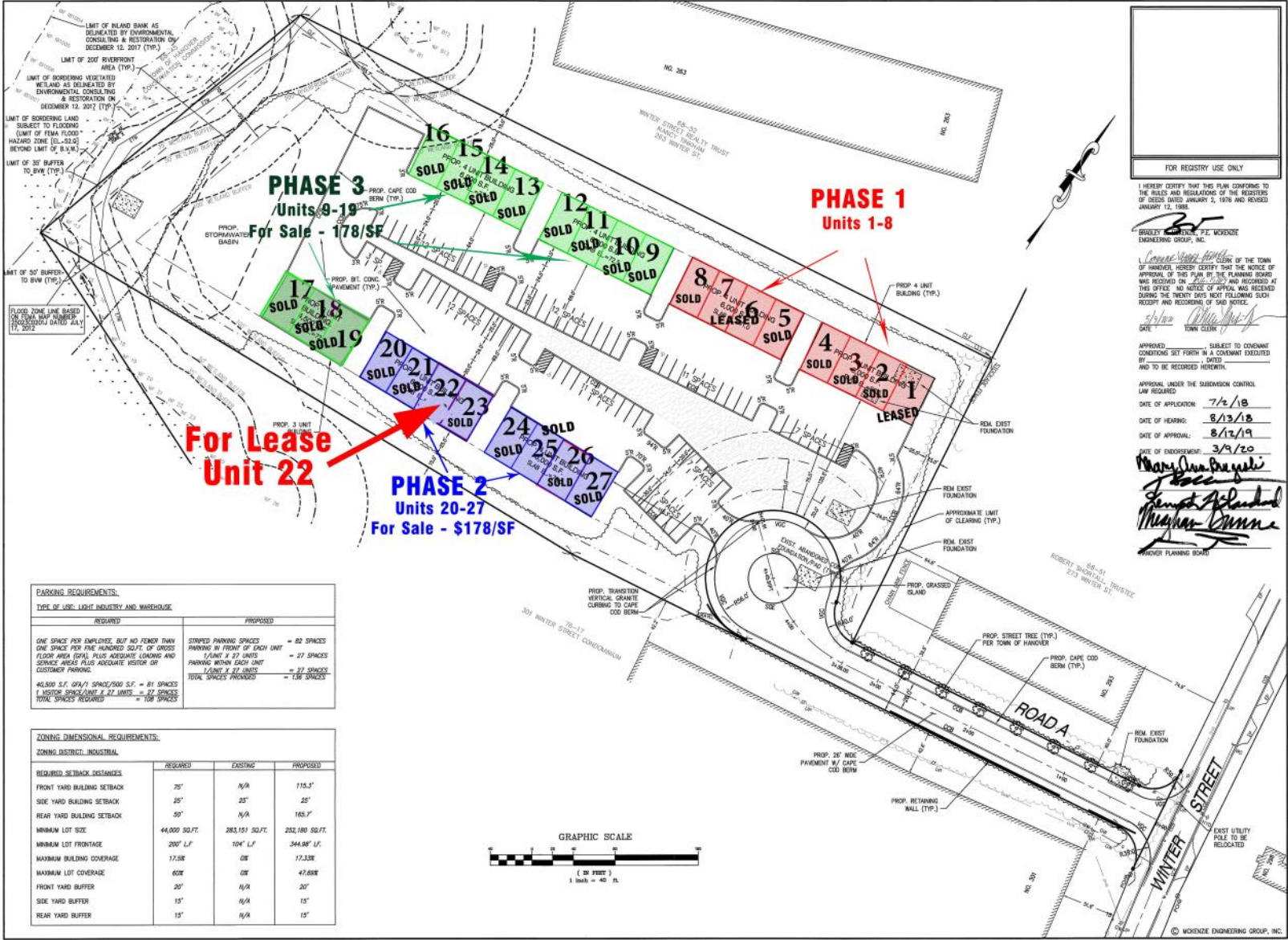
230 Jones Road  
Suite 6  
Falmouth MA 02540

40 Willard Street  
Suite 207  
Quincy MA 02169

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

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508-566-3556  
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Main Office  
508-444-0172  
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LIMIT OF ISLAND BANK AS DELINEATED BY ENVIRONMENTAL CONSULTING & RESTORATION ON DECEMBER 12, 2017 (TYP.)

LIMIT OF 200' RIVERFRONT AREA (TYP.)

LIMIT OF BORDERING VEGETATED WETLAND AS RELEASED BY ENVIRONMENTAL CONSULTING & RESTORATION ON DECEMBER 12, 2017 (TYP.)

LIMIT OF BORDERING LAND SUBJECT TO FLOODING (LIMIT OF FEMA FLOOD HAZARD ZONE (EL-10-0) BEYOND LIMIT OF B.V.M.)

LIMIT OF 35' BUFFER TO B.V.M. (TYP.)

LIMIT OF 50' BUFFER TO B.V.M. (TYP.)

FLOOD ZONE FINE PRINT: REGULATORY NUMBER: 17-012

**PARKING REQUIREMENTS:**

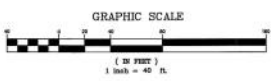
TYPE OF USE: LIGHT INDUSTRY AND WAREHOUSE

REQUIRED	PROPOSED
ONE SPACE PER EMPLOYEE, BUT NO MORE THAN ONE SPACE PER FIVE HUNDRED SQ.FT. OF GROSS FLOOR AREA (GFA), PLUS ADEQUATE LOADING AND SERVICE SPACE PLUS ADEQUATE VISITOR OR CUSTOMER PARKING.	STANDARD PARKING SPACES = 82 SPACES 1 UNIT X 27 UNITS = 27 SPACES 1 UNIT X 27 UNITS = 27 SPACES TOTAL SPACES PROVIDED = 136 SPACES
40,500 S.F. GFA / 7 SPACES/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 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	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%	47.68%
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 REGISTER OF DEEDS DATED JANUARY 2, 1878 AND REVISED JANUARY 12, 1998.

BRUCE J. WOODS, P.E. WOODS ENGINEERING GROUP, INC.

CLARENCE V. STAPLETT, 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 (20) DAY PERIOD FOLLOWING SUCH RECEIPT AND RECORDING OF SAID NOTICE.

APPROVED: SUBJECT TO COVENANT CONDITIONS SET FORTH IN A COVENANT EXERCISED BY 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 Prussel  
Joseph Plunkard  
Michael Dwyer  
HANOVER PLANNING BOARD

REV.	DATE	DESCRIPTION
1	9/24/18	FOR CONCLUSIVE REVIEW AND SIGN

**MG**  
MCKENZIE ENGINEERING GROUP  
150 Longview Drive, Suite 101  
Andover, MA 01810  
P: 781-762-8800  
F: 781-762-8500  
www.mkenz.com

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

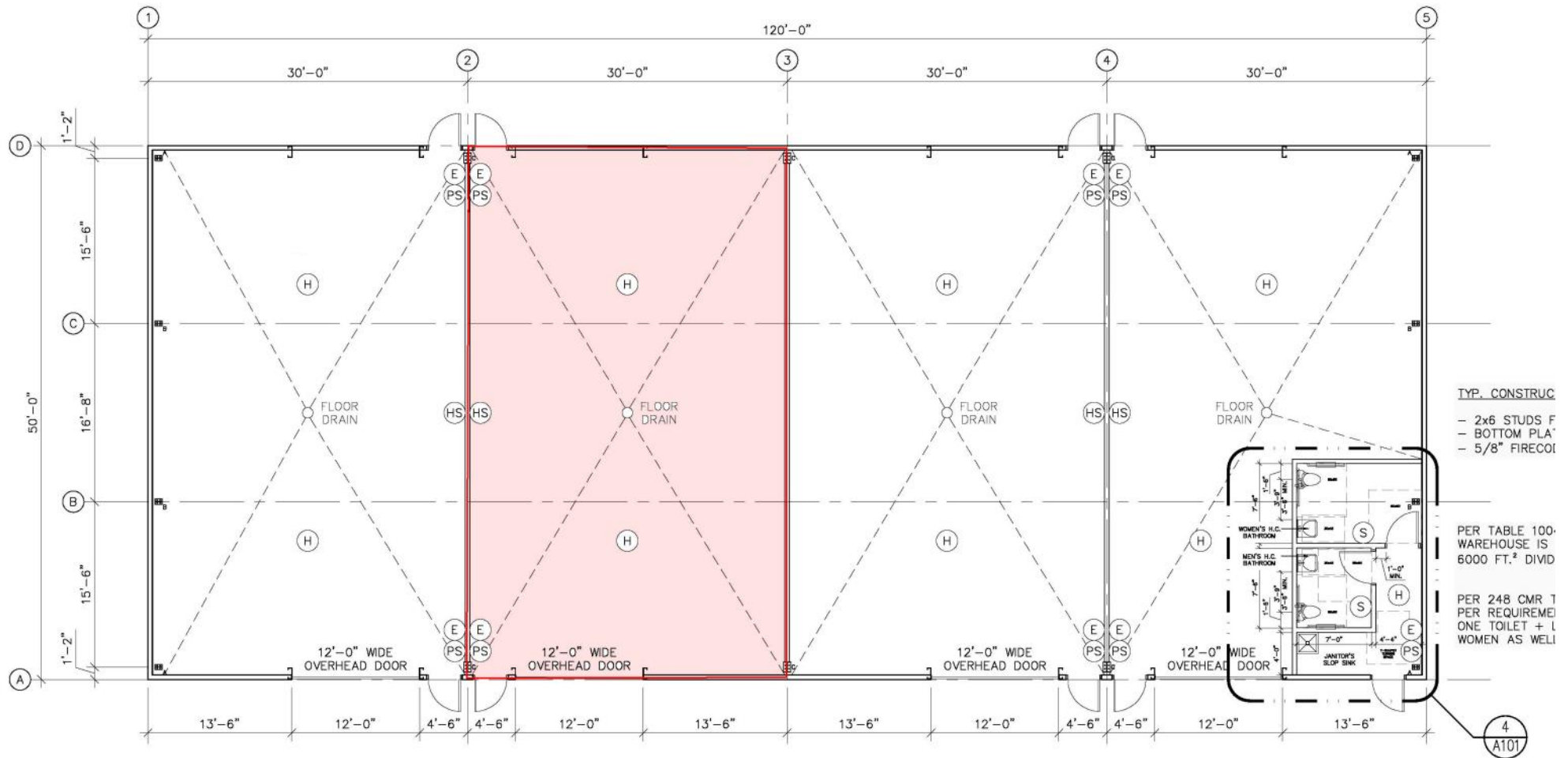
REGISTERED PROFESSIONAL ENGINEER

APPROVAL: **MCSHARRY BROS., INC.**  
ROCKLAND, MASSACHUSETTS 02370

PERMIT SET

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

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



**Floorplan - Typical Unit**



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**295 Winter Street**

**Assessor**



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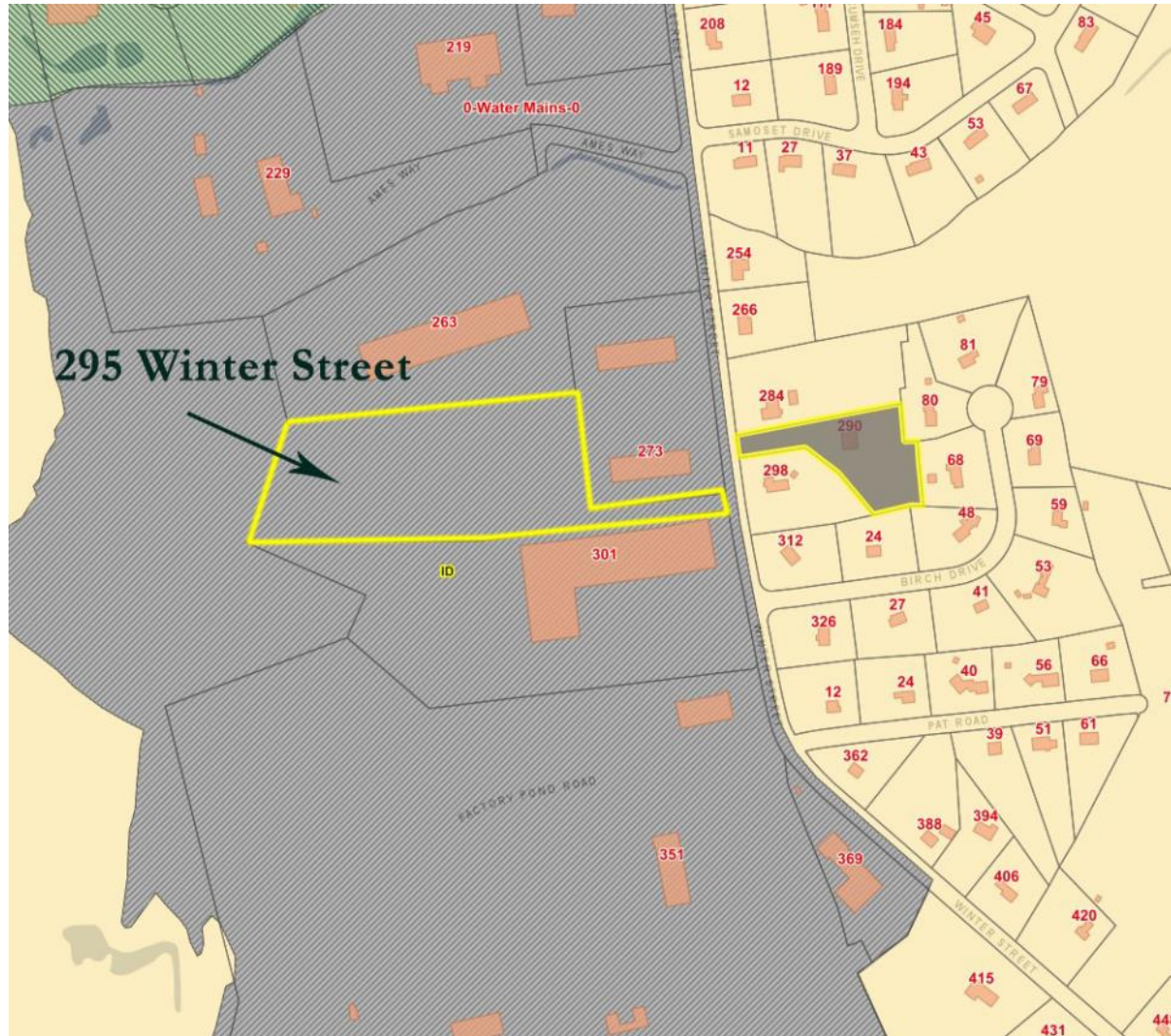
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## Zoning



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