

**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



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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.



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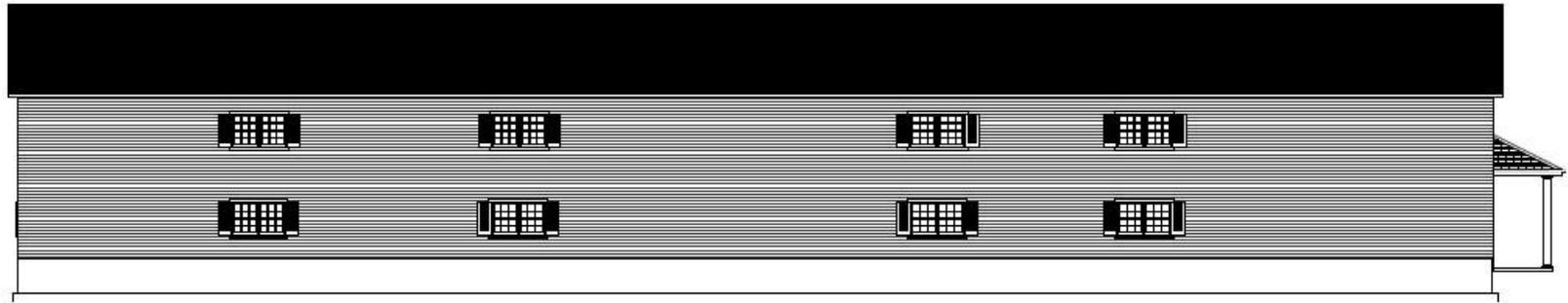
230 Jones Road
Suite 6
Falmouth MA 02540

40 Willard Street
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Greg Hartel
617-256-3169
Greg@HartelRealty.com

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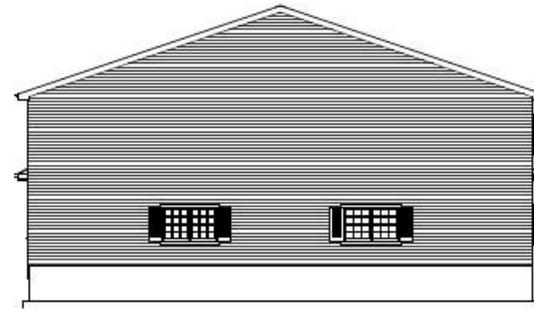
Main Office
508-444-0172
www.HartelRealty.com



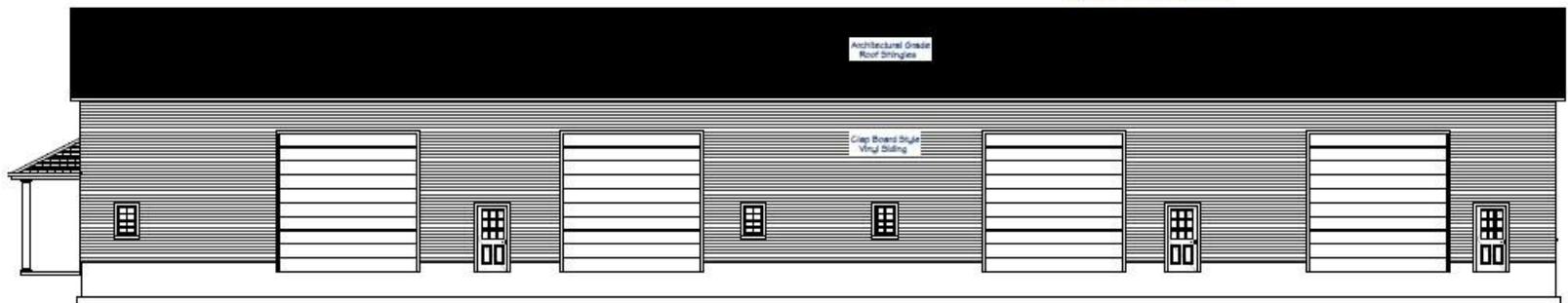
REAR ELEVATION



LEFT ELEVATION

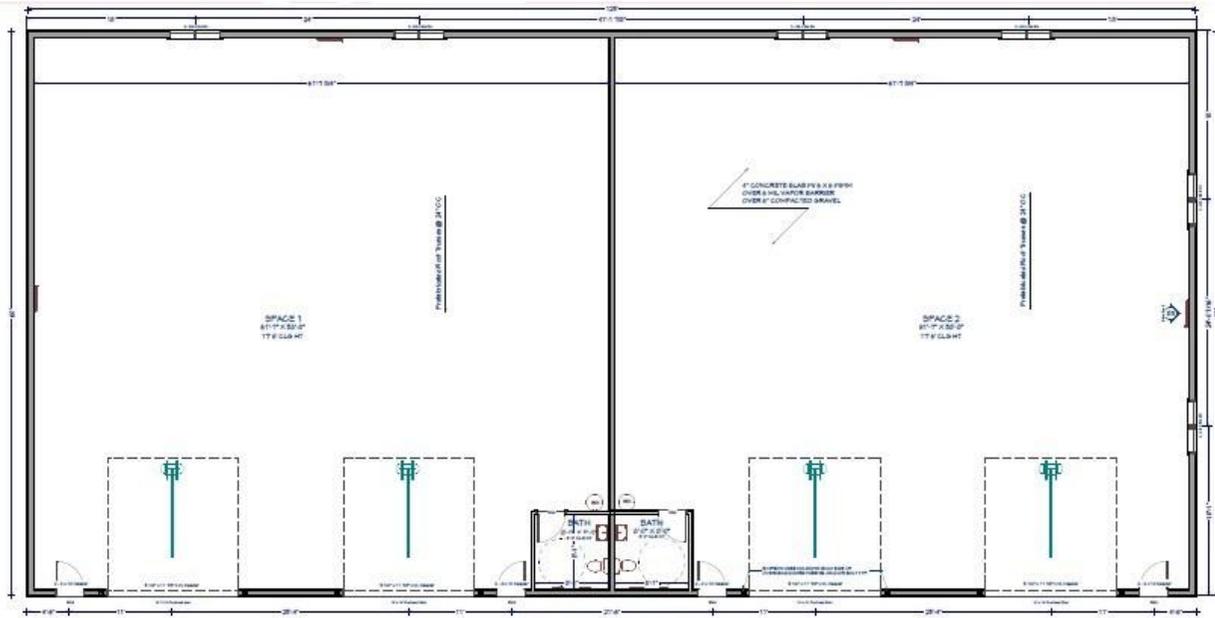


RIGHT ELEVATION

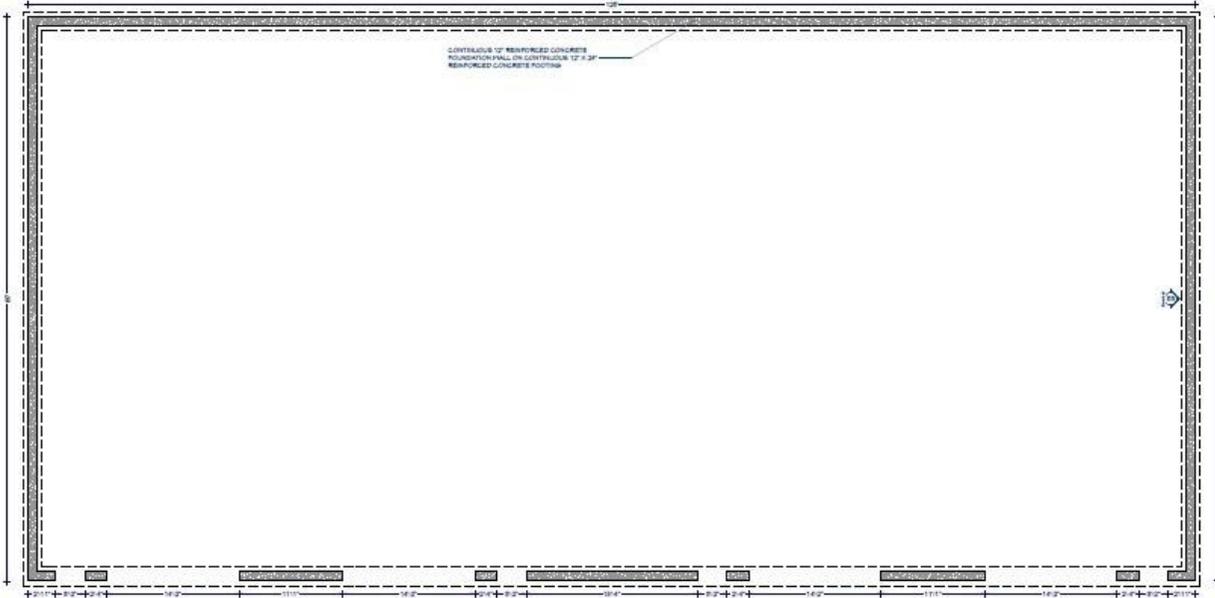


FRONT ELEVATION

Elevations



MAIN FLOOR PLAN
SCALE - 5/32" = 1'-0"



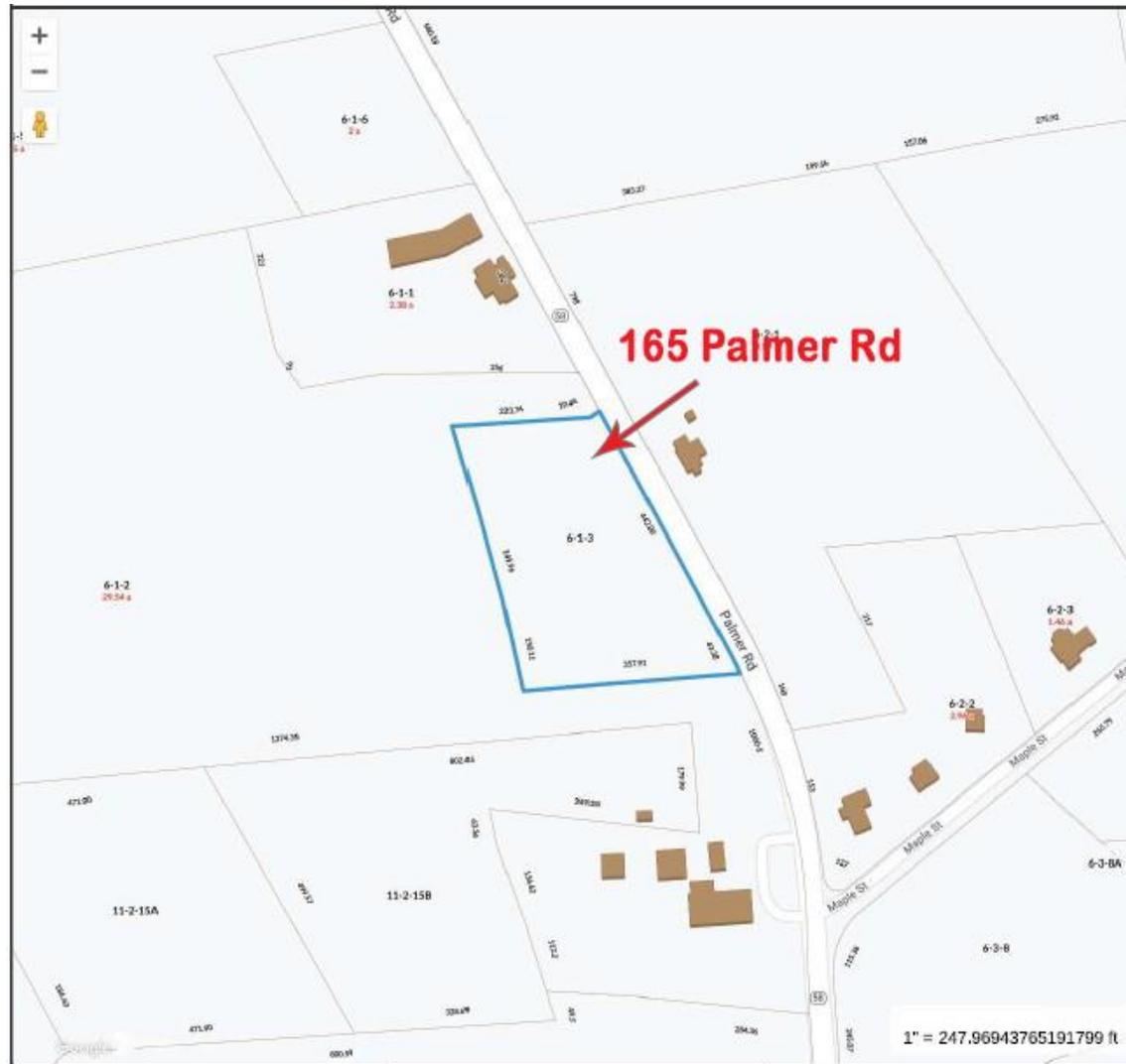
FOUNDATION PLAN
SCALE - 5/32" = 1'-0"

Floorplan



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Assessor



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Satellite



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Neighborhood



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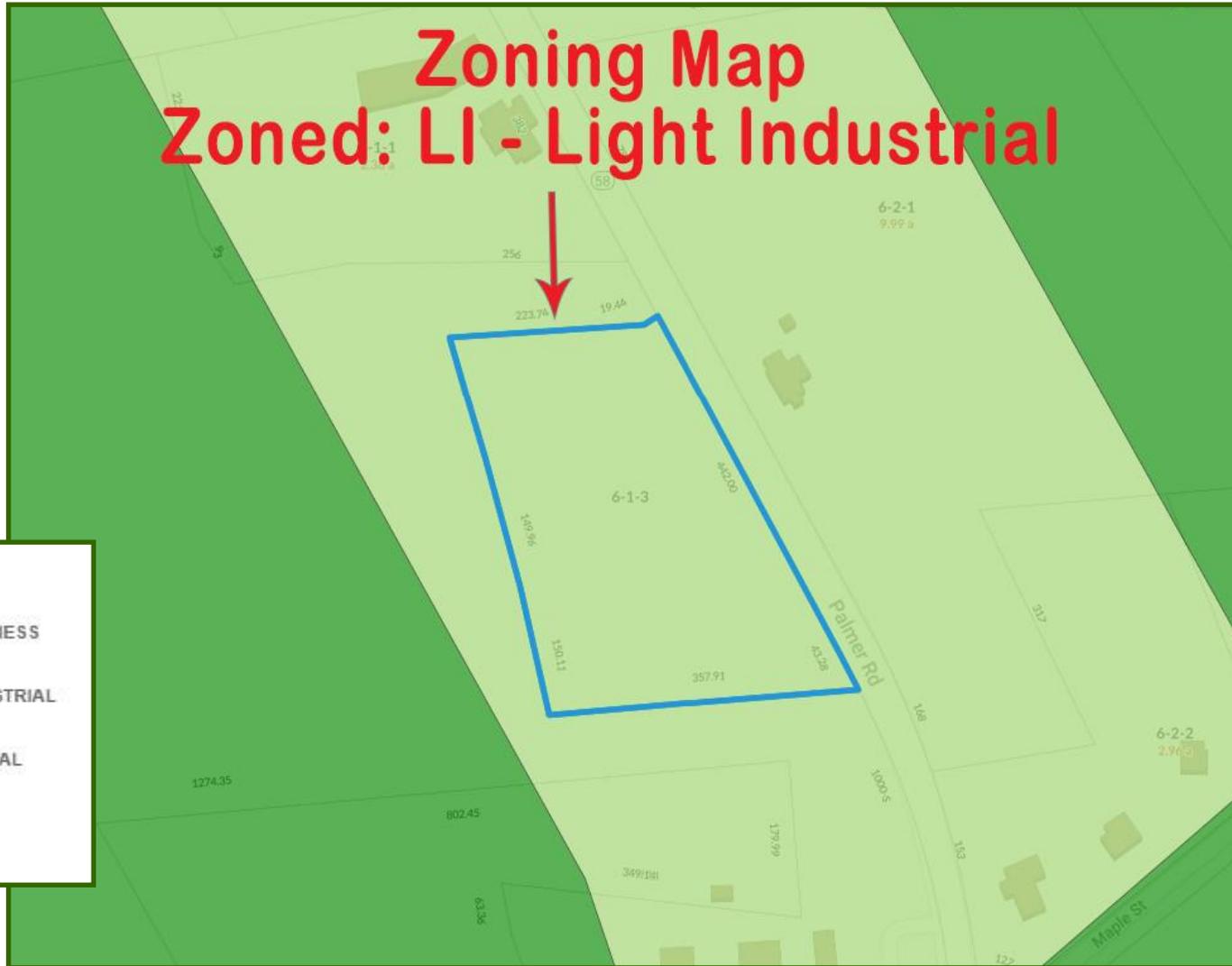
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Zoning Map Zoned: LI - Light Industrial



ZONES

- GENERAL BUSINESS
- GENERAL INDUSTRIAL
- LIGHT INDUSTRIAL
- RESIDENTIAL

Zoning - LI - Light Industrial





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