HARTEL COMMERCIAL REAL ESTATE
Falmouth

FOR SALE

1,500± SF Units in Three - 7,500± SF Buildings

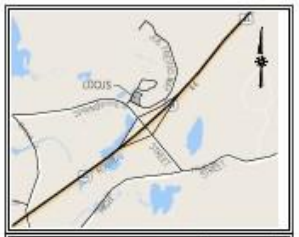
15 Units Available

$295,000 Each 1,500± SF Unit

77 Spring Street

Plympton, MA

77 Spring Street, Plympton, MA



LOCATION MAP SCALE: 1" = 2000'±

DEFINITIVE SITE PLAN

77 SPRING STREET
PLYMPTON, MA 02367

PARCEL ID: (MAP 19, BLOCK 1, LOT 7)

REVISED: SEPTEMBER 9, 2025

FOR REGISTRY 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.

BRENDAN P. SULLIVAN, P.L.S. — SEPTEMBER 9, 2025 DATE

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.

BRENDAN P. SULLIVAN, P.L.S. — SEPTEMBER 9, 2025 DATE

PLANNING BOARD SIGNATURE LINES:

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

I, 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 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 SEN UNDER PENALTIES OF PERJURY.

BRENDAN P. SULLIVAN, P.L.S.

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

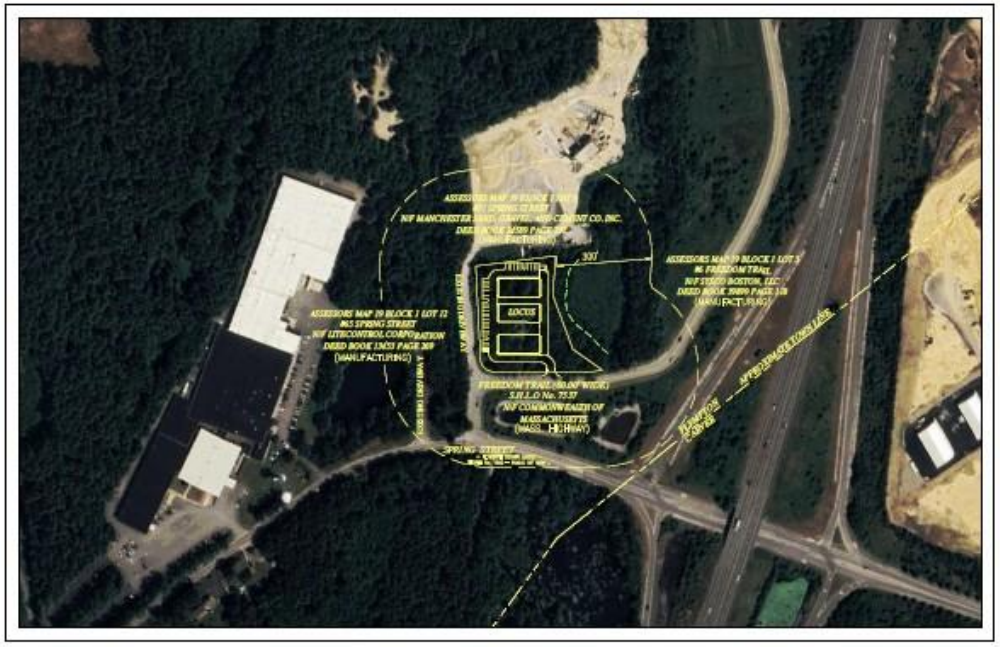
APPLICANT:
JSC HOLDINGS, LLC
906 NORTH BEDFORD STREET, UNIT #1
EAST BRIDGEWATER, MA 02333
T: 781-718-8008

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: 814-276-9611

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



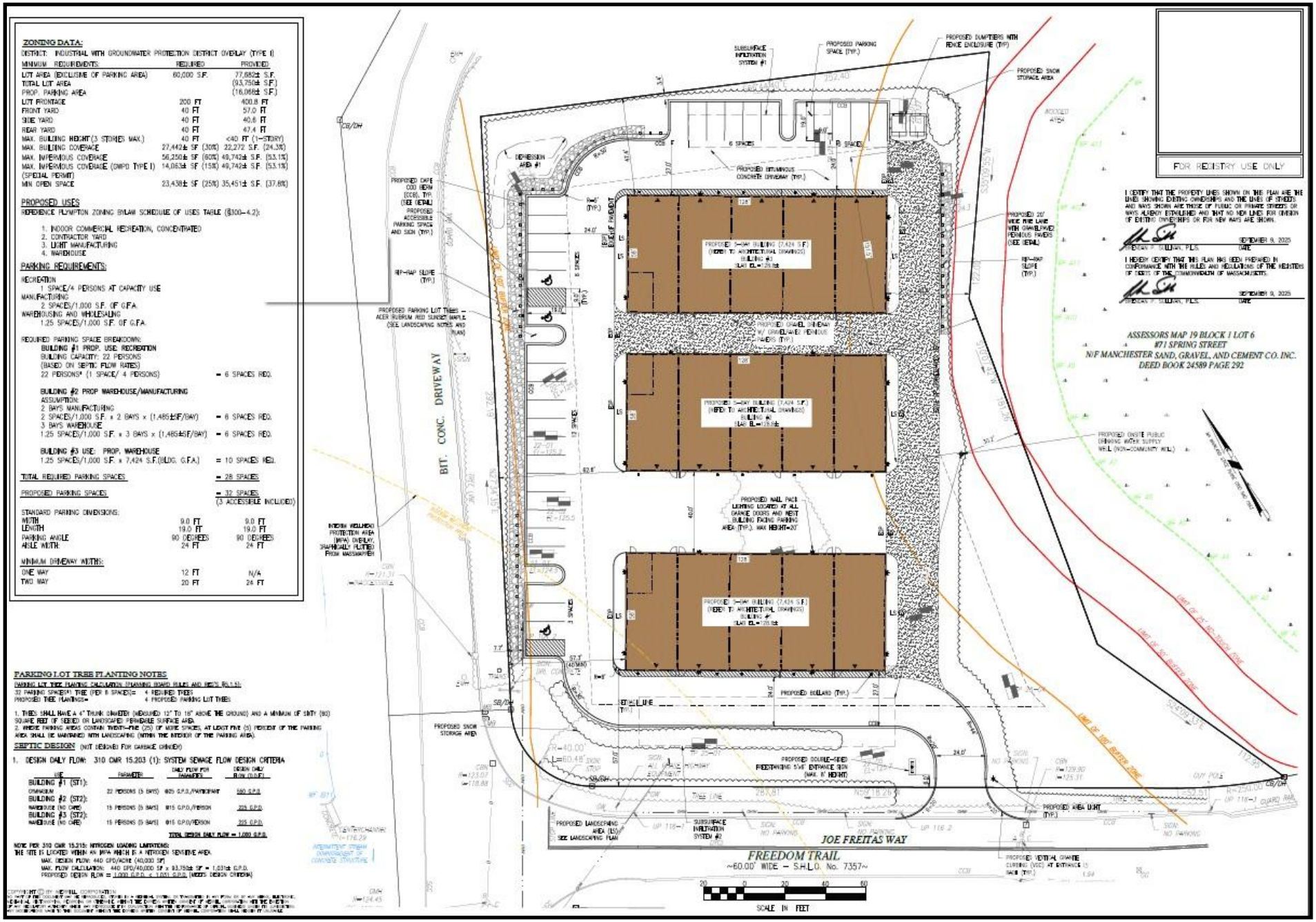
LOCUS MAP

200 0 200 400 600

SCALE IN FEET

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

* Located Off Rte 44 & Surrounding Towns
* Minutes to Carver, Plymouth, Plympton
* 15 Units - 1,500± SF Each
* 3 Buildings - 7,500± SF Each
* 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

$295,000 - Each 1,500± Sf Unit

Pending Creation of Condominium

Mechanic Shops Not Allowed

Due Diligence for Allowed Uses

Available Spring 2027

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

HARTEL COMMERCIAL REAL ESTATE

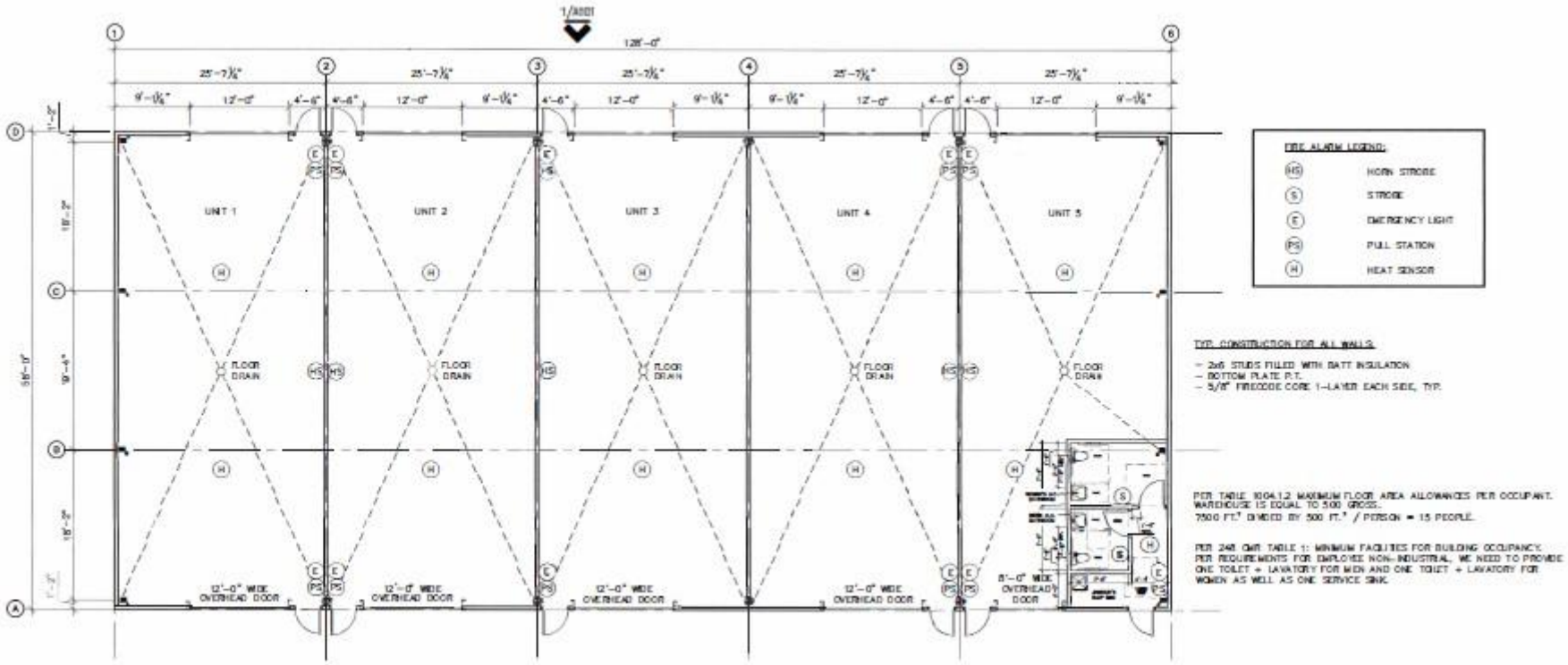
230 Jones Road
Suite 6
Falmouth MA 02540

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

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

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

77 Spring Street, Plympton, MA

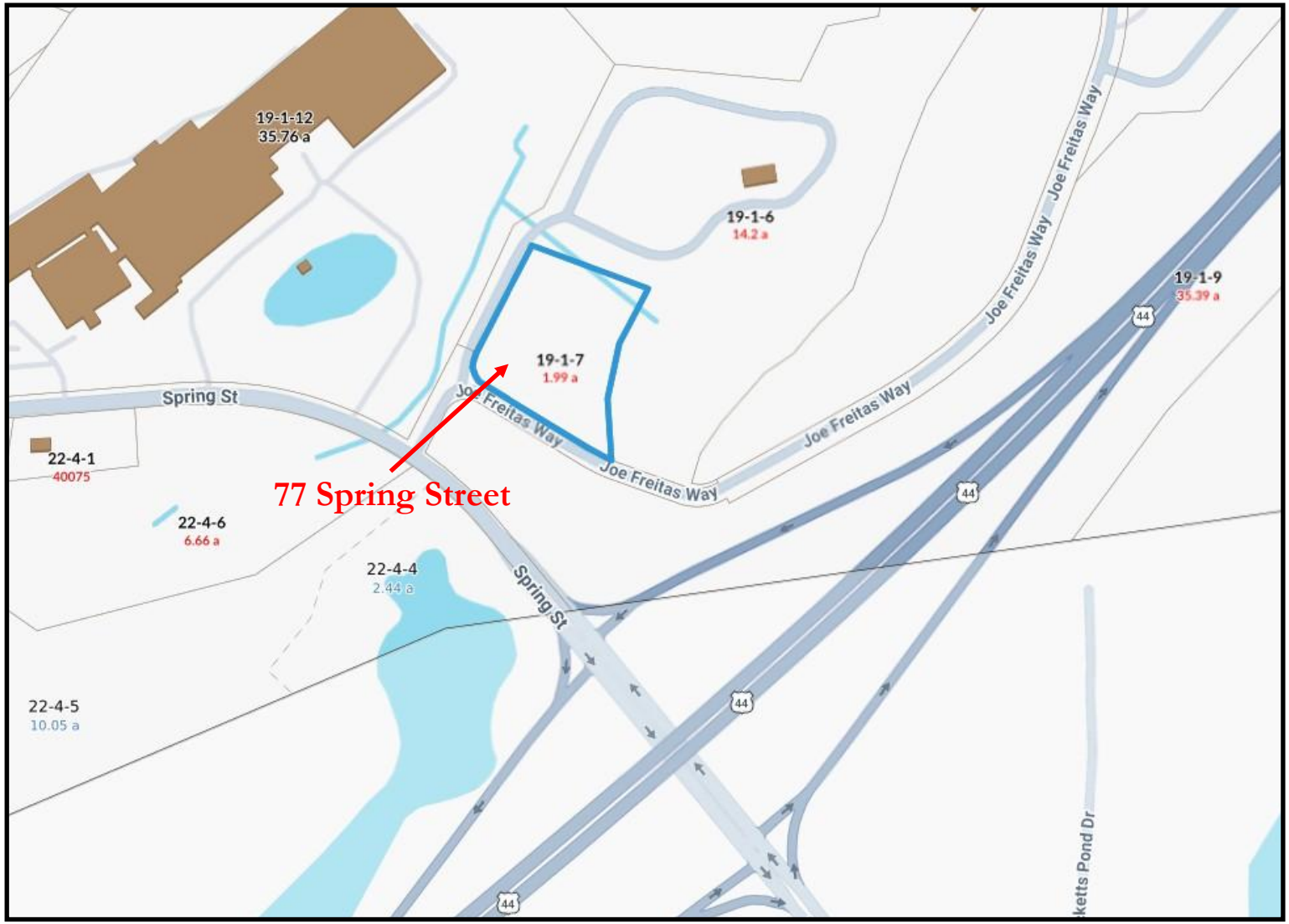


1 PLAN - PROPOSED BLDG UNITS 1-5, UNITS 6-10 AND UNITS 11-15

SCALE: 1/8"=1'-0"

Proposed Units

77 Spring Street, Plympton, MA



Assessor

HARTEL COMMERCIAL REAL ESTATE

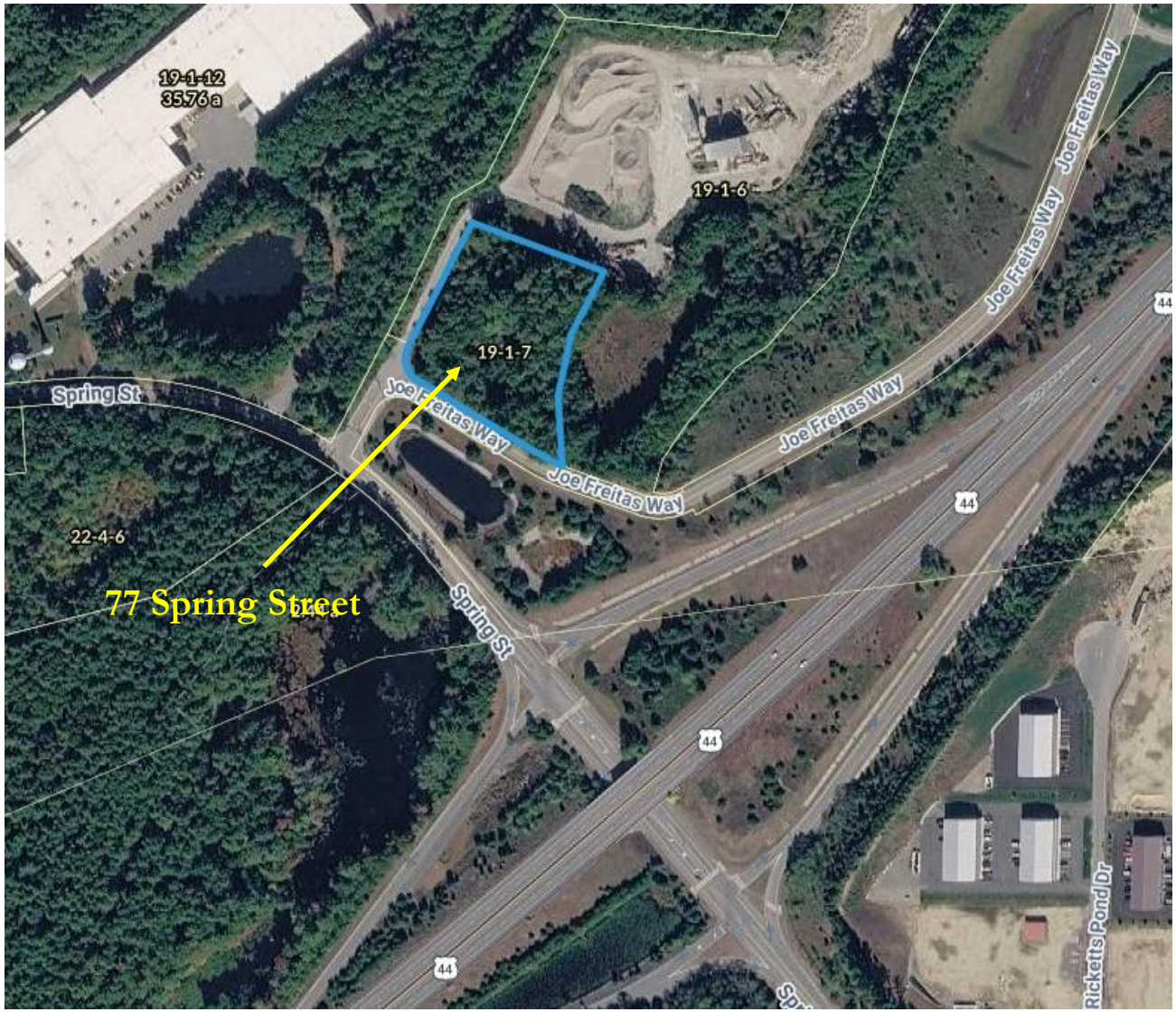
230 Jones Road
Suite 6
Falmouth MA 02540

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

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

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

77 Spring Street, Plympton, MA



Satellite

HARTEL COMMERCIAL REAL ESTATE

230 Jones Road
Suite 6
Falmouth MA 02540

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

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

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

77 Spring Street, Plympton, MA

Neighborhood

HARTEL COMMERCIAL REAL ESTATE

230 Jones Road
Suite 6
Falmouth MA 02540

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

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

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

77 Spring Street, Plympton, MA

Zoning - GI - General Industrial

HARTEL COMMERCIAL REAL ESTATE

230 Jones Road
Suite 6
Falmouth MA 02540

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

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

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

Hartel Commercial Real Estate

Falmouth

230 Jones Road
Suite 6
Falmouth MA 02540

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

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

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

Contacts

***Disclaimer**: All information contained herein was researched and obtained by sources deemed to be reliable. We make no representation or warranties of any kind due to the accuracy contained within this listing. Please conduct your own research of the property to verify any and all information. We are not responsible for any information which is relied upon without further due diligence and investigation.