



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



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PROPERTY DETAILS - 295 Winter St - Hanover, MA

- * CLOSE TO RTE 3 & RTE 53
- * 2 MILES TO HANOVER CENTER
- * SEVEN INDUSTRIAL BUILDINGS TO BE BUILT
 - SIX - 6,000± SF - 4 BAYS EACH
 - ONE - 4,500± SF - 3 BAYS
- * 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
- * INDUSTRIAL ZONING
- * PAVED PARKING WITH 136 TOTAL SPACES
- * ESTIMATED MONTHLY CONDO FEE \$200/MO

Completed Project:

**Available Remaining Units:
Inquire if Interested**

Individual Bays For Sale at \$178/SF

Bays For Lease at \$14.40/SF NNN

PHASE I	COMPLETE
PHASE II	ESTIMATED 10-2022
PHASE III	ESTIMATED 1-2023



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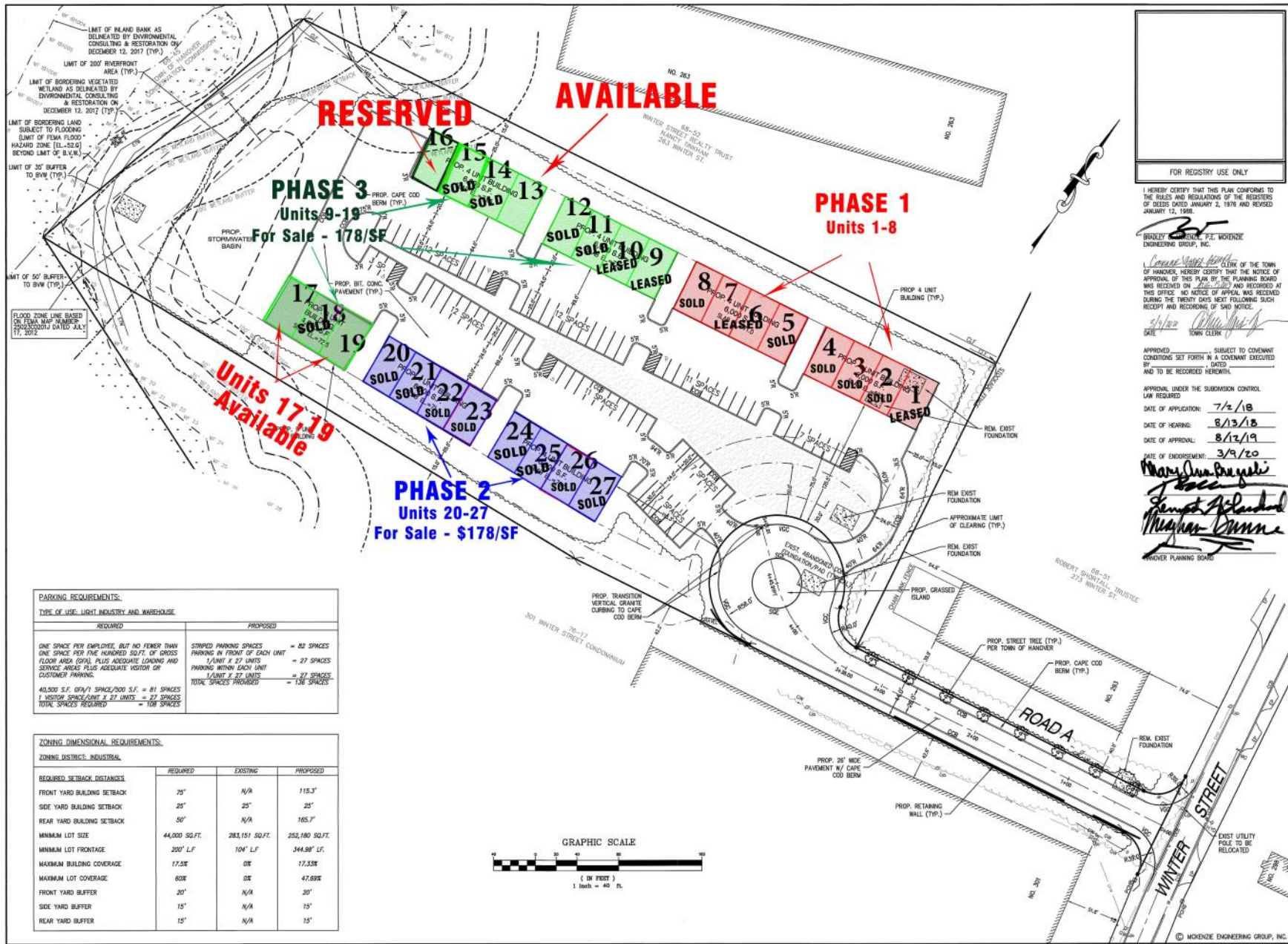
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FOR REGISTRY USE ONLY

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, 1985.

[Signature]
BRADLEY P. WICKENZIE
ENGINEERING GROUP, INC.

I, *[Signature]* CLERK OF THE TOWN OF HANOVER, HEREBY CERTIFY THAT THE NOTICE OF APPEAL OF THIS PLAN BY THE PLANNING BOARD WAS RECEIVED ON *[Date]* AND RECORDED AT THIS OFFICE. NO NOTICE OF APPEAL WAS RECEIVED DURING THE TWENTY DAYS NEXT FOLLOWING SUCH RECEIPT AND RECORDING OF SAID NOTICE.

APPROVED: *[Signature]* TOWN CLERK

APPROVED: *[Signature]* SUBJECT TO GOVERNMENT CONDITIONS SET FORTH IN A CONVEYANT EXECUTED BY *[Date]* 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: 8/12/19

DATE OF ENDOUSEMENT: 3/9/20

[Signature]
HANOVER PLANNING BOARD

PARKING REQUIREMENTS:

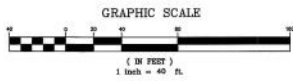
TYPE OF USE: LIGHT INDUSTRY AND WAREHOUSE

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.	STRIPPED PARKING SPACES = 82 SPACES PARKING IN FRONT OF EACH UNIT = 27 SPACES PARKING WITHIN EACH UNIT = 27 SPACES 1/4 UNIT = 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 SETBACK DISTANCES	REQUIRED	EXISTING	PROPOSED
FRONT YARD BUILDING SETBACK	25'	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' LF	104' LF	344.98' LF
MAXIMUM BUILDING COVERAGE	17.0%	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'



REV.	DATE	DESCRIPTION
1	9/19/23	FOR CONSULTANT REVIEW AML (DWG)



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

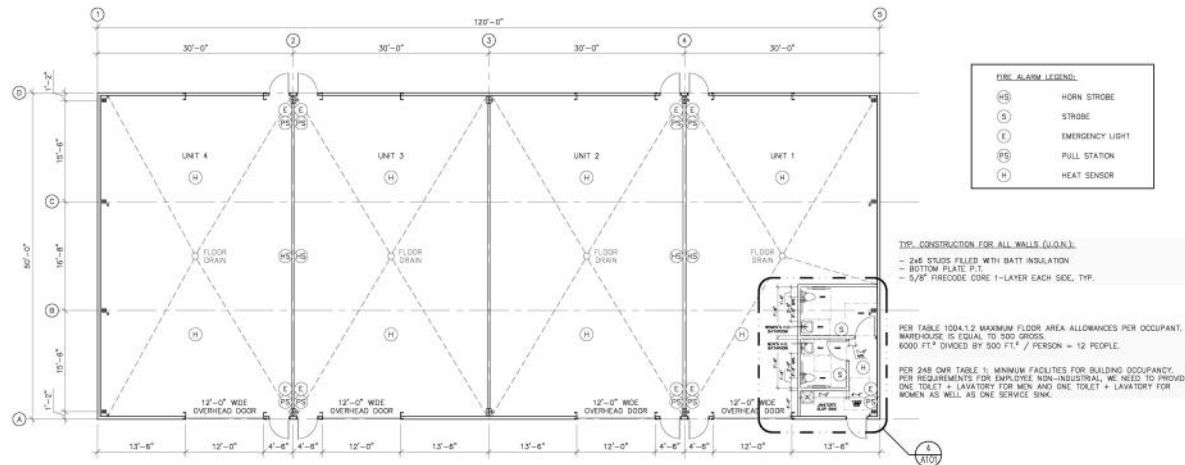


APPLICANT:
MCKENzie BROS., INC.
7 LEAH DRIVE
ROCKLAND, MASSACHUSETTS 02370

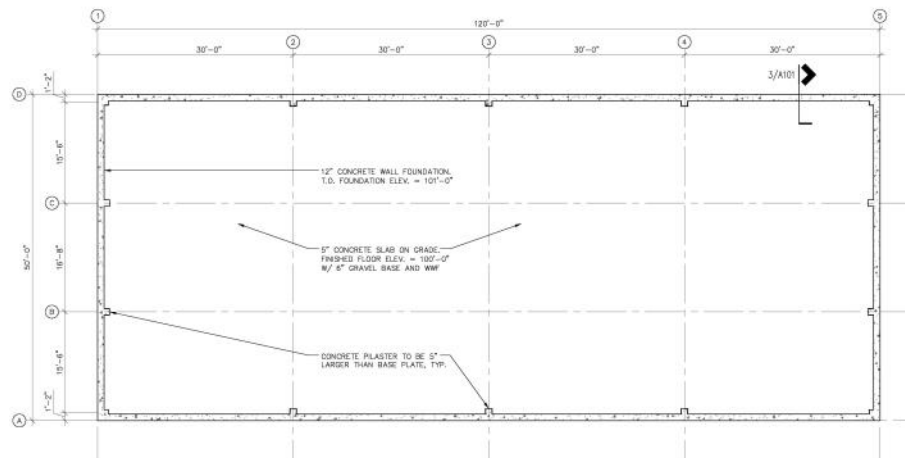
DRAWN BY: AML
DESIGNED BY: AML
CHECKED BY: BOM
APPROVED BY: BOM
DATE: JULY 2, 2018
SCALE: 1/4"=1'-0"
PROJECT NO.: 217-189
DWG. TITLE: Site Plan

DWG. No: 5

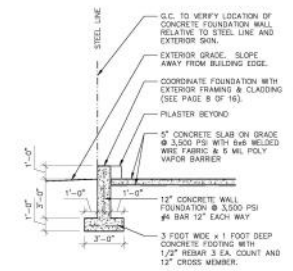
Site Plan - As of November 18, 2022



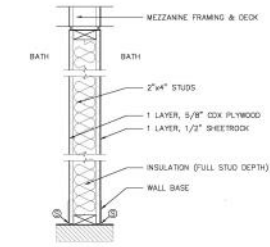
1 PLAN - PROPOSED (Typical for 6 Buildings): Bldg 1-4, Bldg 5-8, Bldg 9-12, Bldg 13-16, Bldg 20-23, & Bldg 24-27
 SCALE: 1/8"=1'-0"



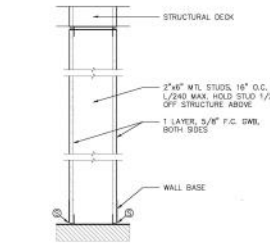
2 FOUNDATION PLAN - PROPOSED (Typical for 6 Buildings): Bldg 1-4, Bldg 5-8, Bldg 9-12, Bldg 13-16, Bldg 20-23, & Bldg 24-27
 SCALE: 1/8"=1'-0"



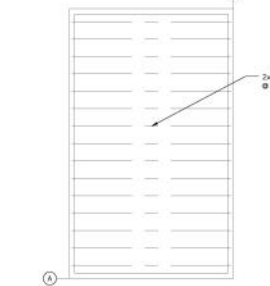
3 FOUNDATION DETAIL
 SCALE: 1/4"=1'-0"



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



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



4 MEZZANINE FRAMING
 SCALE: 1/4"=1'-0"

NEW WAREHOUSE BUILDINGS

WINTER STREET
HANOVER, MA

Conner Design
 architecture interiors visualization

50 Terminal Street,
 8th Floor
 Charlestown, MA 02129
 617.241.8300
 617.241.8300 fax

Project No: 2034
 Issue Date: 10-23-2020

Revisions:	No.	Date	Description
1	11-11-2020	Adjust Clims & Add Dts	

FLOOR PLANS PROPOSED

SCALE: AS NOTED

A101

Floorplan - Typical 6 Building - 4 Bays Each



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Assessor



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Satellite



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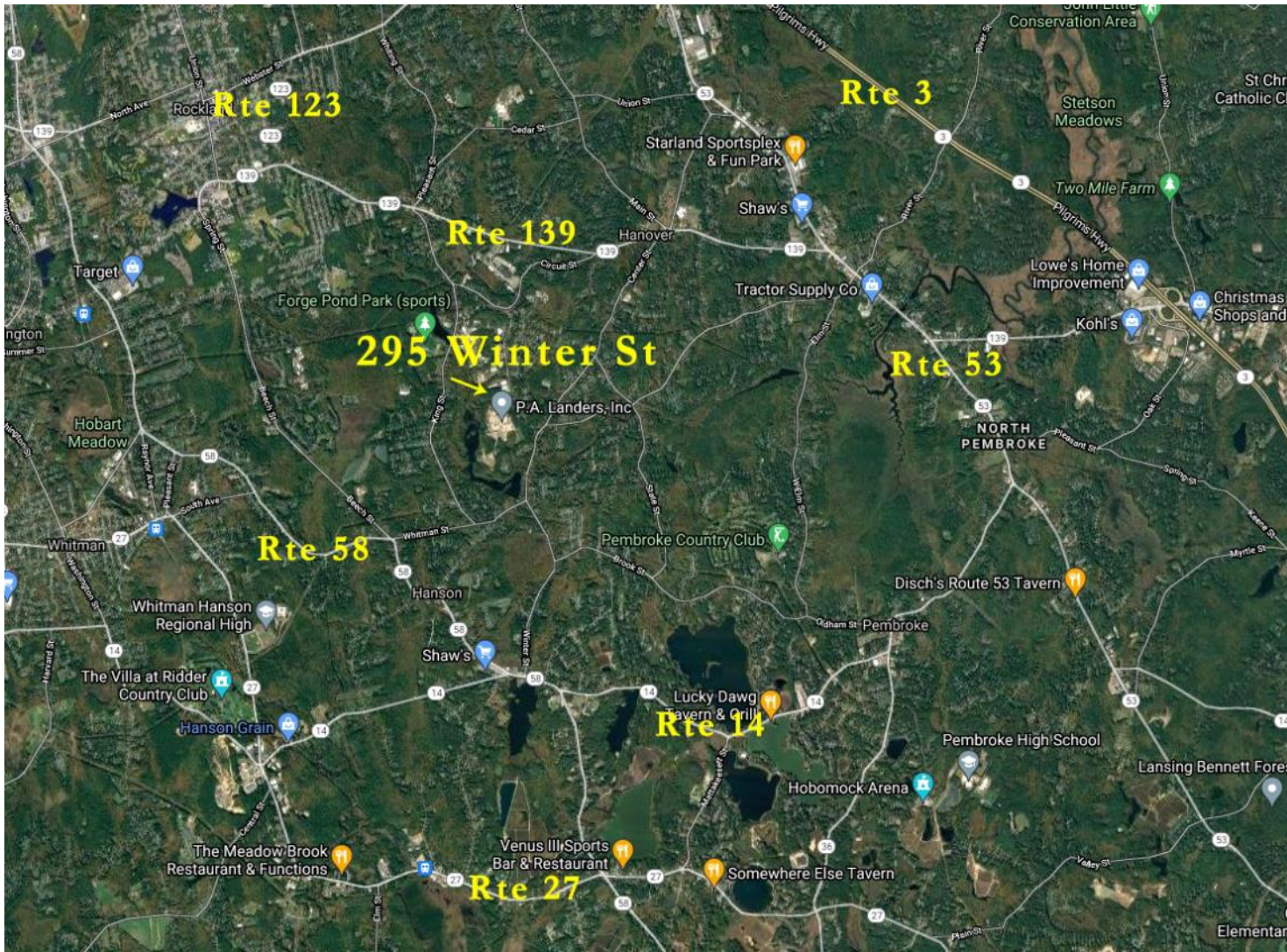
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Neighborhood



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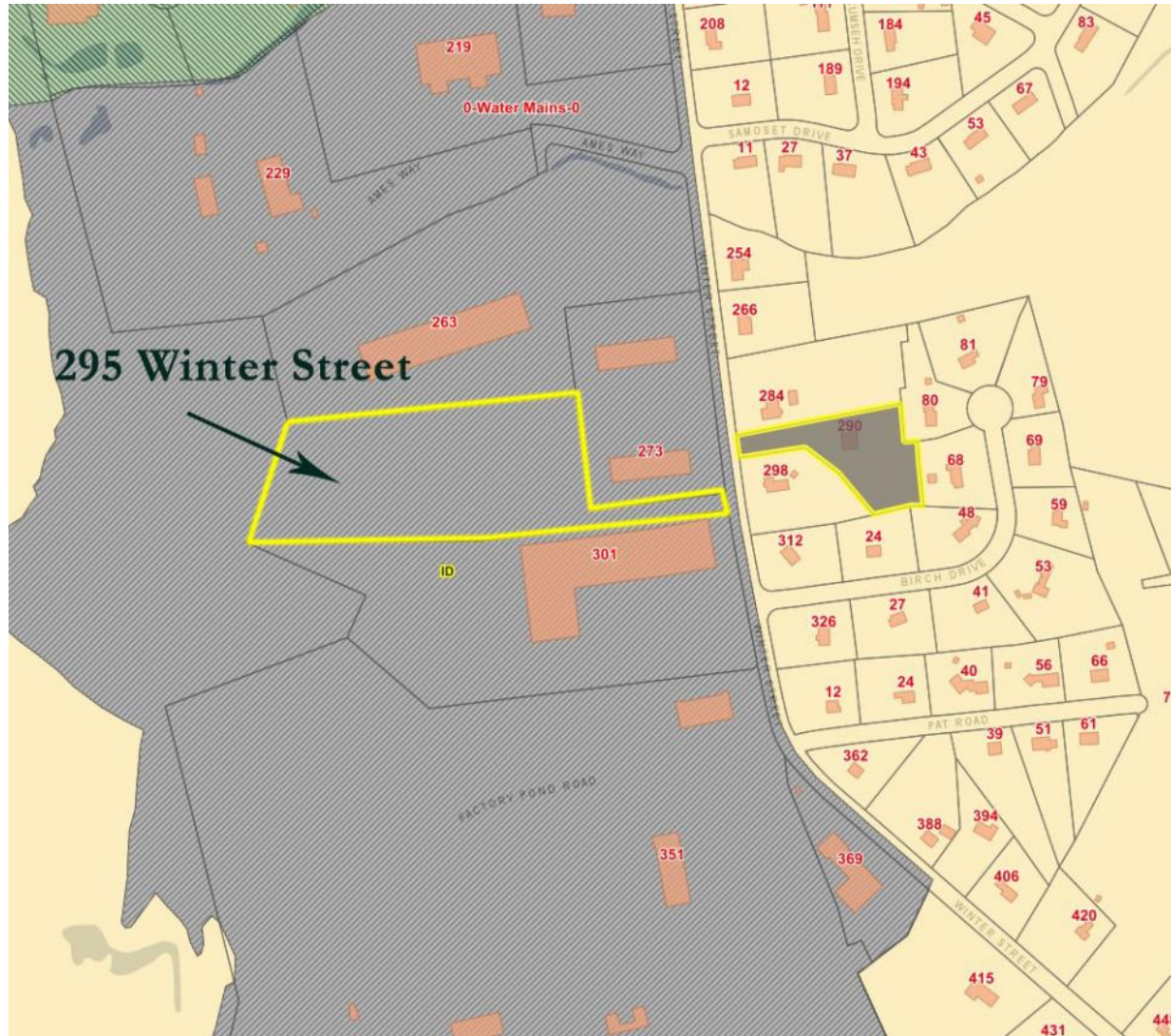
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Zoning - Industrial



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