

*Note: Conceptual Sampling  
Style of Buildings*



**FOR SALE**

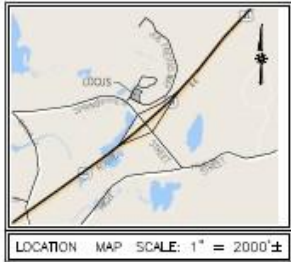
**THREE 7,500± SF BUILDINGS**  
**5 Units In Each Building - 1,500± SF Each**  
**Offered For \$1,375,000 Each Building**

*77 Spring Street  
Plympton, MA*

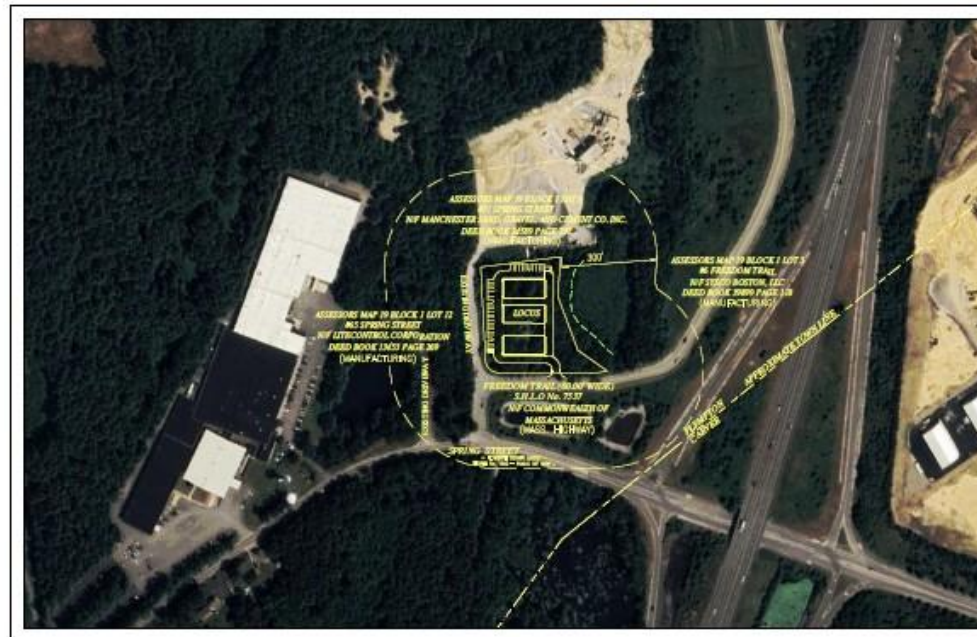


**HARTEL COMMERCIAL REAL ESTATE**  
**Falmouth**

# 77 Spring Street, Plympton, MA



## — DEFINITIVE SITE PLAN — 77 SPRING STREET PLYMPTON, MA 02367 PARCEL ID: (MAP 19, BLOCK 1, LOT 7) REVISED: SEPTEMBER 9, 2025



| — SHEET INDEX — |                           |
|-----------------|---------------------------|
| C1.0            | COVER SHEET               |
| C2.0            | EXISTING CONDITIONS PLAN  |
| C3.0            | EROSION CONTROL PLAN      |
| C4.0            | SITE PLAN                 |
| C4.1            | LANDSCAPE PLAN            |
| C5.0            | GRADING AND DRAINAGE PLAN |
| C6.0            | UTILITY PLAN              |
| C7.0            | CONSTRUCTION DETAILS      |
| C7.1            | CONSTRUCTION DETAILS      |
| C7.2            | CONSTRUCTION DETAILS      |
| C7.3            | CONSTRUCTION DETAILS      |
| C8.1            | PLANNING BOARD DECISION   |

## — LOCUS MAP —



I CERTIFY THAT THE PROPERTY LINES SHOWN ON THIS PLAN ARE THE LINES SHOWN BY THE TOWN OF PLYMPTON, MASSACHUSETTS, AND THE LINES OF THE LOTS AND TRACTS SHOWN ARE THOSE OF PLATS OF PRIVATE STREETS OR LOTS ALREADY ESTABLISHED AND THAT NO NEW LINES FOR LOTS OR TRACTS OF EXISTING OWNERSHIP OR FOR NEW LOTS ARE SHOWN.

*[Signature]* SEPTEMBER 9, 2025  
DATE

I HEREBY CERTIFY THAT THIS PLAN HAS BEEN PREPARED IN CONFORMANCE WITH THE RULES AND REGULATIONS OF THE REGISTER OF DEEDS OF THE COMMONWEALTH OF MASSACHUSETTS.

*[Signature]* SEPTEMBER 9, 2025  
DATE

PLANNING BOARD SIGNATURE LINE:

\_\_\_\_\_

\_\_\_\_\_

\_\_\_\_\_

\_\_\_\_\_

THIS SITE PLAN APPROVAL DOES NOT NECESSARILY INDICATE CONFORMANCE WITH THE PLANNING ZONING BY-LAW.

A TOWN CLERK OF THE TOWN OF PLYMPTON, MA HEREBY CERTIFY THAT THE NOTICE OF APPROVAL OF THIS PLAN BY THE PLANNING BOARD HAS BEEN RECEIVED AND RECORDED AT THE OFFICE AND NO APPEAL WAS RECEIVED DURING THE NEXT THIRTY DAYS AFTER RECEIPT AND RECORDING OF SAID NOTICE.

I HEREBY CERTIFY THAT AN INSTRUMENT BOUNDARY SURVEY HAS BEEN PERFORMED AND I HEREBY CERTIFY THE ACCURACY OF THE LOCATION OF ALL BUILDINGS, SETBACKS AND ALL OTHER DIMENSIONS, ELEVATIONS AND MEASUREMENTS AND SIGN UNDER PENALTIES OF PERJURY.



WALTER P. ZAVARUCHA, PLS.

OWNER:  
WALTER ZAVARUCHA  
109 ABRAMS HILL ROAD  
DUXBURY, MA 02332  
T: 508-830-1700

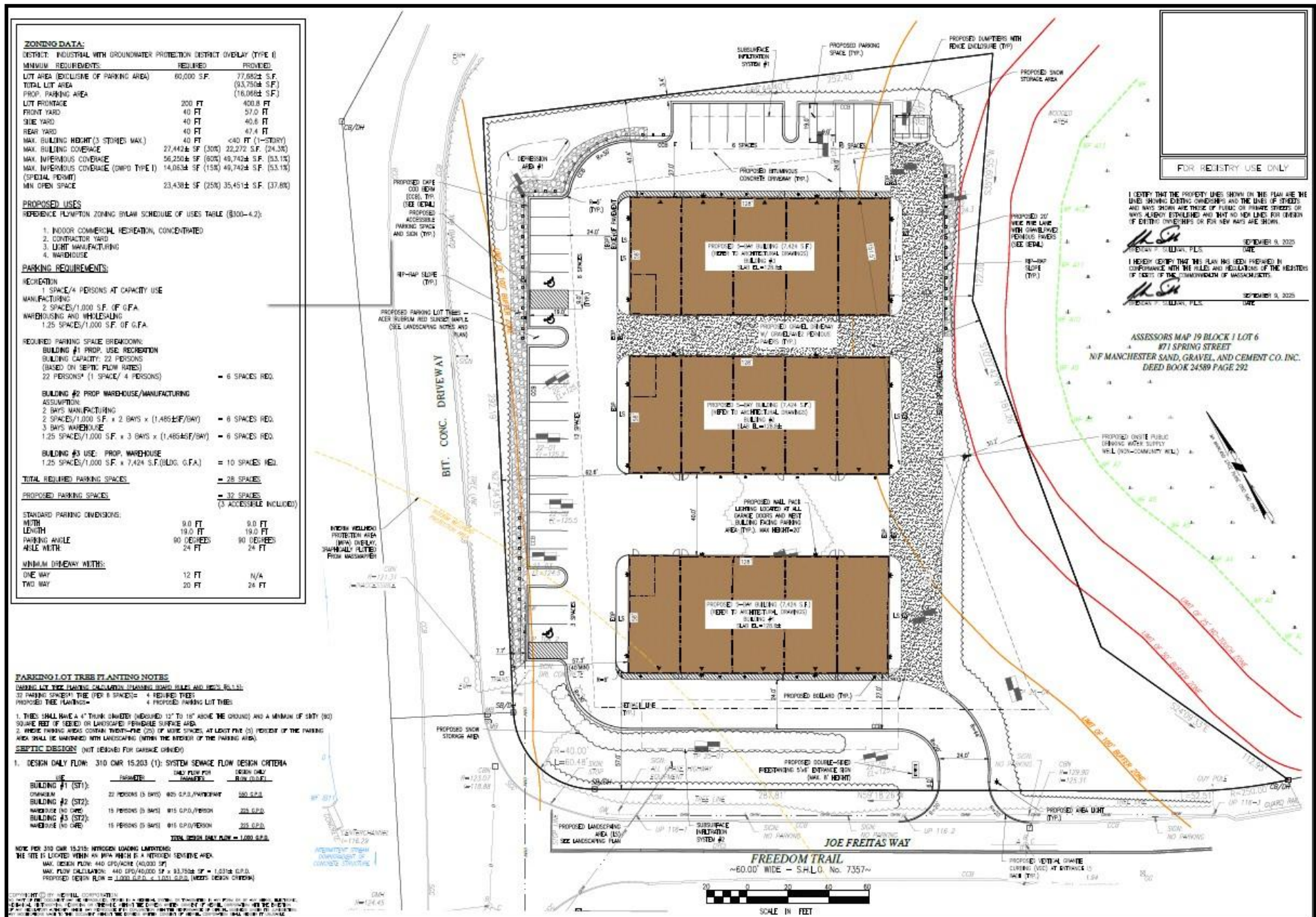
APPLICANT:  
JSC HOLDINGS, LLC  
906 NORTH BEDFORD STREET, UNIT #1  
EAST BRIDGEWATER, MA 02333  
T: 781-718-8008

CIVIL ENGINEER:  
MERRILL ENGINEERS AND LAND SURVEYORS  
427 COLUMBIA ROAD  
HANOVER, MA 02339  
T: 781-826-9200

ARCHITECT:  
CORLE BUILDING SYSTEMS  
404 SARAH FURNACE ROAD  
INLER, PA 16655  
T: 814-976-0611

# Site Plan Locus

# 77 Spring Street, Plympton, MA



Site Plan

77 Spring Street, Plympton, MA



## On-Site Signage & Construction Underway

Building foundations in place at 77 Spring Street

77 Spring Street, Plympton, MA

## PROPERTY DETAILS

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- \* LOCATED OFF RTE 44 & SURROUNDING TOWNS
- \* MINUTES TO CARVER, PLYMOUTH, PLYMPTON
- \* SITE HAS 3 BUILDINGS - 7,500± SF EACH BUILDING
- \* 5 - 1,500± SF UNITS IN EACH BUILDING
- \* 12'X12' HIGH OVERHEAD DOOR
- \* Propane Heat
- \* Shared Baths
- \* Unit Has Floor Draining tied into  
Tight Tanks
- \* 400 AMP SINGLE PHASE SERVICES
- \* 1.99± ACRE SITE
- \* BUILDING HAS ENERGY EFFICIENT SYSTEMS -  
INCLUDING SPRAY FOAM INSULATION -  
(LOW FUEL HEAT CONSUMPTION COSTS)
- \* WELL WATER - ZONED GI - GENERAL INDUSTRIAL

**THREE 7,500± SF BUILDINGS  
OFFERED FOR \$1,375,000 EACH**

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**Pending Creation of Condominium**

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**Mechanic Shops Not Allowed**

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**Due Diligence for Allowed Uses**

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**AVAILABLE SPRING 2027**

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



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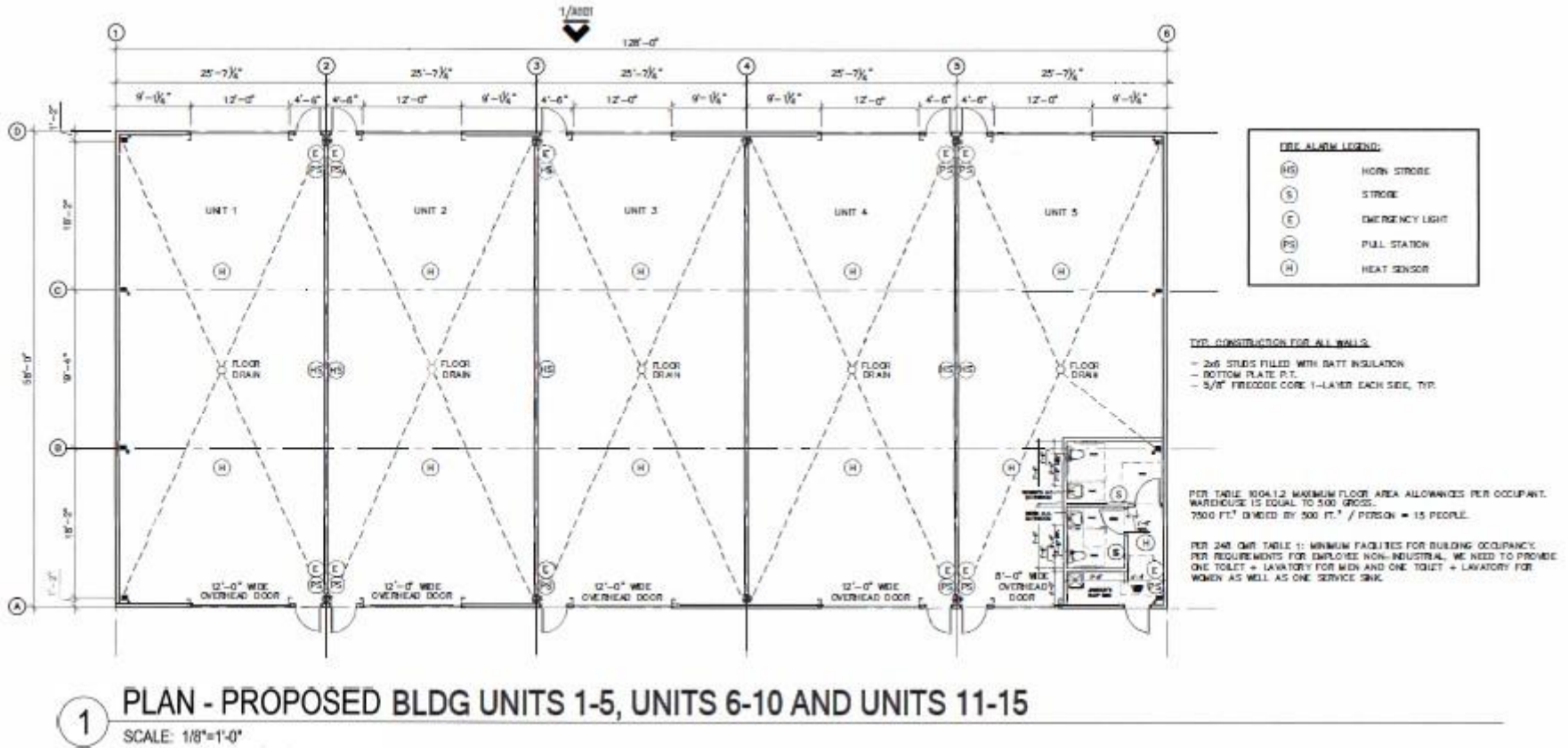
230 Jones Road  
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Greg@HartelRealty.com

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

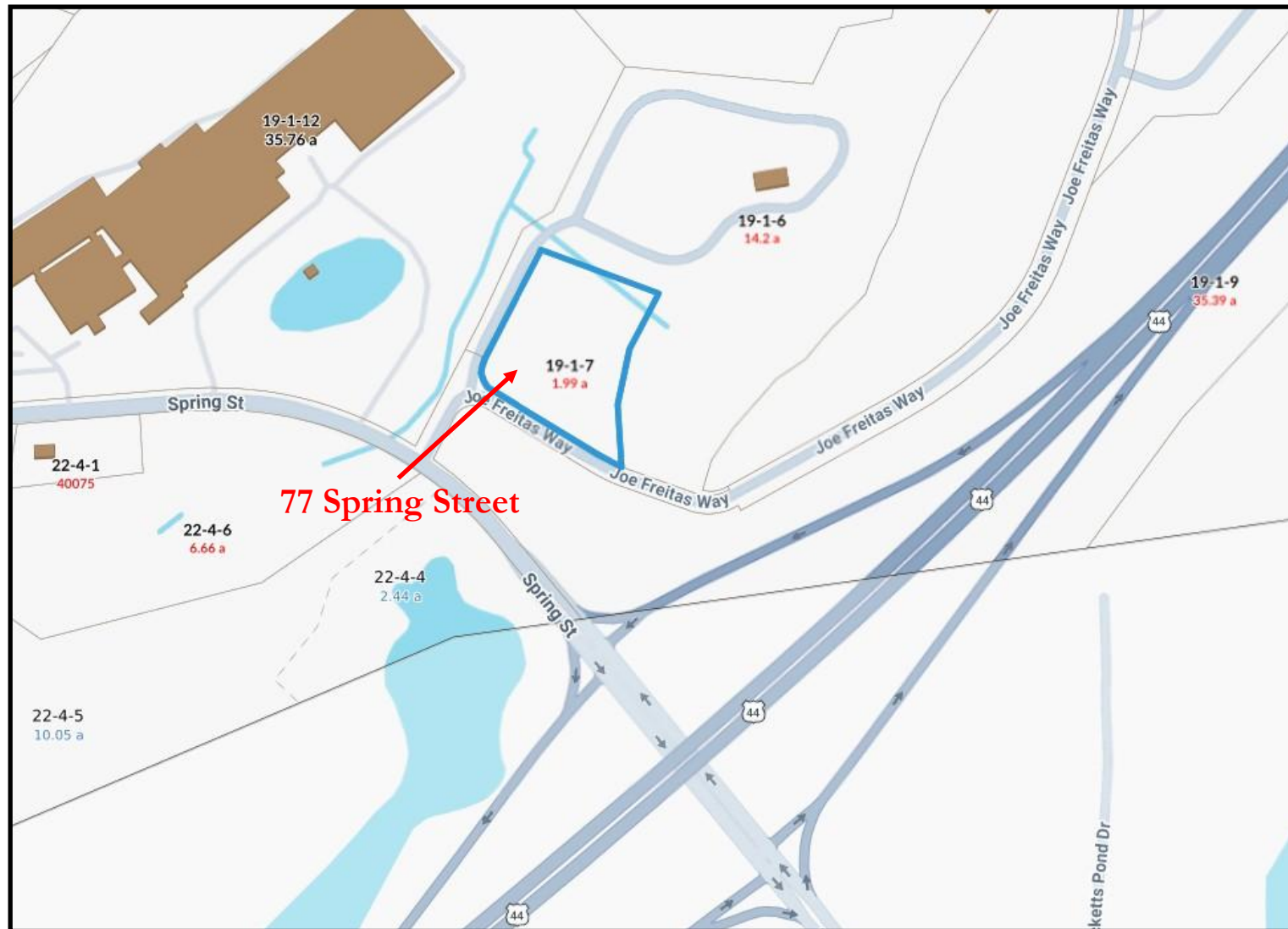
Main Office  
508-444-0172  
www.HartelRealty.com

77 Spring Street, Plympton, MA



## Proposed Units

# 77 Spring Street, Plympton, MA



## Assessor



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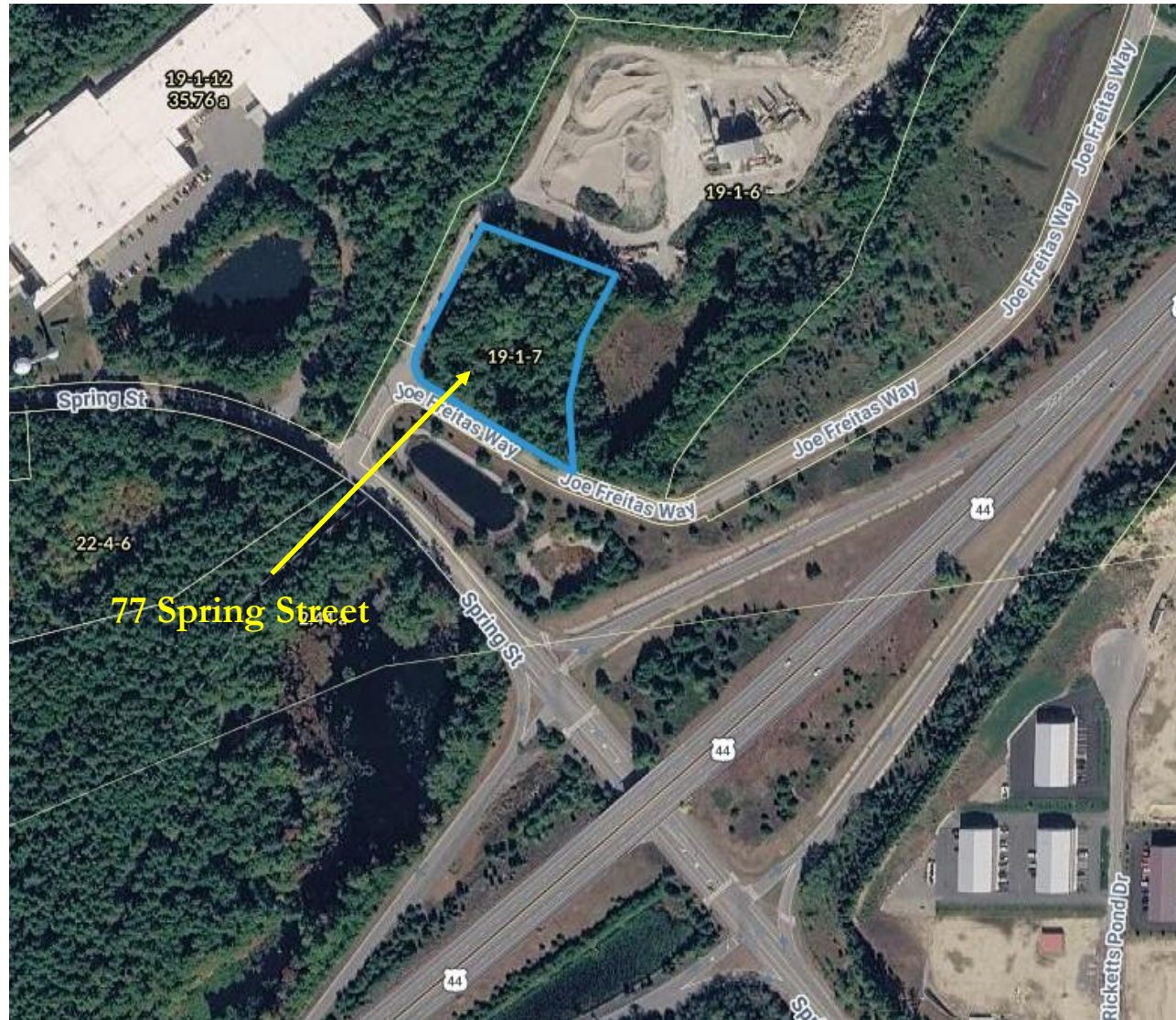
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# 77 Spring Street, Plympton, MA



**Satellite**



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## Neighborhood



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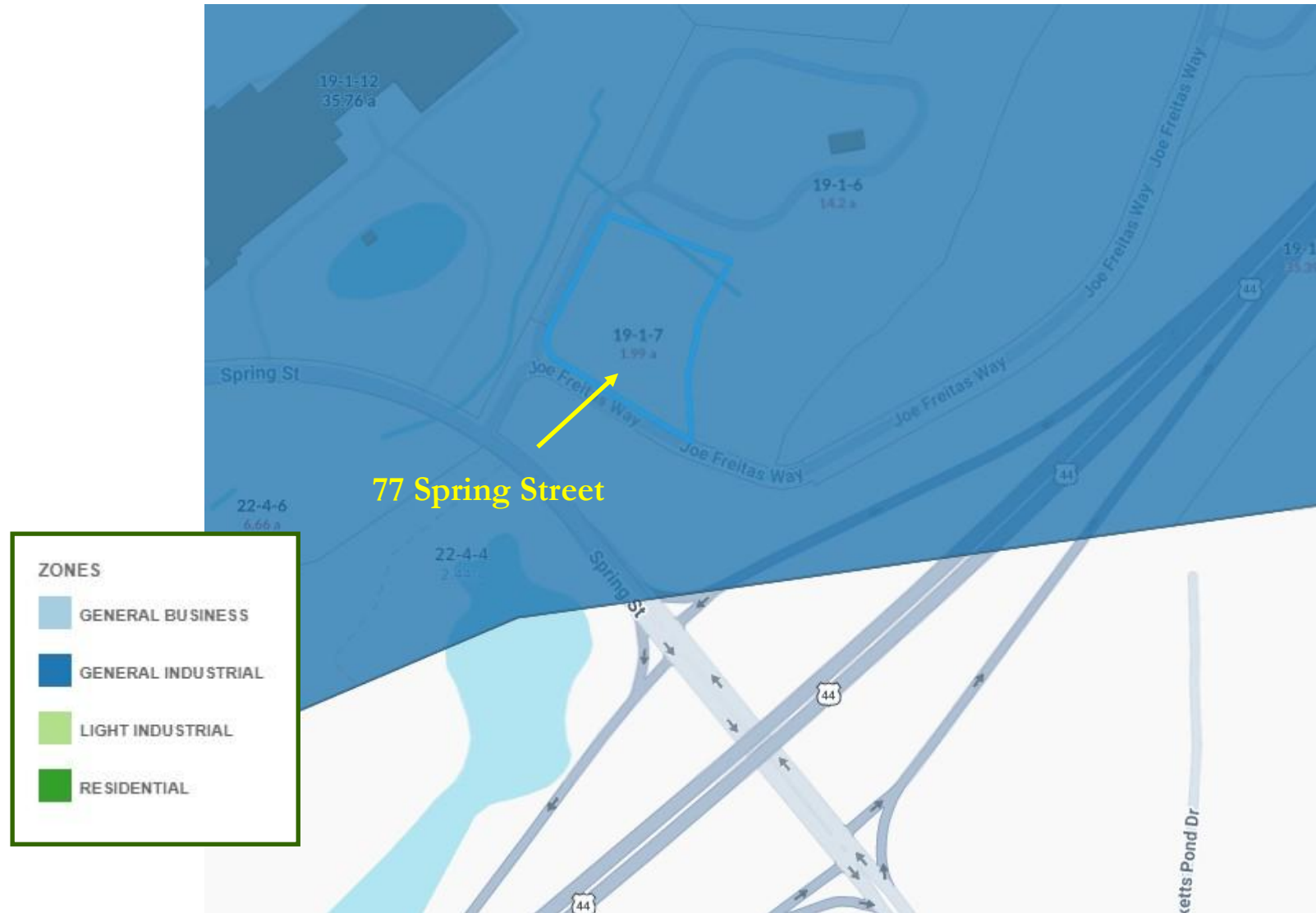
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## Zoning - GI - General Industrial



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HARTEL COMMERCIAL REAL ESTATE  
FALMOUTH

---

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## Contacts

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