

**Building Available  
7,500 SF**



**FOR SALE**

 **HARTEL COMMERCIAL REAL ESTATE**  
Falmouth

**ONE 7,500± SF BUILDING AVAILABLE**  
**Offered FOR SALE \$1,250,000**

*165 Palmer Road, aka Rte 58*  
*Plympton, MA*

165 Palmer Road aka Rte 58, Plympton, MA



**Photographs**

165 Palmer Road aka Rte 58, Plympton, MA



**Photographs**

165 Palmer Road aka Rte 58, Plympton, MA

## PROPERTY DETAILS

---

- \* CLOSE TO RTE 44 & RTE 106
- \* LOCATED ON RTE 58
- \* 1 BUILDING - 7,500± SF
- \* 14X14 OVERHEAD DOOR
- \* Forced Hot Air Unit Heater
- \* Private Baths
- \* Unit Has Floor Draining tied into Tight Tanks
- \* 400 AMP SINGLE PHASE SERVICES
- \* 3.00± ACRE SITE
- \* BUILDING HAS ENERGY EFFICIENT SYSTEMS - INCLUDING SPRAY FOAM INSULATION - (LOW FUEL HEAT CONSUMPTION COSTS)
- \* WELL WATER

---

**BUILDING OFFERED FOR SALE**

**\$1,250,000**

---

**One 7,500 SF Building Available**

**Mechanic Shops Not Allowed**

**Inquire for Allowed Uses**

---

**ESTIMATED PROJECT COMPLETION**

**FALL 2025**

*Disclaimer: Buyer or proposed Tenants required to perform own due diligence to confirm intended use is allowed by zoning.*



**HARTEL COMMERCIAL REAL ESTATE**

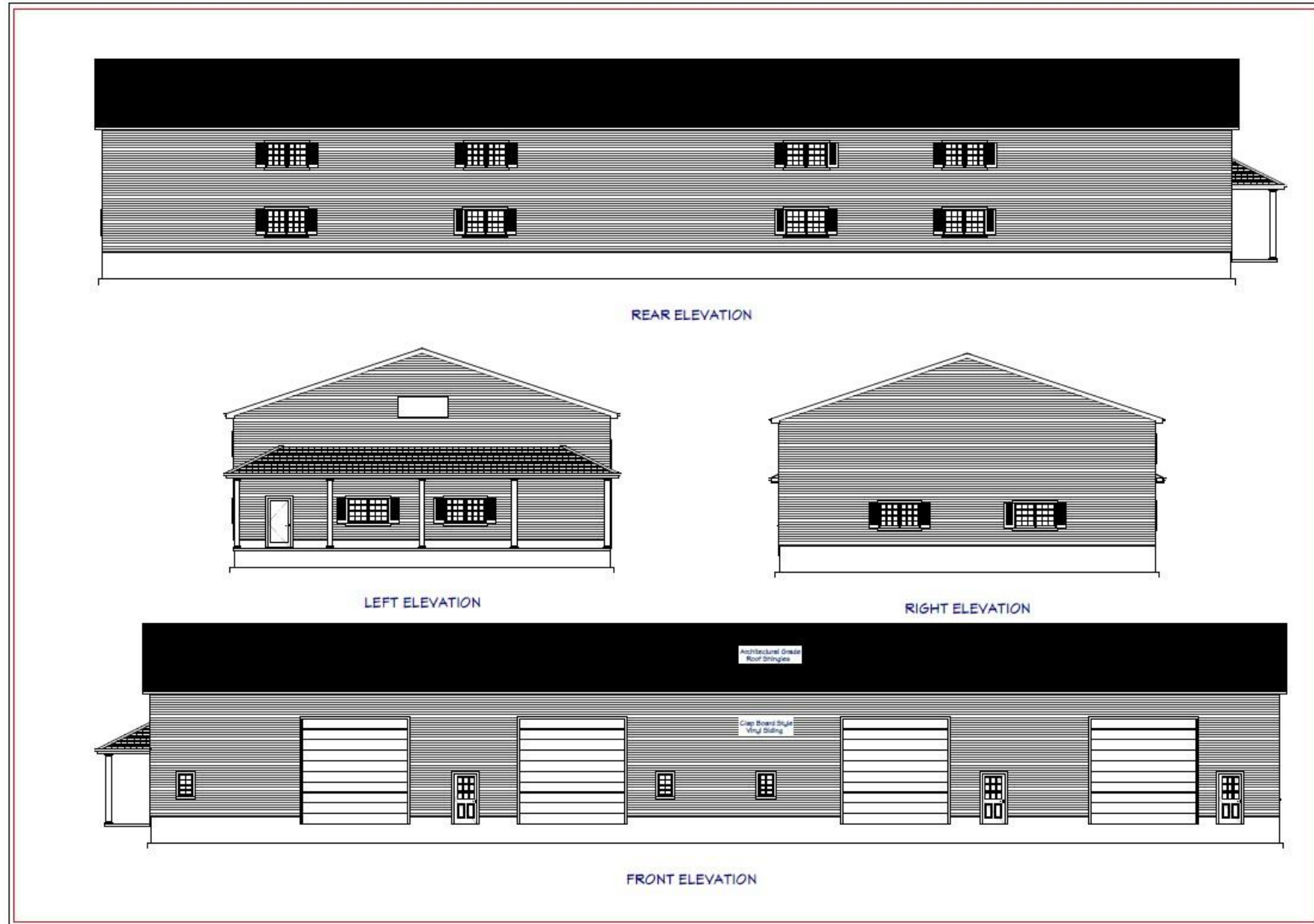
230 Jones Road  
Suite 6  
Falmouth MA 02540

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

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

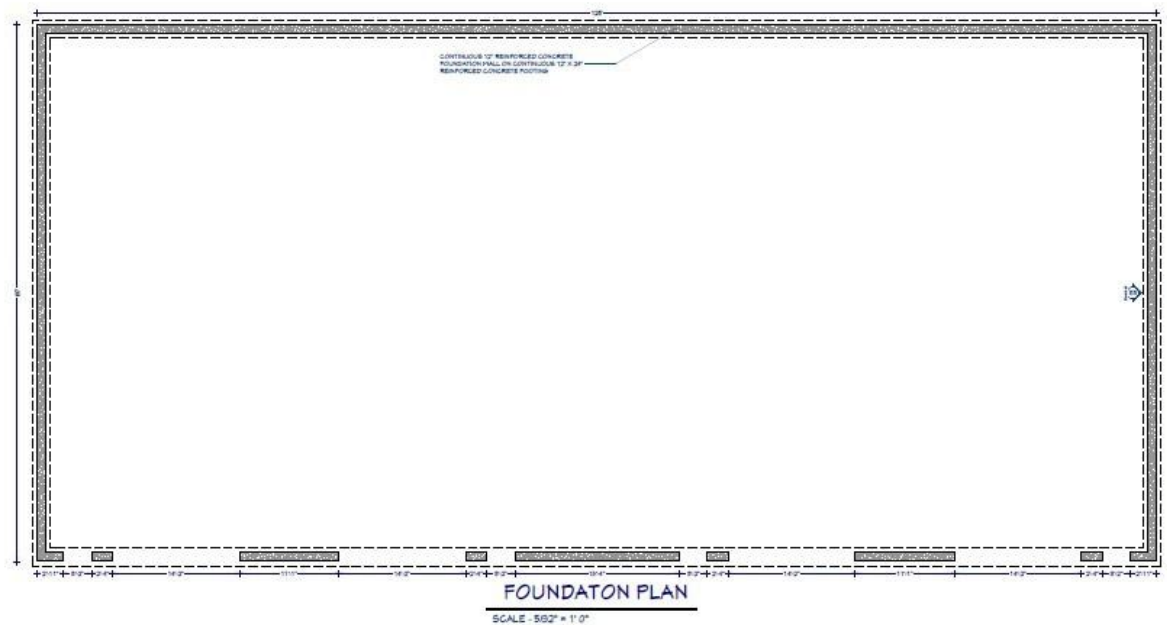
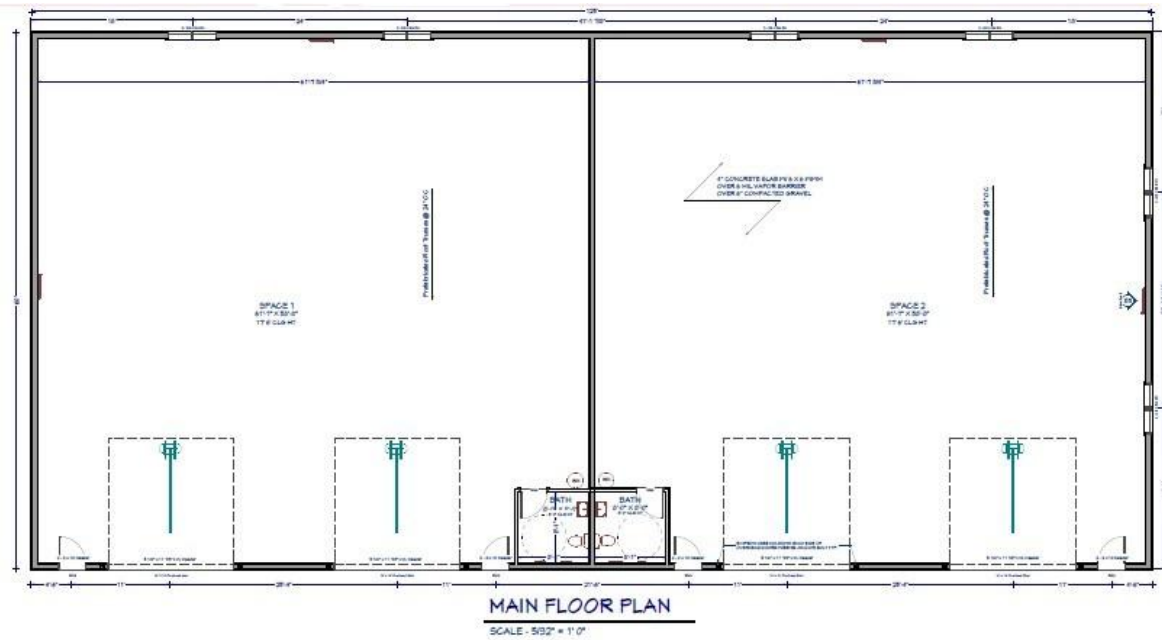
Main Office  
508-444-0172  
www.HartelRealty.com

# 165 Palmer Road aka Rte 58, Plympton, MA



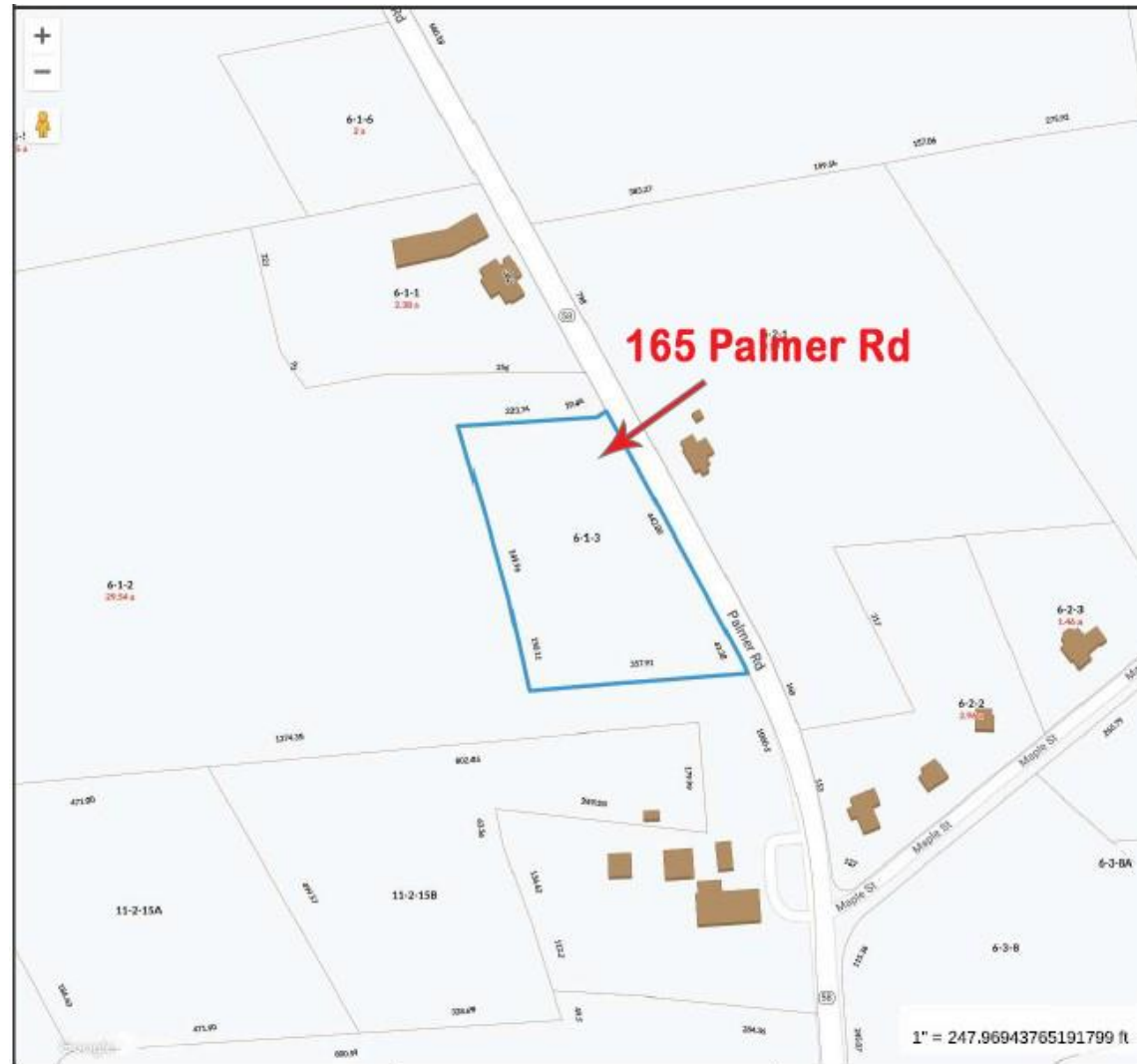
## Elevations

# 165 Palmer Road aka Rte 58, Plympton, MA



Floorplan

# 165 Palmer Road aka Rte 58, Plympton, MA



## Assessor



**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

# 165 Palmer Road aka Rte 58, Plympton, MA



## Satellite



**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

# 165 Palmer Road aka Rte 58, Plympton, MA



## Neighborhood



**HARTEL COMMERCIAL REAL ESTATE**

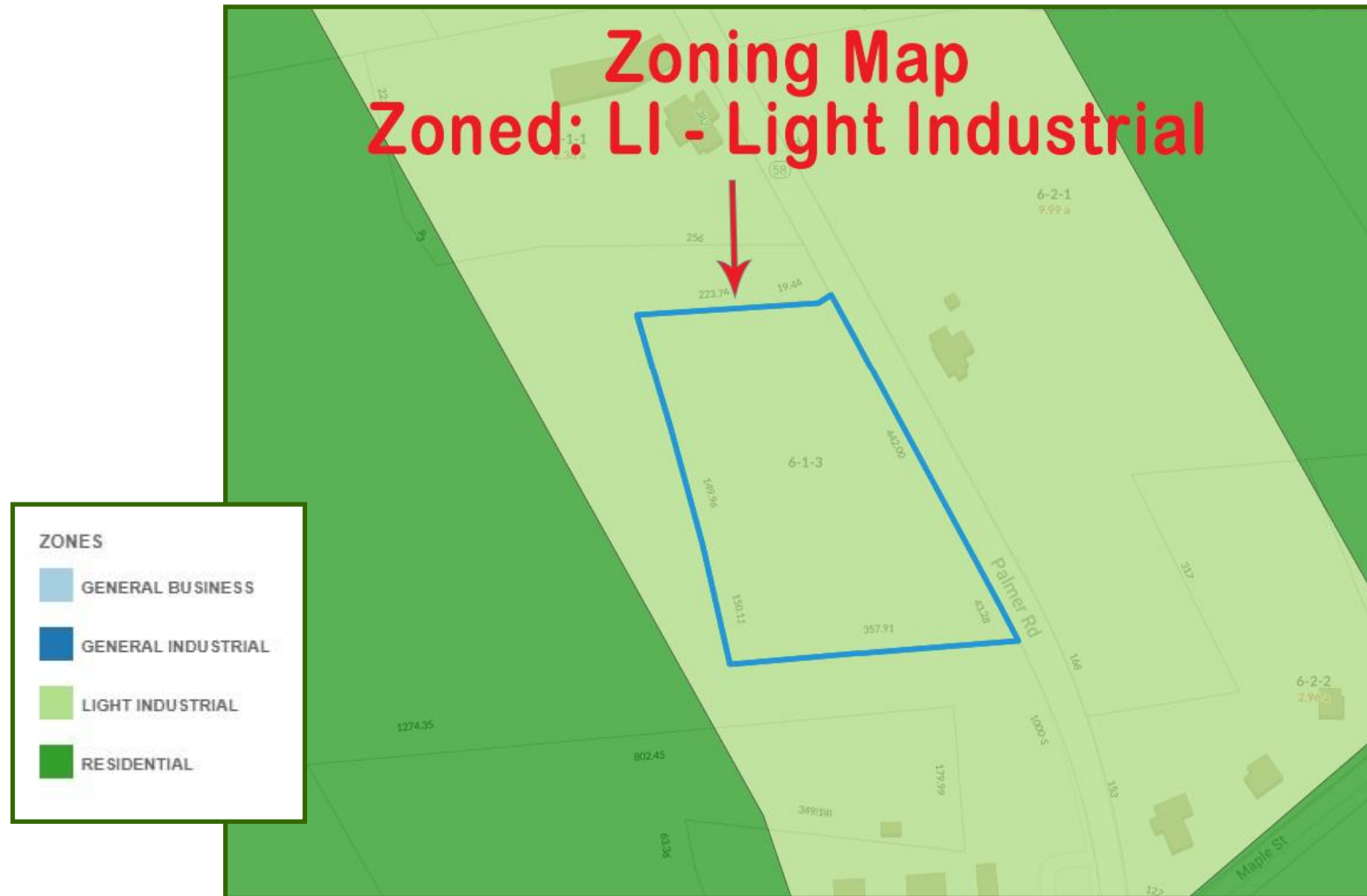
230 Jones Road  
Suite 6  
Falmouth MA 02540

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

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

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

165 Palmer Road aka Rte 58, Plympton, MA



**Zoning - LI - Light Industrial**



**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

# 165 Palmer Road aka Rte 58, Plympton, MA



**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

165 Palmer Road aka Rte 58, Plympton, MA

---

HARTEL COMMERCIAL REAL ESTATE

FALMOUTH

---

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

## Contacts

---

**\*DISCLAIMER:** ALL INFORMATION CONTAINED HEREIN WAS RESEARCHED AND OBTAINED BY SOURCES DEEMED TO BE RELIABLE. WE MAKE NO REPRESENTATION OR WARRANTIES OF ANY KIND DUE TO THE ACCURACY CONTAINED WITHIN THIS LISTING. PLEASE CONDUCT YOUR OWN RESEARCH OF THE PROPERTY TO VERIFY ANY AND ALL INFORMATION. WE ARE NOT RESPONSIBLE FOR ANY INFORMATION WHICH IS RELIED UPON WITHOUT FURTHER DUE DILIGENCE AND INVESTIGATION.