



FOR SALE

ONE 7,500± SF BUILDING AVAILABLE

Offered For \$1,350,000

**Space may be Divided into Two at 3,750 SF each
and Offered For \$675,000 each**

165 Palmer Road, aka Rte 58

Plympton, MA



HARTEL COMMERCIAL REAL ESTATE
Falmouth

165 Palmer Road aka Rte 58, Plympton, MA



Photographs

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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 LEASE
\$12/SF NNN

One 7,500 SF Building Available
or divided into two 3,750 SF Units

Mechanic Shops Not Allowed
Inquire for Allowed Uses

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



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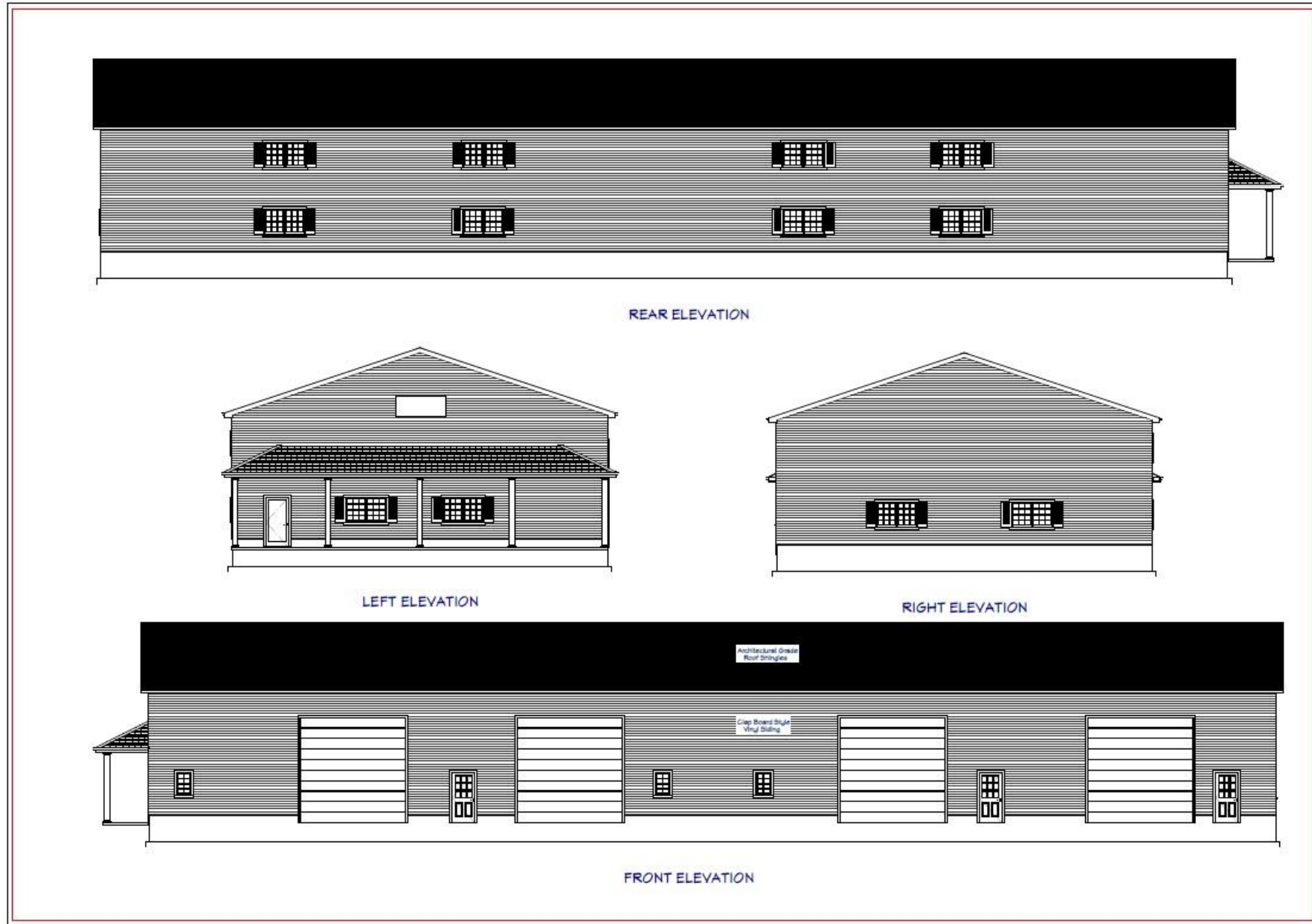
230 Jones Road
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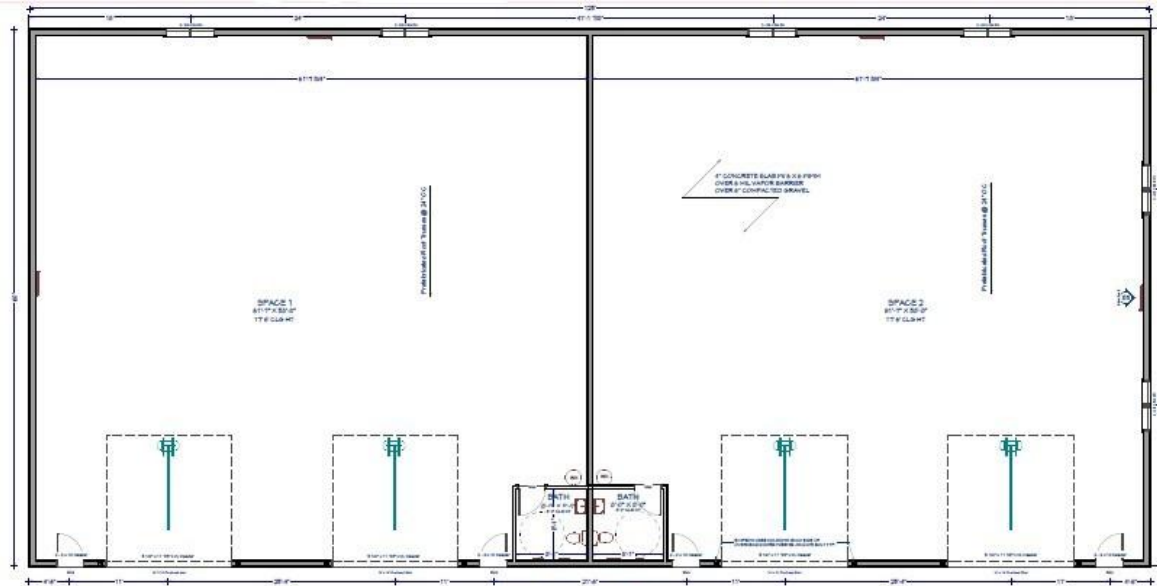
Main Office
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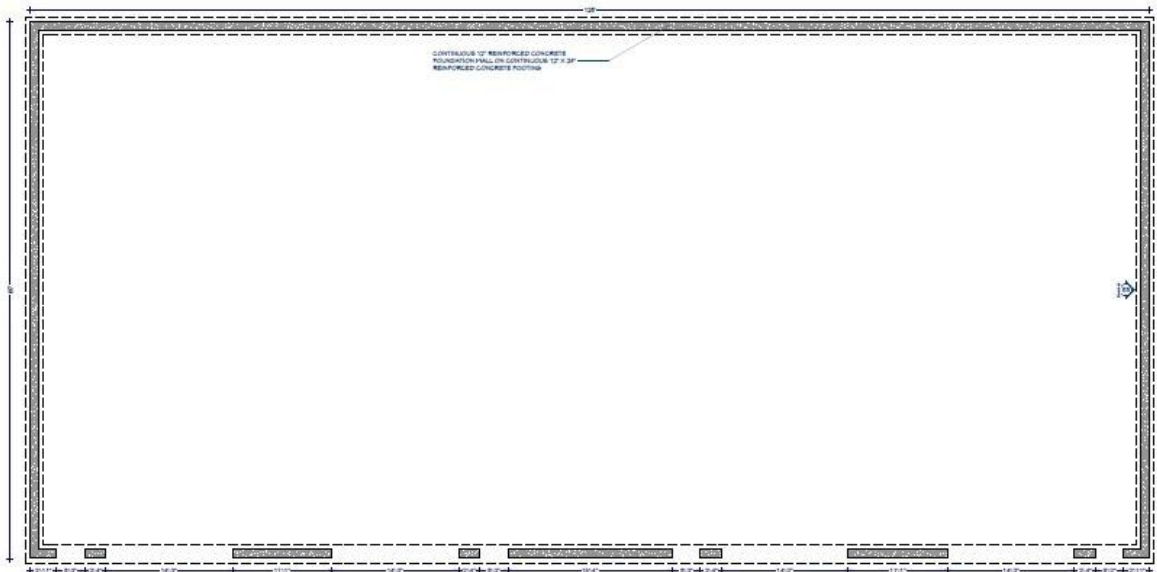
Elevations

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MAIN FLOOR PLAN

SCALE - 5/32" = 1' 0"

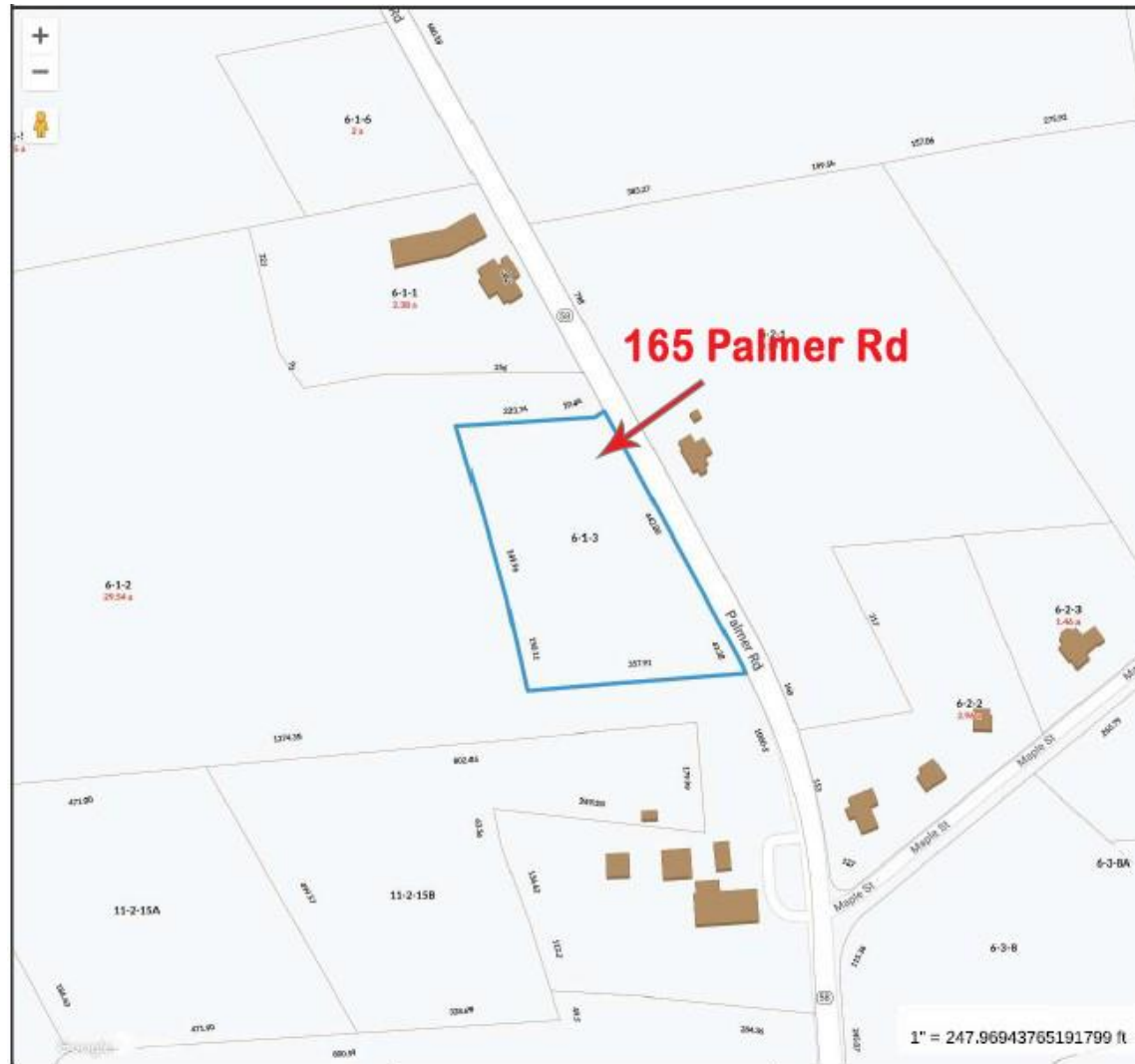


FOUNDATION PLAN

SCALE - 5/32" = 1' 0"

Floorplan

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Assessor



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Satellite



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Neighborhood



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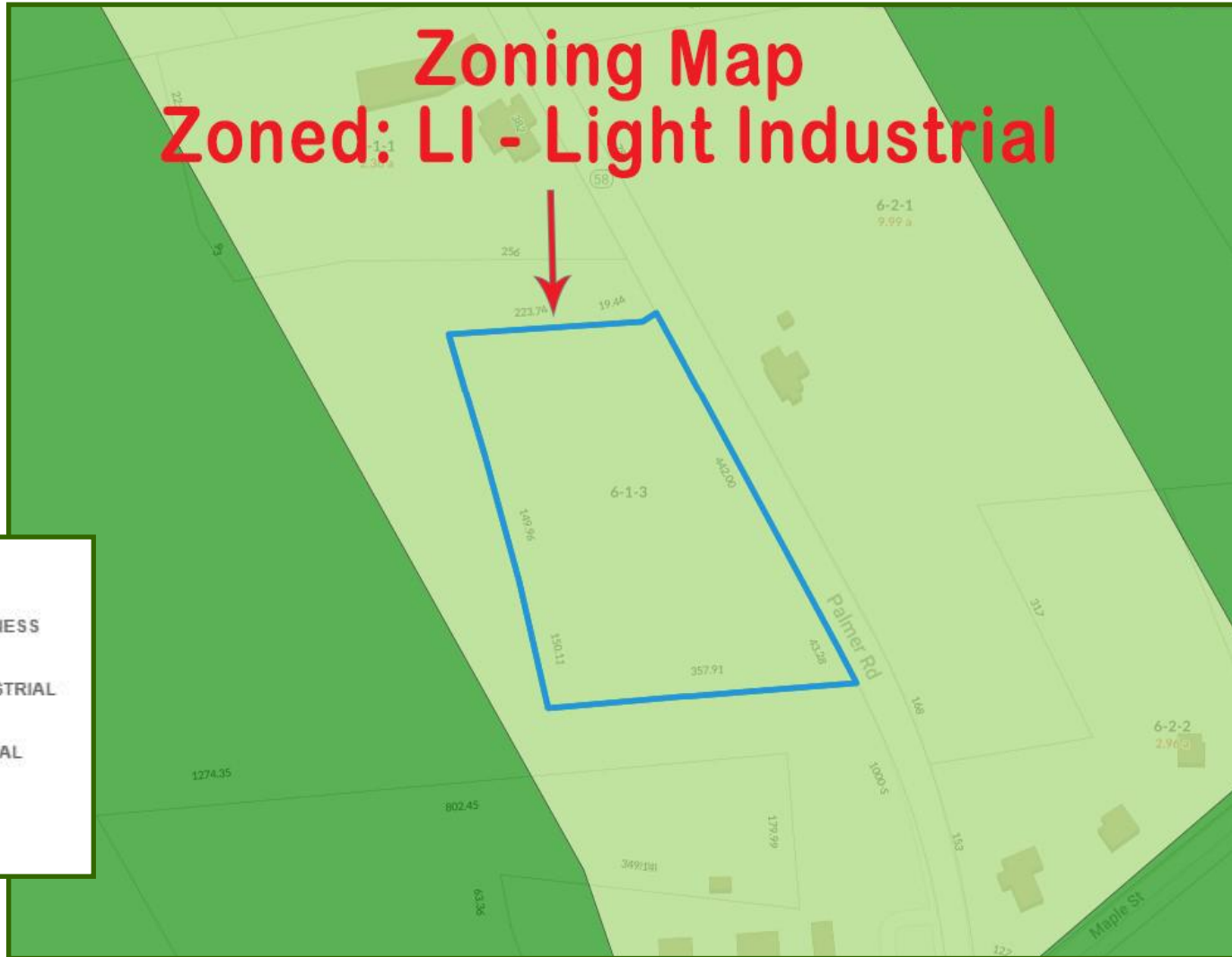
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Zoning Map Zoned: LI - Light Industrial



ZONES

- GENERAL BUSINESS
- GENERAL INDUSTRIAL
- LIGHT INDUSTRIAL
- RESIDENTIAL



Zoning - LI - Light Industrial



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HARTEL COMMERCIAL REAL ESTATE

FALMOUTH

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