

*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



HARTEL COMMERCIAL REAL ESTATE
Falmouth

*77 Spring Street
Plympton, MA*

LOCATION MAP SCALE: 1" = 2000'

[illegible]

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

200 0 200 400 600
SCALE IN FEET

FOR REISTRY USE ONLY

I CERTIFY THAT THE PROPERTY LINES SHOWN ON THIS PLAN ARE THE LINES SHOWING EXISTING OWNERSHIPS AND THE LINES OF STREETS AND WAYS SHOWN ARE THOSE OF PUBLIC OR PRIVATE STREETS OR WAYS ALREADY ESTABLISHED AND THAT NO NEW LINES FOR DIVISION OF EXISTING OWNERSHIPS OR FOR NEW WAYS ARE SHOWN.

SEPT 2, 2025
DUE

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

DECEMBER 9, 2025
DATE

PLANNING BOARD SIGNATURE LINES:

THIS SITE PLAN APPROVAL DOES NOT NECESSARILY INDICATE
COMPLIANCE WITH THE PLUMPTON ZONING BY-LAW.

I, TOWN CLERK OF THE TOWN OF PLYMPTON, WA HEREBY CERTIFY THAT THE NOTICE OF APPROVAL OF THIS PLAN BY THE PLANNING BOARD HAS BEEN RECEIVED AND RECORDED AT THIS OFFICE AND NO APPEAL WAS RECEIVED DURING THE NEXT TWENTY 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.



RENE VAN P. SUWAM PLS.

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

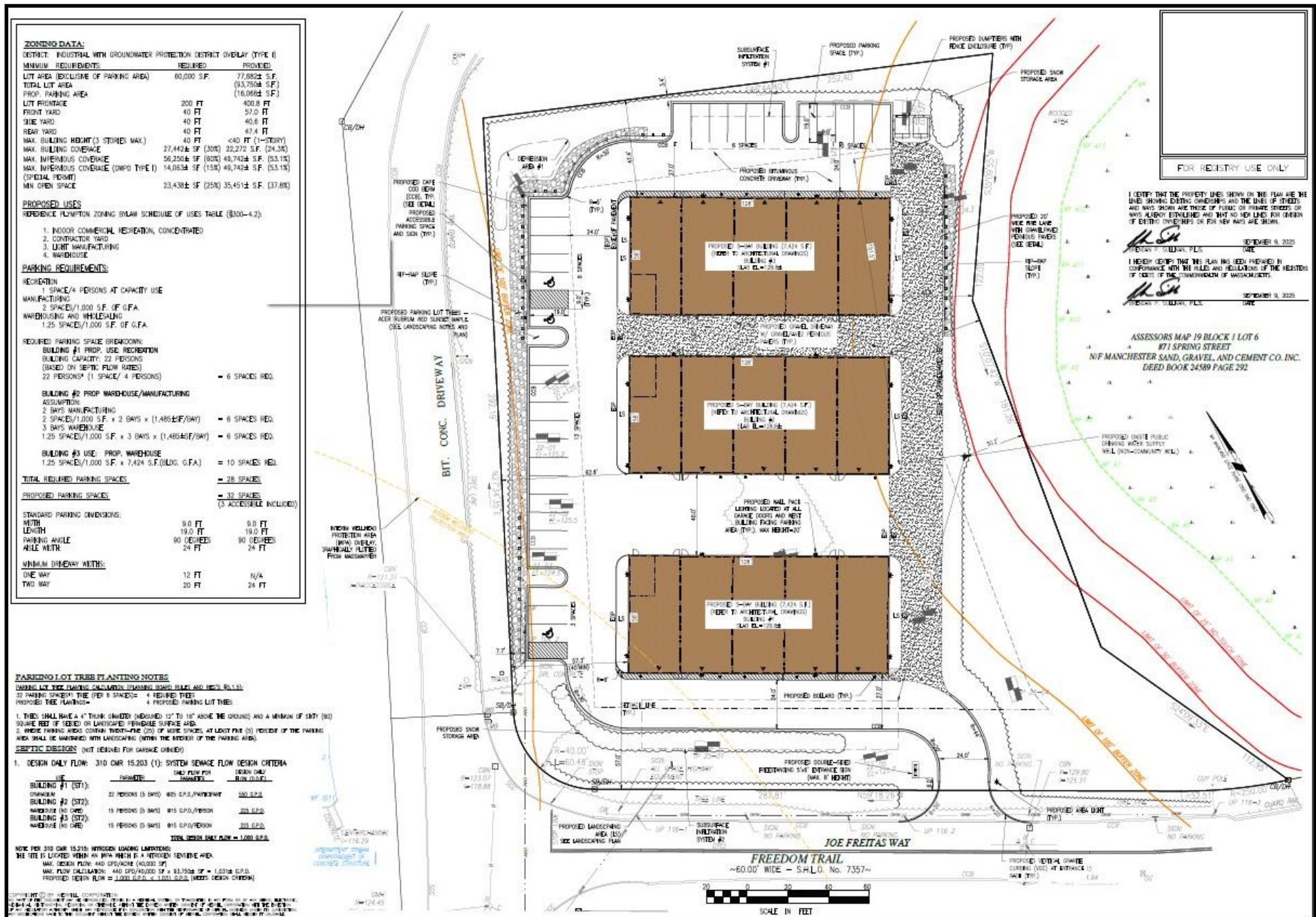
APPLICANT:
JSC HOLDINGS, LLC
906 NORTH BEDFORD STREET, UNIT #1
EAST BRIDGEWATER, MA 02333
T: 781-718-8008

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
IMLER, PA 16655
T: 814-276-0611

Site Plan Locus

77 Spring Street, Plympton, MA



Site Plan

77 Spring Street, Plympton, MA

PROPERTY DETAILS

- * 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

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

Pending Creation of Condominium

Mechanic Shops Not Allowed

Due Diligence for Allowed Uses

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



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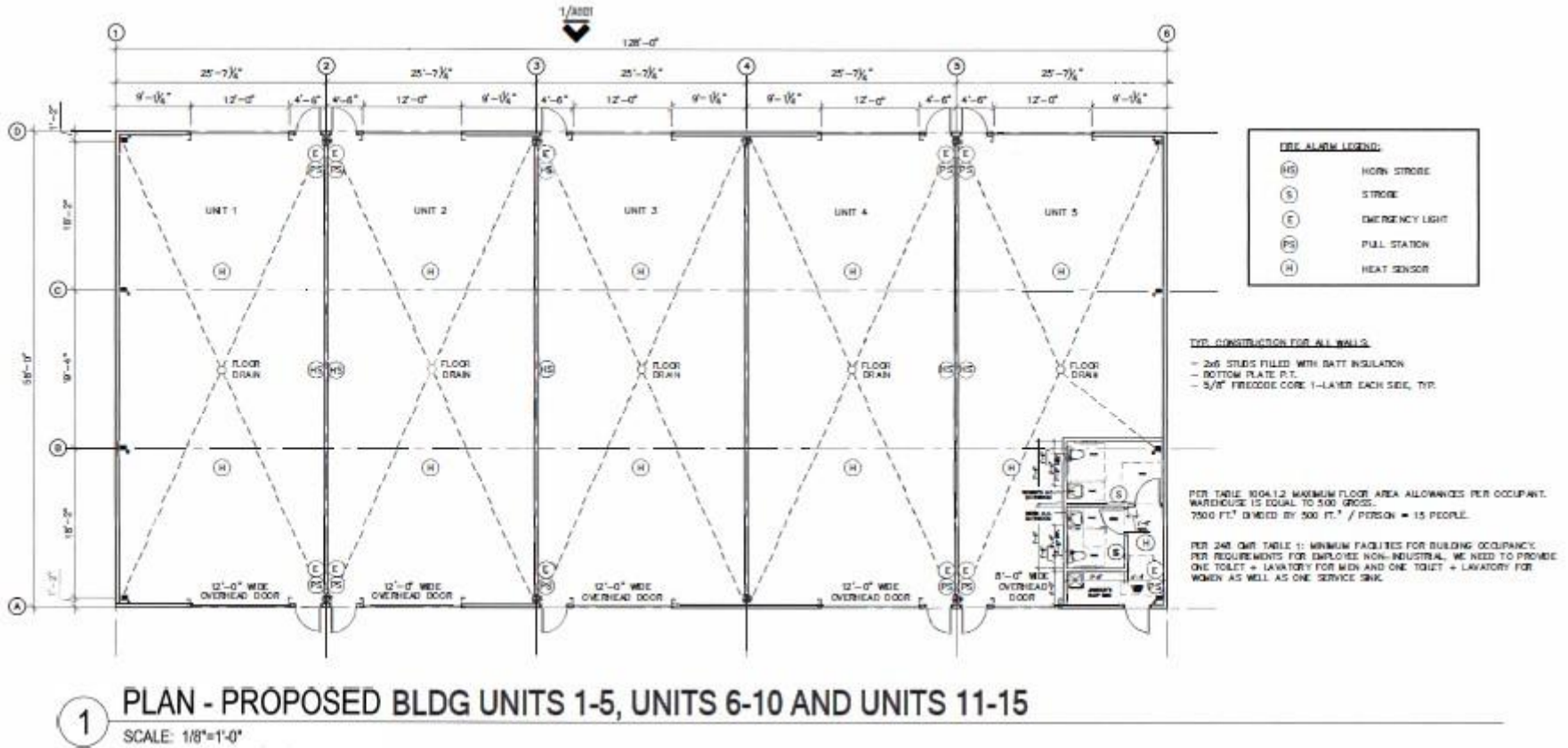
230 Jones Road
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Jody@HartelRealty.com

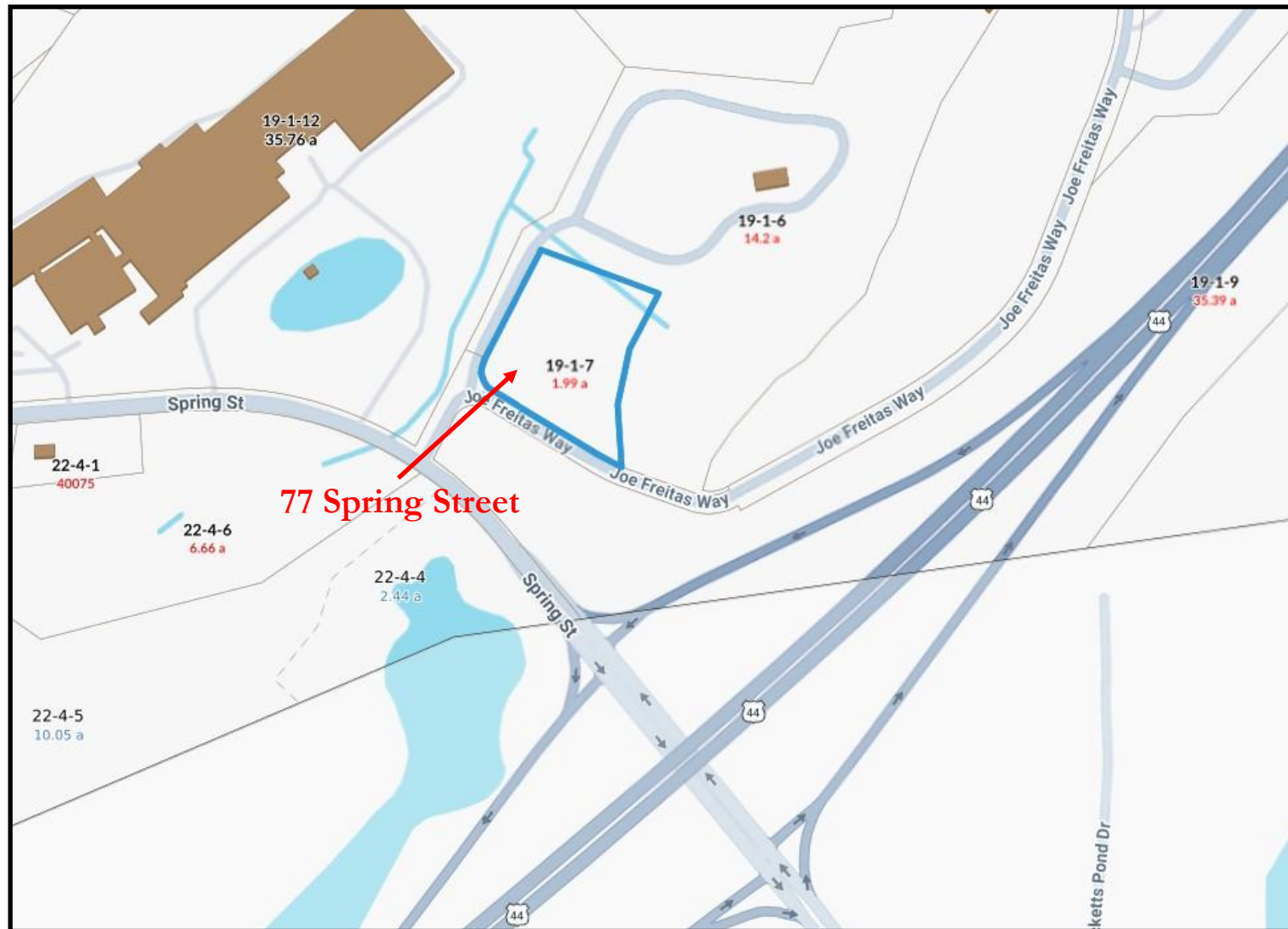
Main Office
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77 Spring Street, Plympton, MA



Proposed Units

77 Spring Street, Plympton, MA



Assessor



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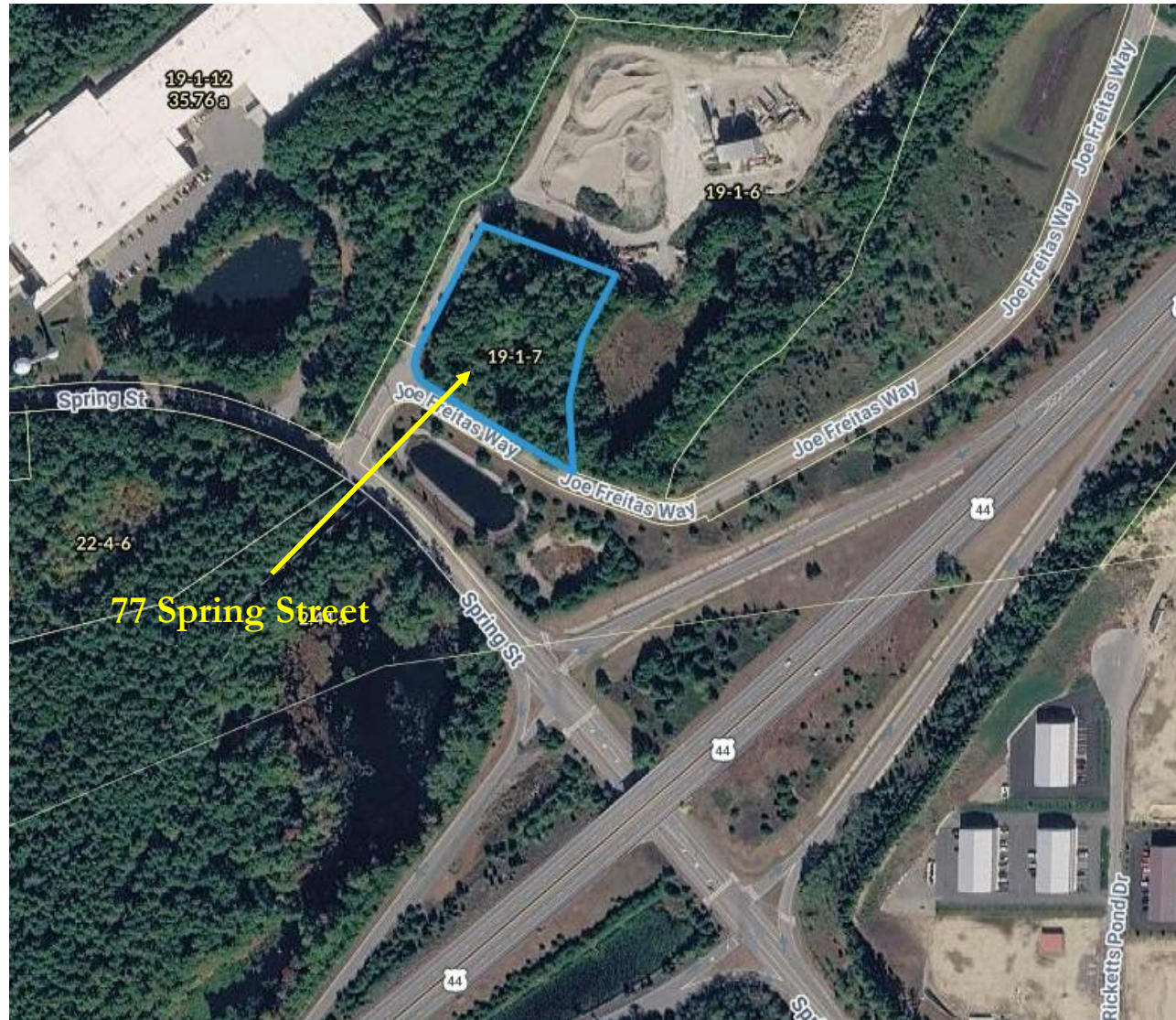
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Satellite



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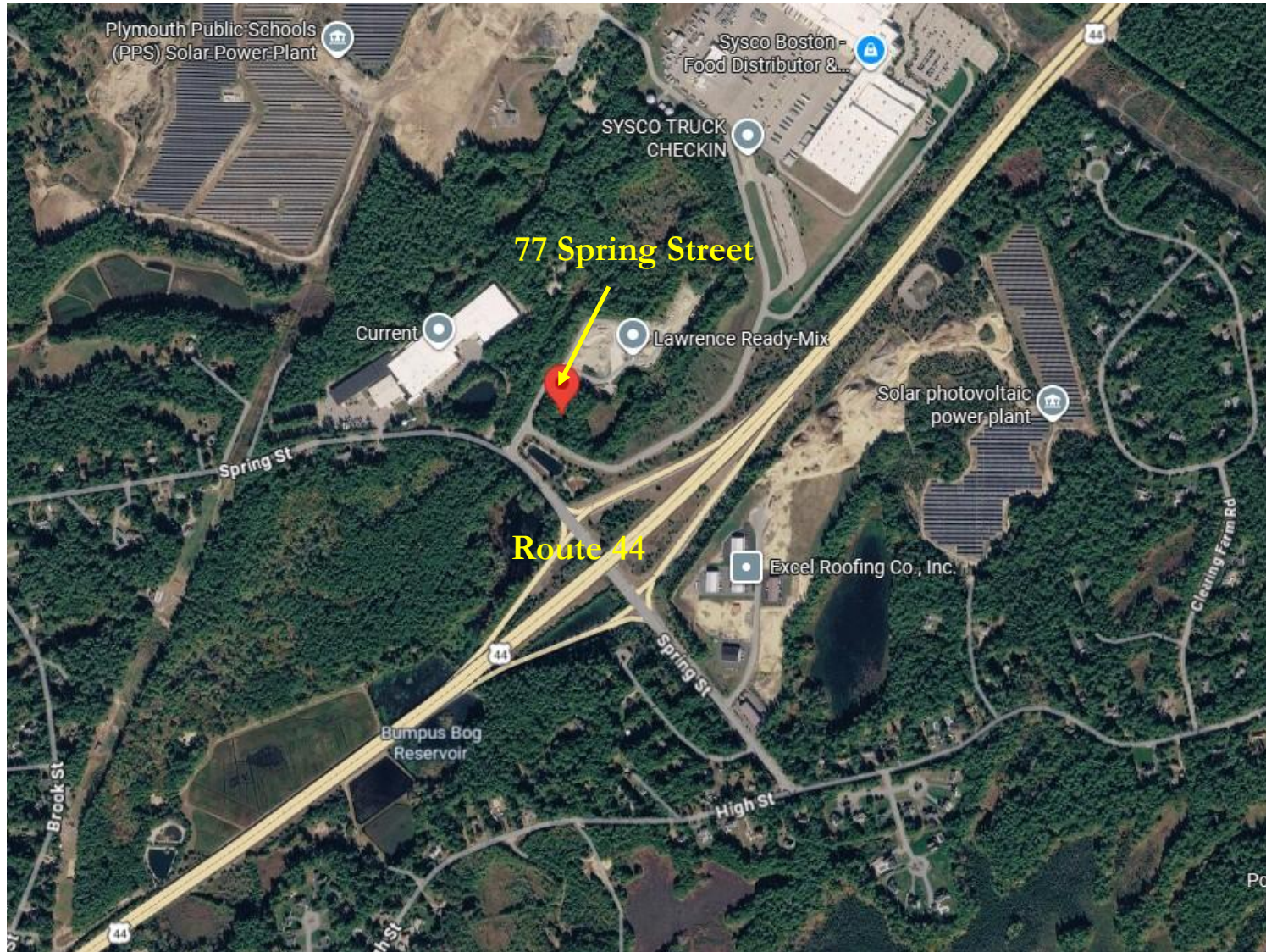
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Neighborhood



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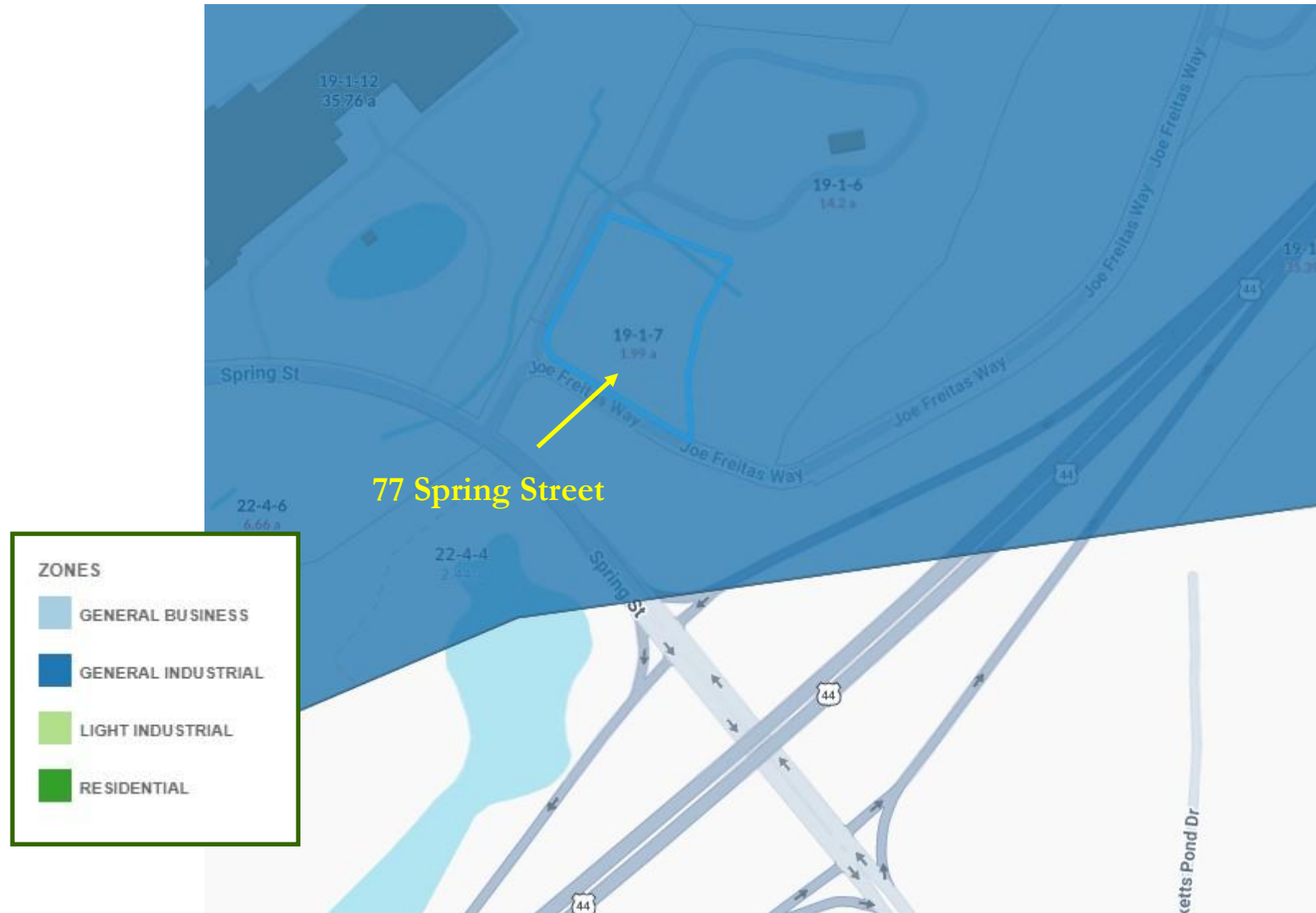
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Zoning - GI - General Industrial



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Contacts

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