



HARTEL COMMERCIAL REAL ESTATE  
Falmouth ~ Quincy

*355 Wareham Street aka Rte 28  
Middleborough, MA*





# HARTEL COMMERCIAL REAL ESTATE

*Strategic Real Estate Services*

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## PROPERTY DETAILS

- \* LESS THAN 1 MILE FROM RTE 495 -  
BETWEEN EXITS 8 & 12 FKA EXITS 3 & 4
- \* THREE INDUSTRIAL BUILDINGS
- \* ONE NEW (2018) - 9,900± SF &
- \* ONE NEW (2019) - 7,424± SF
- \* REAR 1,320± SF RENOVATED (2019) GARAGE
- \* 3 BUILDINGS TOTALING 18,644± SF
- \* 1,680± SF EACH BAY FRONT BUILDING
- \* Propane Heaters for Units
- \* Units Have Floor Draining tied into  
Tight Tanks
- \* NEW UTILITIES, WELL WATER, ELECTRIC
- \* 2.37± ACRE SITE
- \* ZONED GU & SMALL REAR PORTION IN RR  
WRPD-WATER RESOURCE PROTECTION
- \* AREA OF COMPLIMENTARY INDUSTRIAL USES

**Offered at \$2,995,000**



**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

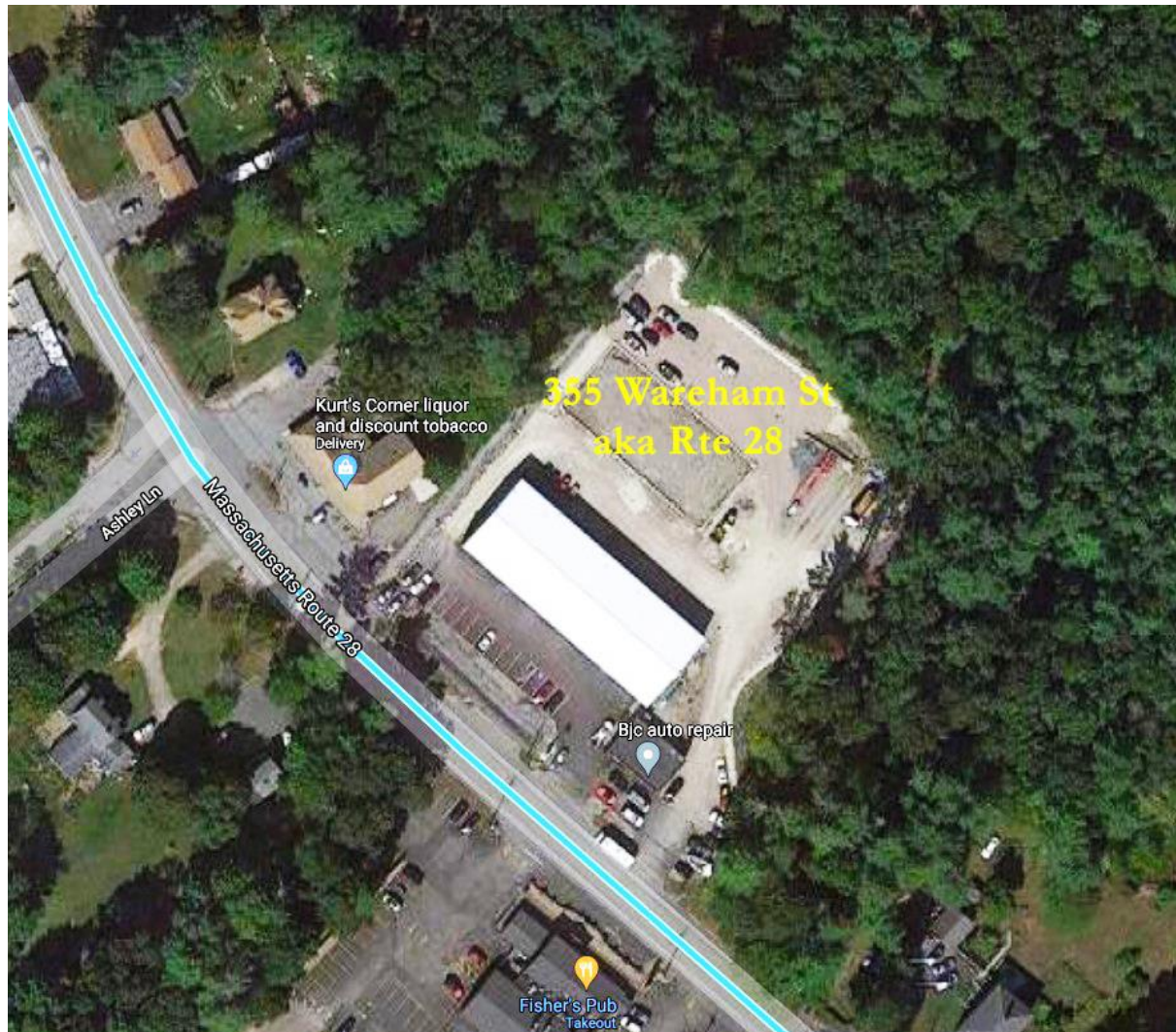
Main Office  
508-444-0172  
www.HartelRealty.com



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**Satellite**



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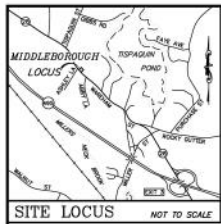
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**ZONING DISTRICT**  
GU - GENERAL USE  
WATER RESOURCE PROTECTION DISTRICT 23  
(MRPO ZONE 3)

**NEED REQUIREMENTS**  
MAXIMUM SEPTIC SYSTEM LENGTH - 150' (50' / 5,000 SF LOT AREA)  
NATURAL VEGETATION AREA: 30% MINIMUM  
WETLANDS: 25' NO TOUCH

**ZONING SUMMARY TABLE**  
GU - GENERAL USE

INTENSITY	REQUIRED	PROVIDED
TOTAL SITE AREA	101,735.59 SF (2.344 ACRES)	
MINIMUM LOT SIZE (SQUARE FEET)	20,000	101,735
MINIMUM LOT FRONTAGE (FEET)	75	302
MINIMUM FRONT YARD SETBACK (FEET)	35	33.54
MINIMUM SIDE YARD SETBACK (FEET)	35	35
MINIMUM REAR YARD SETBACK (FEET)	25	185
MAXIMUM BUILDING HEIGHT (FEET)	42	SEE BUILDING PLANS
MINIMUM FRONT YARD LANDSCAPE BUFFER (FEET)	25	25
MINIMUM SIDE YARD LANDSCAPE BUFFER (FEET)	15	15
MINIMUM REAR YARD LANDSCAPE BUFFER (FEET)	15	315

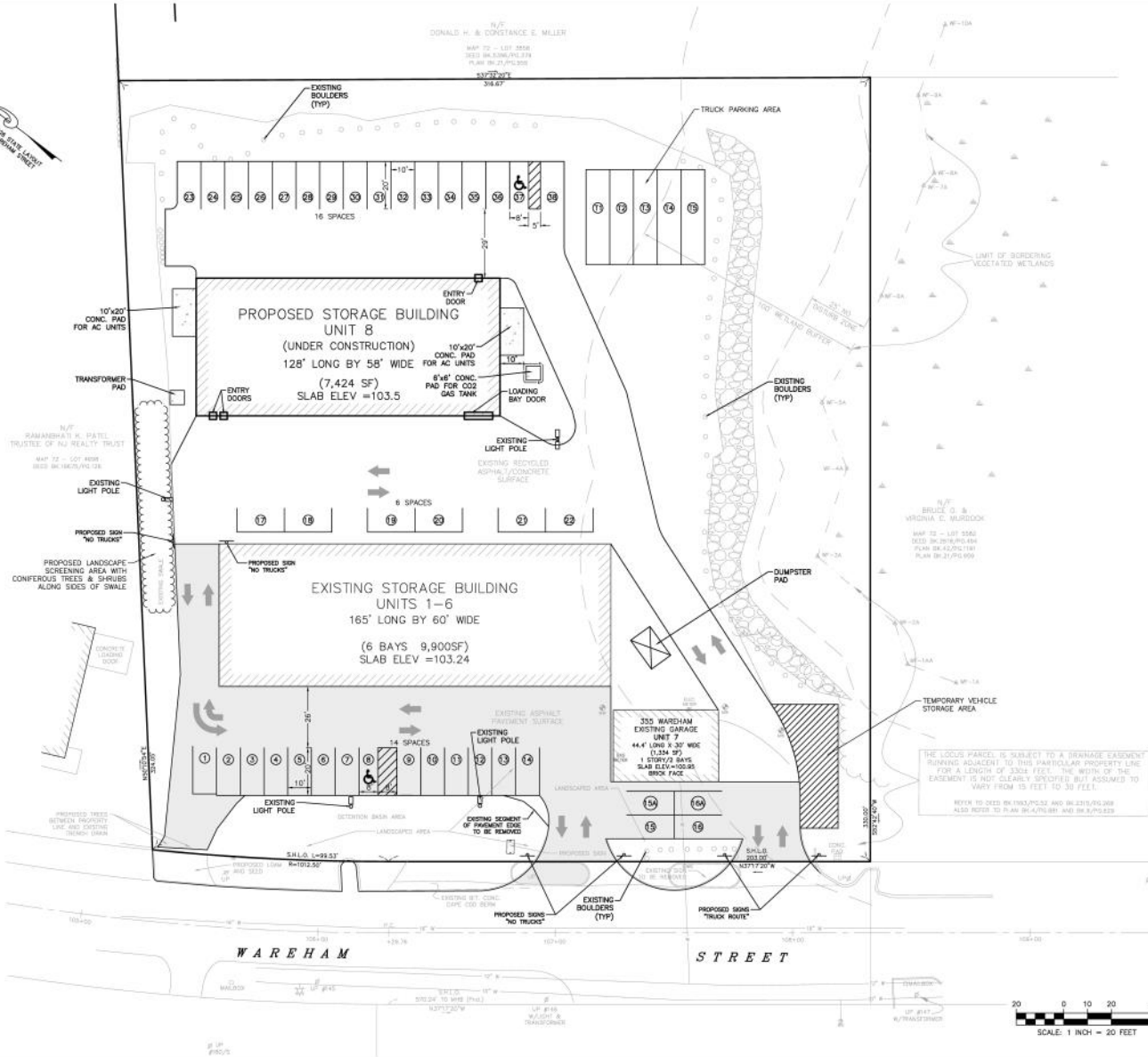
\* PRE-EXISTING STRUCTURE IS NON-CONFORMING RELATING TO THE FRONT YARD SETBACK.

**PARKING SPACE REQUIREMENTS**

USE	REQUIRED	PROVIDED
LIGHT MANUFACTURING 1 PER 500 SF GROSS FLOOR AREA	1.424 SF / 500 SF = 12.4	
SPACES	13	13
WAREHOUSE 1 PER 1000 SF GROSS FLOOR AREA	11.234 SF / 1000 SF = 11.2	
SPACES	12	12
TOTAL SPACES	25	25
HANDICAP ACCESSIBLE SPACES	1	2

**ASSIGNED PARKING SCHEDULE**

PARKING SPACE #	UNIT
1-3, 17	UNIT 1
4, 5, 18	UNIT 2
6, 7, 19	UNIT 3
8, 10, 20	UNIT 4
11, 12, 21	UNIT 5
13-15, 16, 22	UNIT 6
15, 15A, 16, 16A	UNIT 7
23-28	UNIT 8



**SITE DESIGN ENGINEERING, LLC.**  
11 CLUSHMAN STREET  
MIDDLEBOROUGH, MA 01938  
T: 508-967-0673 F: 508-967-0674  
WWW.SDE-LLC.COM

**PLAN REVISIONS**

NO.	DATE	DESCRIPTION

**DATE:** SEPTEMBER 3, 2019  
**DRAWN BY:** SJE / RT  
**DESIGN BY:** SJE / RT  
**CHECK BY:** DCM  
**PROJECT NO.:** 19021  
**ISSUED FOR:**



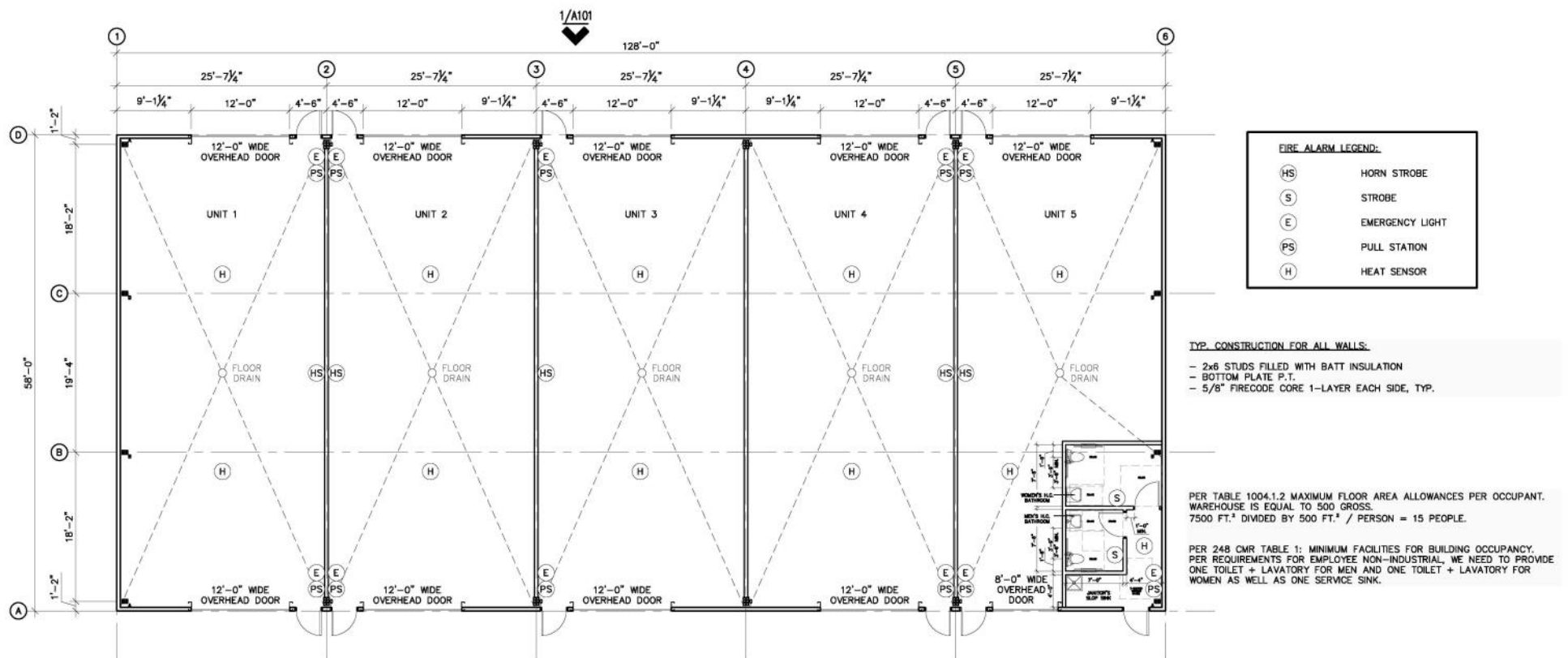
**PARKING SITE PLAN**  
355 WAREHAM STREET  
ASSESSOR'S MAP 72, PARCEL 5542  
MIDDLEBOROUGH, MASSACHUSETTS  
PREPARED FOR EMERALD GROVE

**DRAWING TITLE:**  
PARKING SITE PLAN  
**SCALE:** 1" = 20'  
**SHEET NO.:**  
1 OF 1

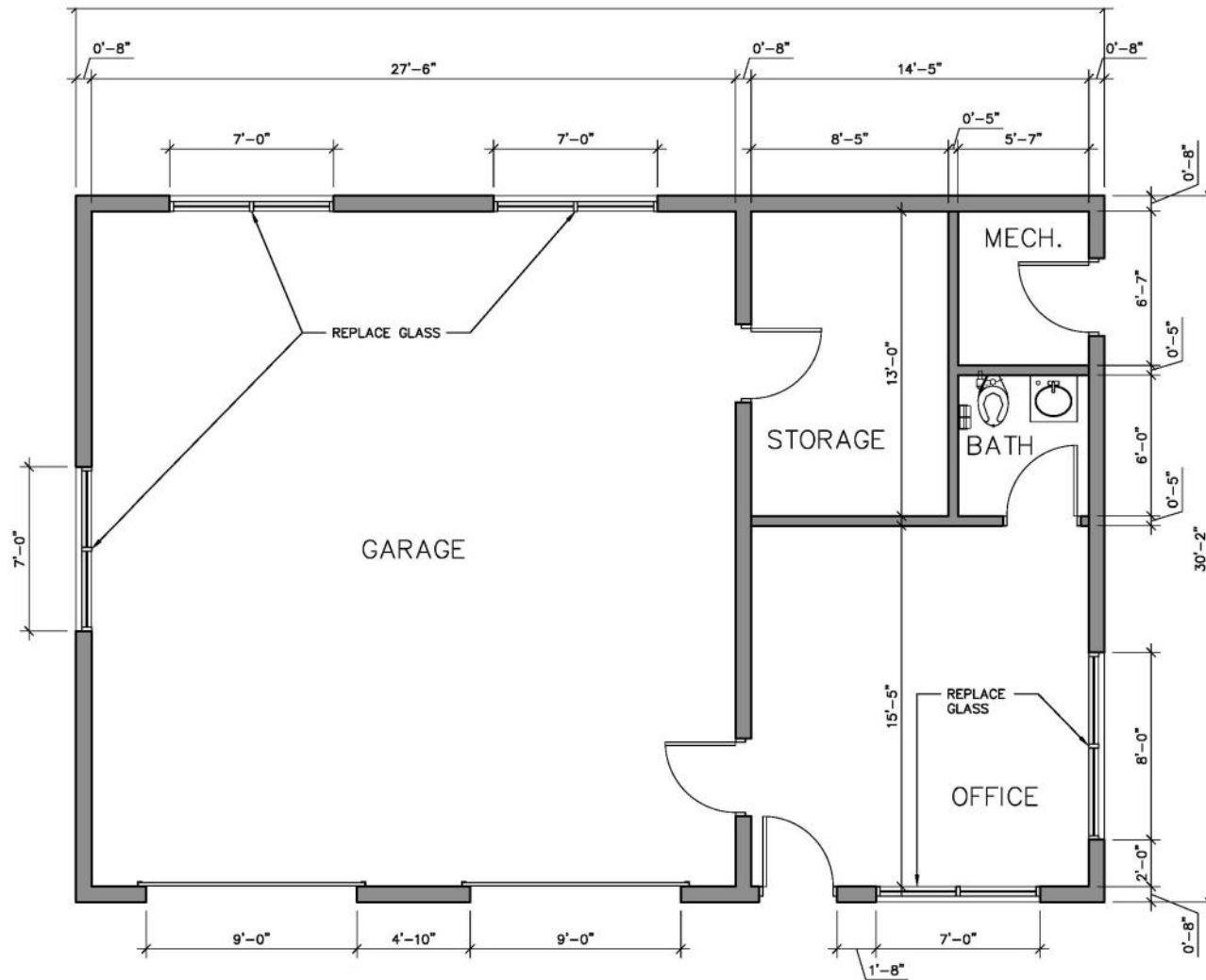
**Site Plan**







## Floorplan - Rear Building



2

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

## Floorplan - Garage



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## Assessor



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## Zoning



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