



HARTEL COMMERCIAL REAL ESTATE
Falmouth ~ Quincy

355 Wareham Street aka Rte 28

Unit 10

Middleborough, MA



PROPERTY DETAILS

- * LESS THAN 1 MILE FROM RTE 495 -
BETWEEN EXITS 8 & 12 FKA EXITS 3 & 4
- * THREE INDUSTRIAL BUILDINGS
- * **ONE 1,680± SF BAY - OFFICE - COMMON BATH**
- * TWO 14 X 14 OVERHEAD DOORS -DRIVE THRU
- * 2 PARKING SPACES INCLUDED IN EACH UNIT
- * Propane Heaters for Units
- * Units Have Floor Draining tied into
Tight Tanks

FOR SALE: \$249,000

Unit 10 - 1,680± SF

Available Now

- * **ONE 1,680± SF UNIT**
AVAILABLE FOR SALE
- * 2.37± ACRE SITE
- * ZONED GU & SMALL REAR PORTION IN RR
WRPD-WATER RESOURCE PROTECTION
- * AREA OF COMPLIMENTARY INDUSTRIAL USES





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Strategic Real Estate Services



Satellite



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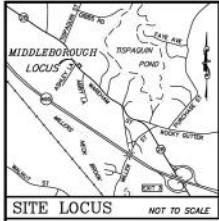
230 Jones Road
Suite 6
Falmouth MA 02540

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Main Office
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ZONING DISTRICT
GU - GENERAL USE
WATER RESOURCE PROTECTION DISTRICT 23
(MPO ZONE 3)

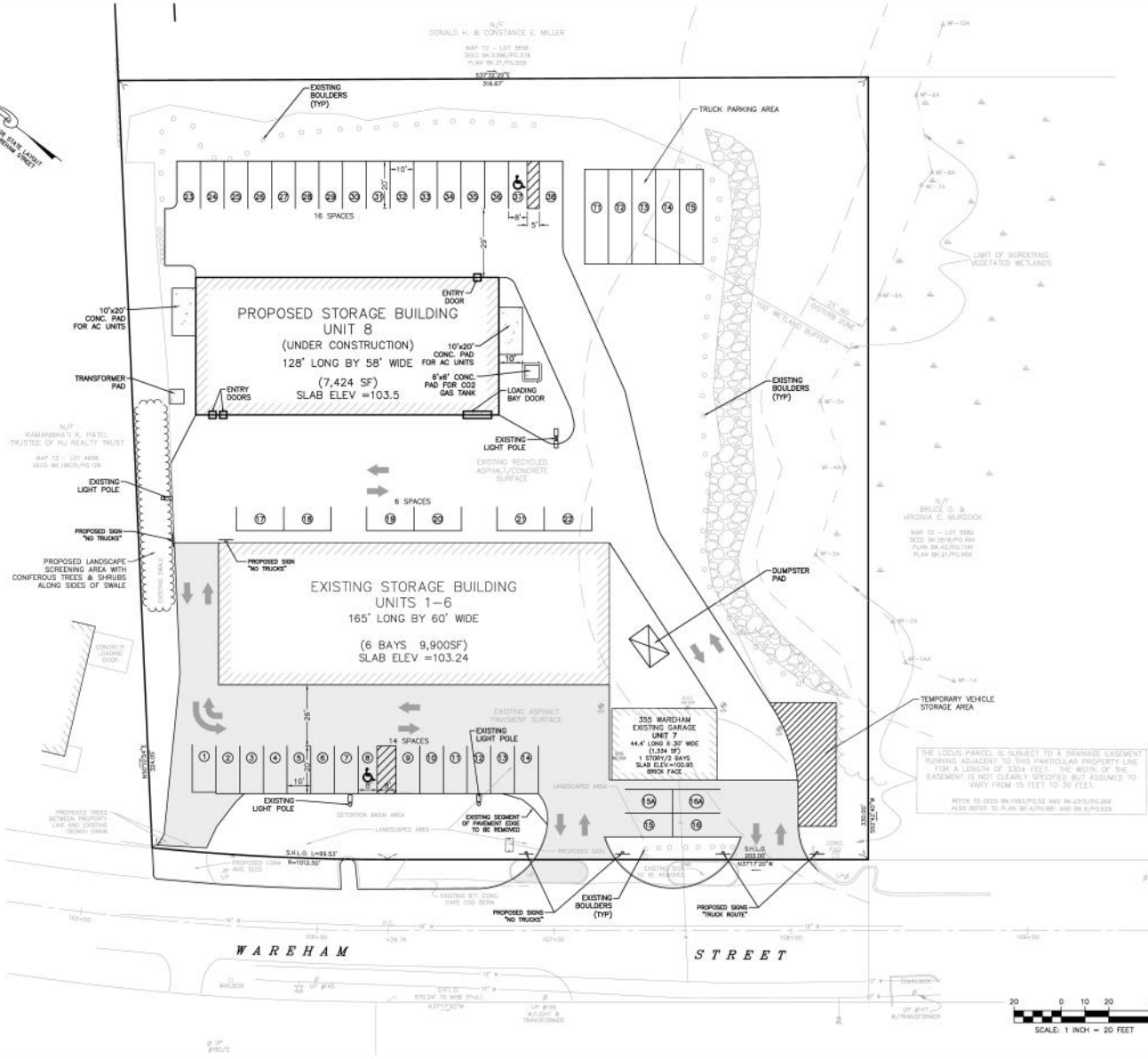
NEED REQUIREMENTS
MAXIMUM SEPTO SYSTEM LOADINGS: 150 GPD/5,000 SF LOT AREA
NATURAL VEGETATION AREA: 30% MINIMUM
WETLANDS: 25% NO TOUCH

ZONING SUMMARY TABLE GU - GENERAL USE		
INTENSITY	REQUIRED	PROVIDED
TOTAL SITE AREA=101,735.6 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	33.5*
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)	35	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 800SF GROSS FLOOR AREA	7.424SF/800SF = 12.4 SPACES
WAREHOUSE	1 PER 1000SF GROSS FLOOR AREA	11.234SF/1000SF = 12 SPACES
TOTAL SPACES	25	38
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, 14, 22	UNIT 6
15, 15A, 16, 16A	UNIT 7
23-28	UNIT 8



SITE DESIGN ENGINEERING, LLC.
11 CUSHMAN STREET
MIDDLEBOROUGH, MA 01901
T: 508-967-0673 F: 508-967-0674
WWW.SDE-LDEC.COM

NO.	DATE	DESCRIPTION	APPROVED

DATE: SEPTEMBER 3, 2019

DRAWN BY: SJE/RT CHECK BY: DCM

PROJECT NO: 19021

ISSUED FOR: APPROVAL

PARKING SITE PLAN
355 WAREHAM STREET
ASSESSOR'S MAP 72, PARCEL 5542
MIDDLEBOROUGH, MASSACHUSETTS

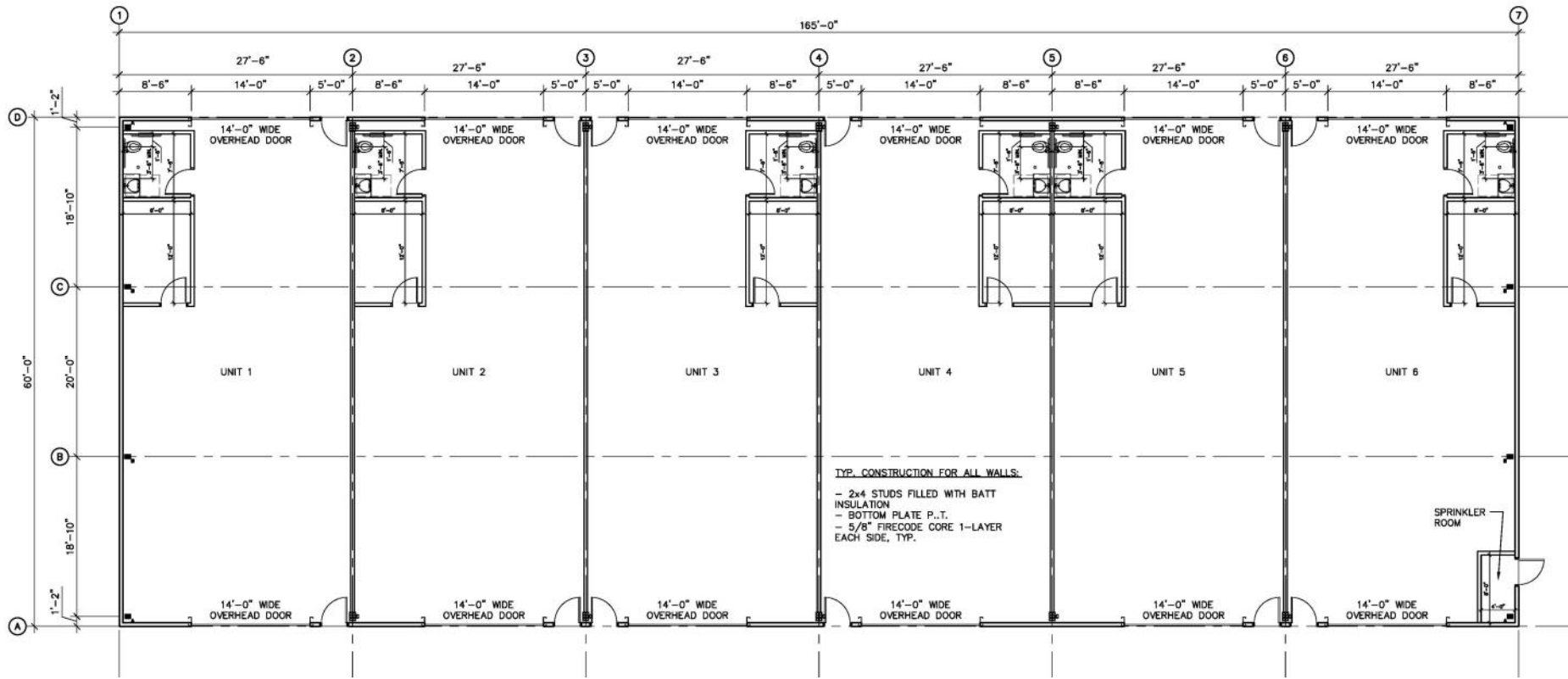
PREPARED FOR: EMERALD GROVE

DRAWING TITLE: **PARKING SITE PLAN**

SCALE: **1" = 20'**

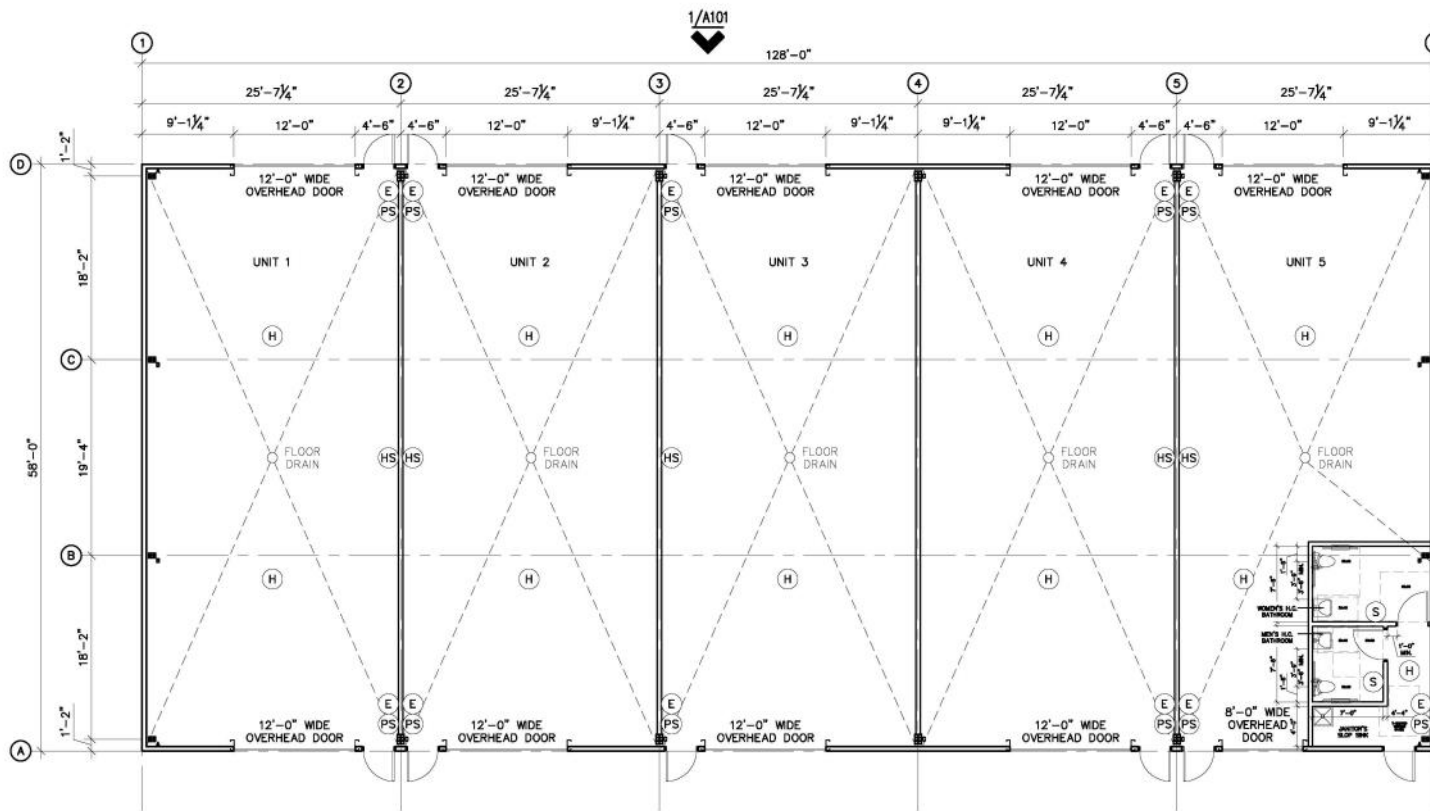
SHEET NO: **1 OF 1**

Site Plan



1 SCALE: 1/8"=1'-0"

Floorplan - 6 Bays



FIRE ALARM LEGEND:	
(HS)	HORN STROBE
(S)	STROBE
(E)	EMERGENCY LIGHT
(PS)	PULL STATION
(H)	HEAT SENSOR

TYP. CONSTRUCTION FOR ALL WALLS.

- 2x6 STUDS FILLED WITH BATT INSULATION
- BOTTOM PLATE P.T.
- 5/8" FIRECODE CORE 1-LAYER EACH SIDE, TYP.

PER TABLE 1004.1.2 MAXIMUM FLOOR AREA ALLOWANCES PER OCCUPANT. WAREHOUSE IS EQUAL TO 500 GROSS. 7500 FT.² DIVIDED BY 500 FT.² / PERSON = 15 PEOPLE.

PER 248 CMR TABLE 1: MINIMUM FACILITIES FOR BUILDING OCCUPANCY. PER REQUIREMENTS FOR EMPLOYEE NON-INDUSTRIAL, WE NEED TO PROVIDE ONE TOILET + LAVATORY FOR MEN AND ONE TOILET + LAVATORY FOR WOMEN AS WELL AS ONE SERVICE SINK.

1 SCALE: 1/8"=1'-0"

Floorplan - Rear Building



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Assessor



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Zoning



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