

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



HARTEL COMMERCIAL REAL ESTATE
Falmouth ~ Quincy

**Note: Photo is an
Example of Industrial
Buildings to be Built**



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
- * 2 BUILDINGS TOTALING 7,500± SF
- * 12X12 OVERHEAD DOORS
- * UNIT SIZES - 1,500 SF TO 7,500± SF
- * Propane Heaters for Units
- * Shared ADA Mens/Womens Baths
- * Units Have Floor Draining tied into Tight Tanks
- * 150 AMP ELECTRIC PER UNIT
- * 3.00± ACRE SITE
- * LIGHT INDUSTRIAL/MANUFACTURING ZONING
- * PAVED PARKING WITH 2 SPACES PER UNIT
- * ESTIMATED MONTHLY CONDO FEE \$200/MO

For Sale or For Lease

Individual Commercial Condo Units

Mechanic Shops Not Allowed

Pre-Construction Pricing

Individual 1,500 SF Bays

For Sale - \$270,000/Each

For Lease - \$2,000/Month

Condo Fees \$200/Month

2 Inclusive Parking Spaces

ESTIMATED PROJECT COMPLETION

DECEMBER 2024

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

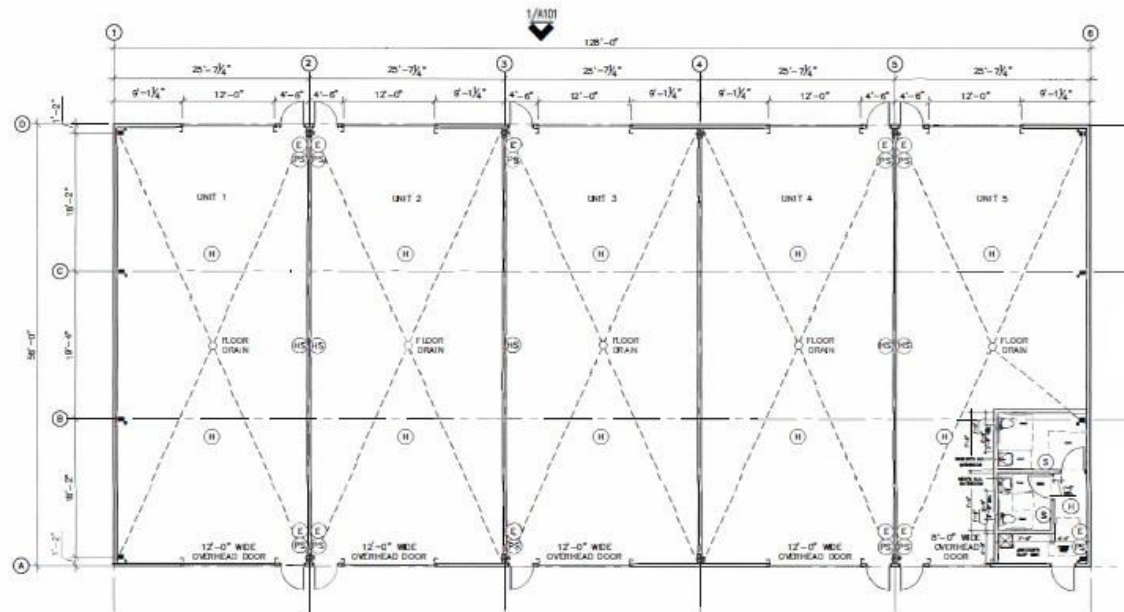
40 Willard Street
Suite 207
Quincy MA 02169

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

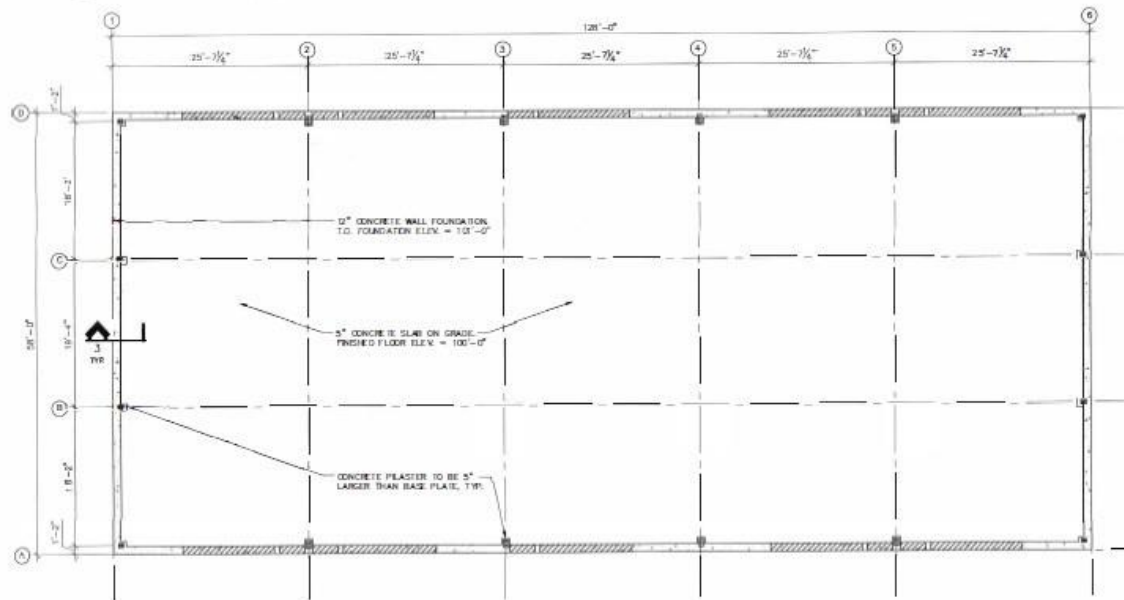
Jody Shaw
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508-444-0172
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Floor Plan



1 PLAN - PROPOSED BLDG UNITS 1-5 AND UNITS 6-10
SCALE: 1/8"=1'-0"

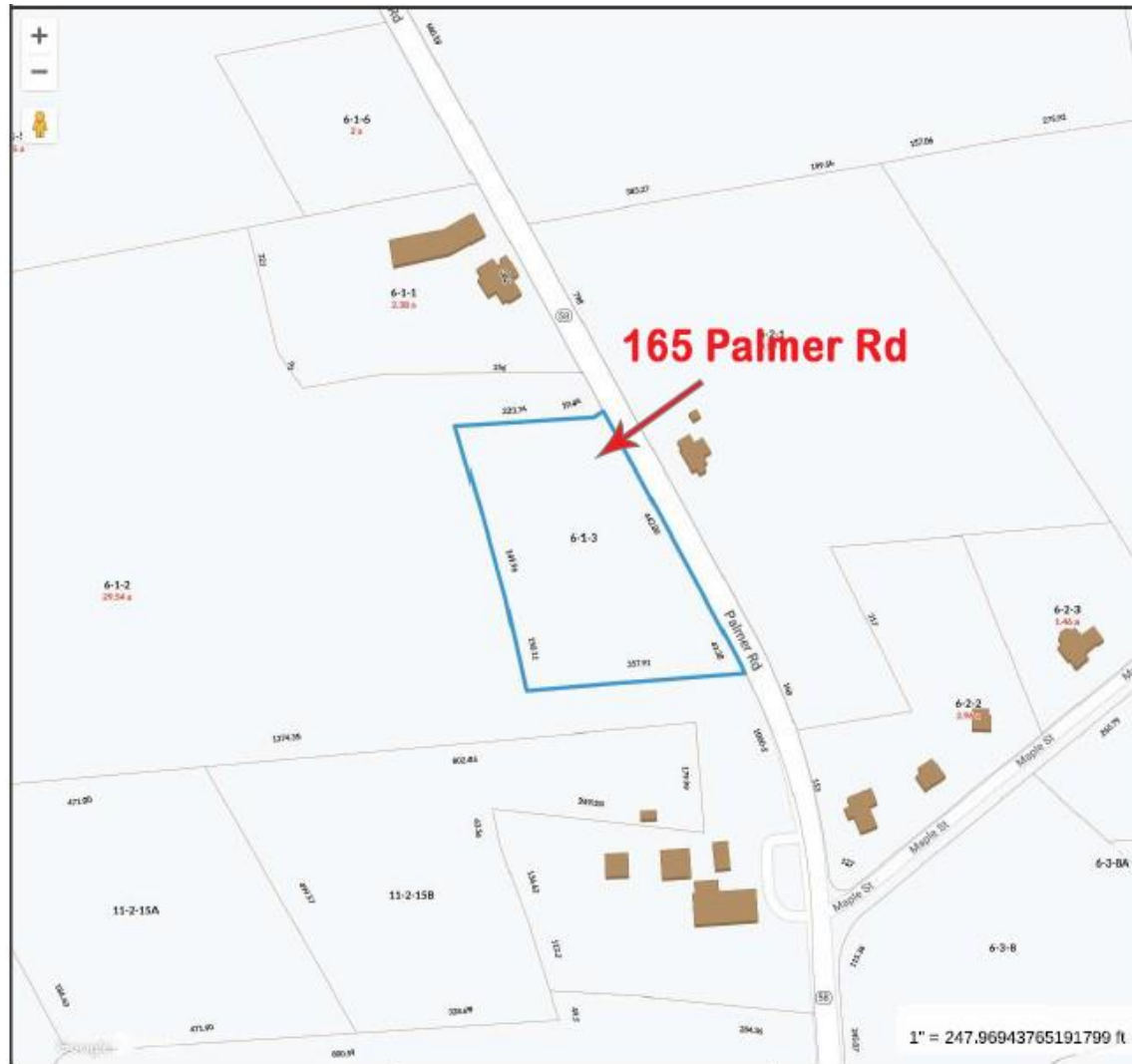


2 FOUNDATION PLAN - PROPOSED BLDG UNITS 1-5 AND UNITS 6-10
SCALE: 1/8"=1'-0"



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Assessor



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Satellite



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Neighborhood



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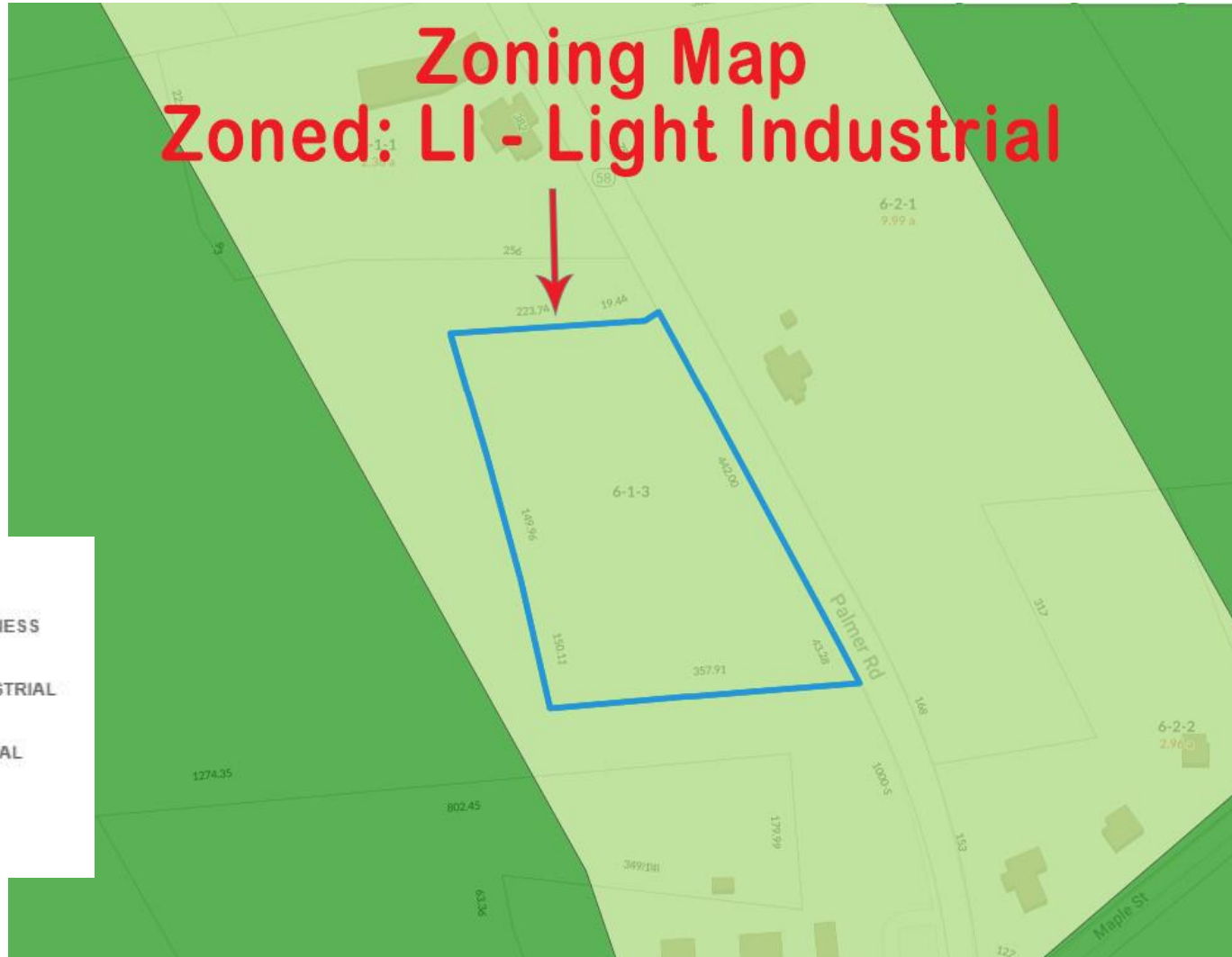
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Zoning Map Zoned: LI - Light Industrial

ZONES

-  GENERAL BUSINESS
-  GENERAL INDUSTRIAL
-  LIGHT INDUSTRIAL
-  RESIDENTIAL



Zoning - LI - Light Industrial





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