

**Building Available  
7,500 SF**



**Offered For Sale or For Lease**

**ONE 7,500± SF BUILDING AVAILABLE**

**Inquire for Pricing**

*165 Palmer Road, aka Rte 58*

*Plympton, MA*



**HARTEL COMMERCIAL REAL ESTATE**  
Falmouth





**Photographs**





**Photographs**





# HARTEL COMMERCIAL REAL ESTATE

*Strategic Real Estate Services*

## PROPERTY DETAILS - 165 Palmer Rd, aka Rte 58 - Plympton, MA

- \* CLOSE TO RTE 44 & RTE 106
- \* LOCATED ON RTE 58
- \* 1 BUILDINGS - 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)
- \* SOLAR SYSTEM TO OFF-SET ELECTRIC UTILITY COSTS

**OFFERED FOR SALE OR  
FOR LEASE  
INQUIRE FOR PRICING**

**One 7,500 SF Building Available  
Mechanic Shops Not Allowed  
Inquire for Allowed Uses**

**ESTIMATED PROJECT COMPLETION  
SUMMER 2025**

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



**HARTEL COMMERCIAL REAL ESTATE**

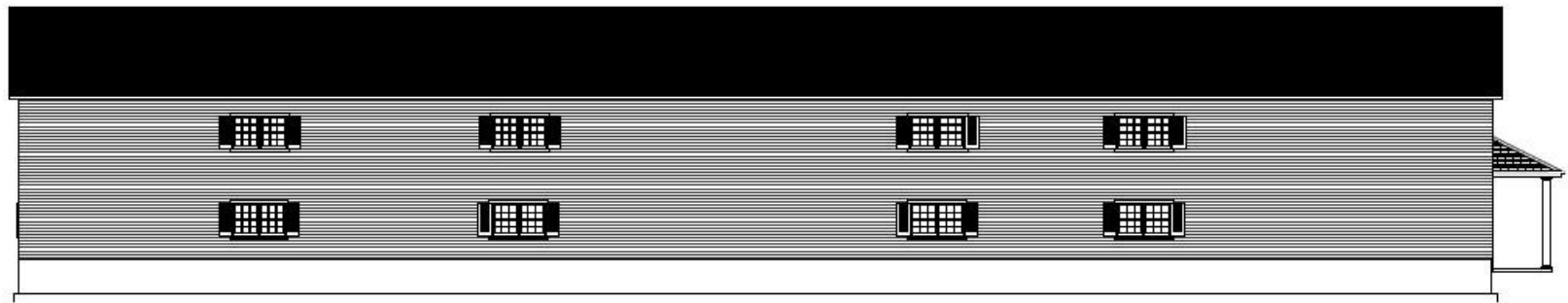
230 Jones Road  
Suite 6  
Falmouth MA 02540

40 Willard Street  
Suite 207  
Quincy MA 02169

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

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

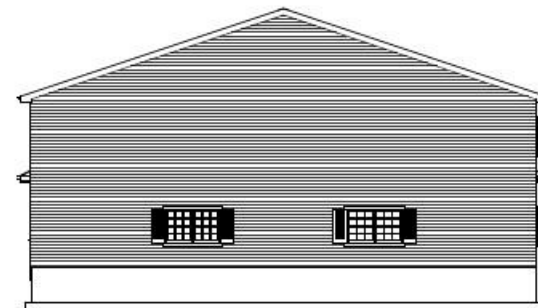
Main Office  
508-444-0172  
www.HartelRealty.com



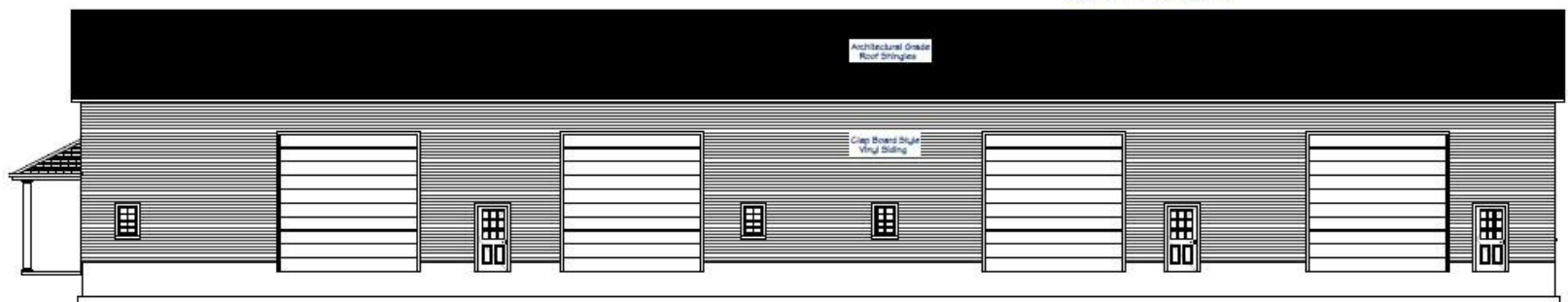
REAR ELEVATION



LEFT ELEVATION

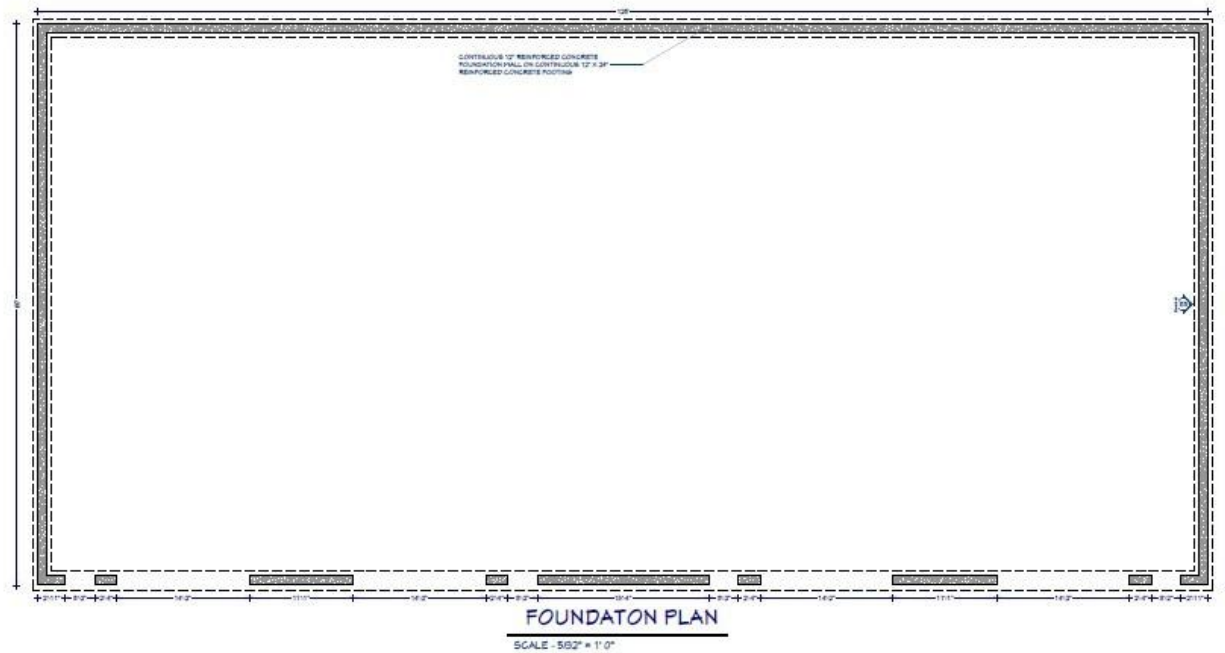
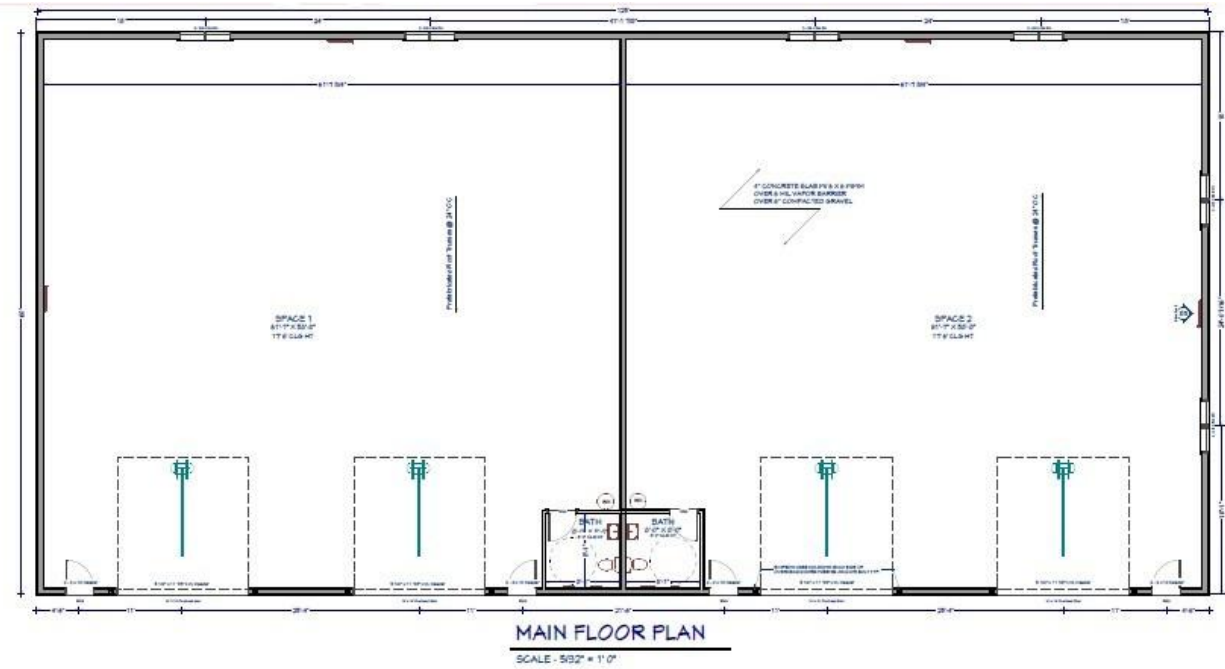


RIGHT ELEVATION



FRONT ELEVATION

## Elevations

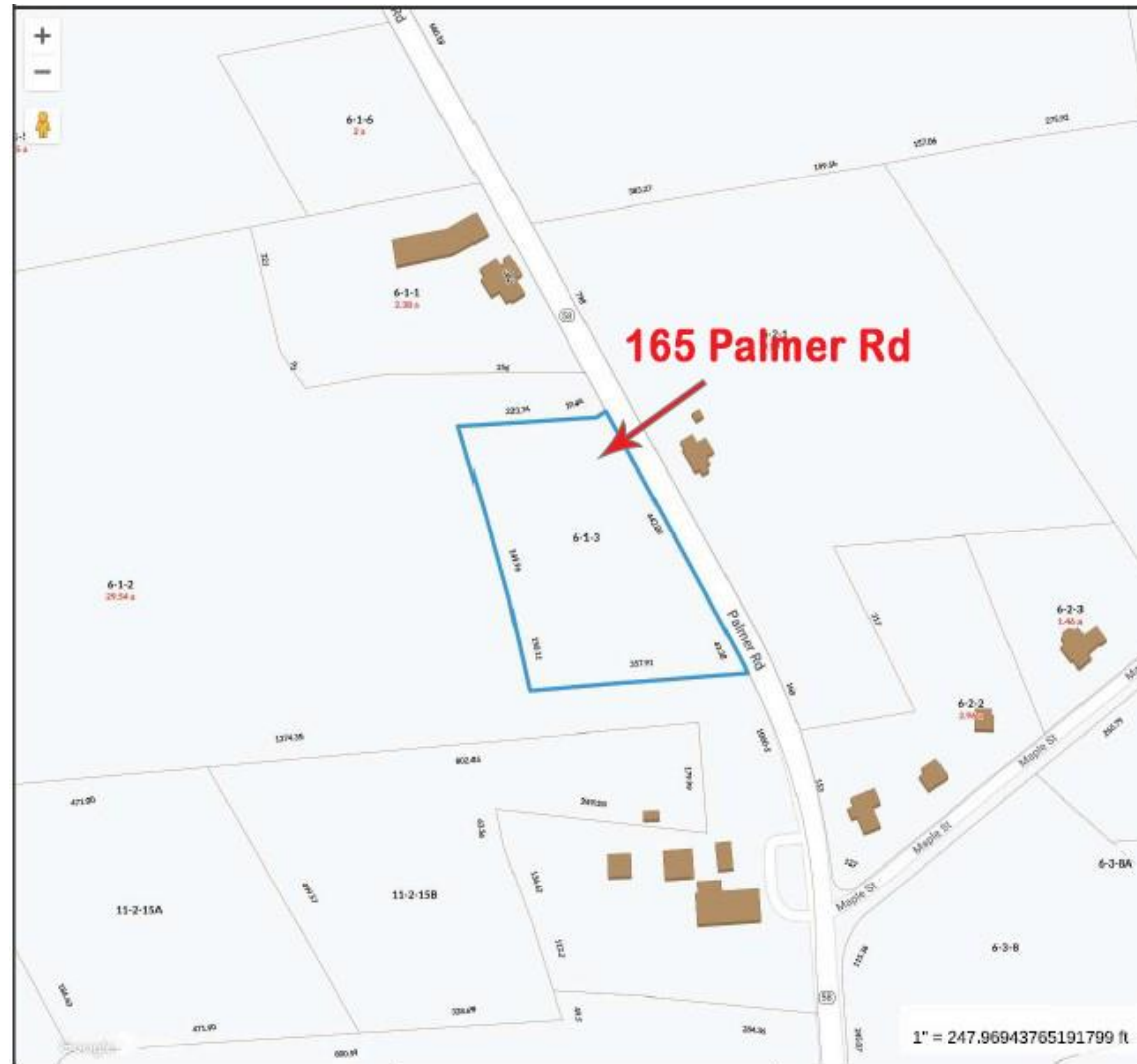


# Floorplan



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**Assessor**



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**Satellite**



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## Neighborhood

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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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