



HARTEL COMMERCIAL REAL ESTATE
Falmouth ~ Quincy

295 Winter St
Hanover, MA



HARTEL COMMERCIAL REAL ESTATE

Strategic Real Estate Services

PROPERTY DETAILS - Industrial Bay Units 11 & 12 Available

- * CLOSE TO RTE 3 & RTE 53
- * 2 MILES TO HANOVER CENTER
- * 12X12 OVERHEAD DOORS
- * Propane Heaters for Units
- * ADA Mens/Womens Baths
- * Units Have Floor Draining tied into Tight Tanks
- * 600 AMP ELECTRIC
- * 6.50± ACRES
- * PAVED PARKING ONSITE

Offered FOR LEASE

Units 11 & 12

3,000± SF - \$5,000/MONTH

Condo Fee - \$400/MONTH

4 ASSIGNED PARKING SPACES



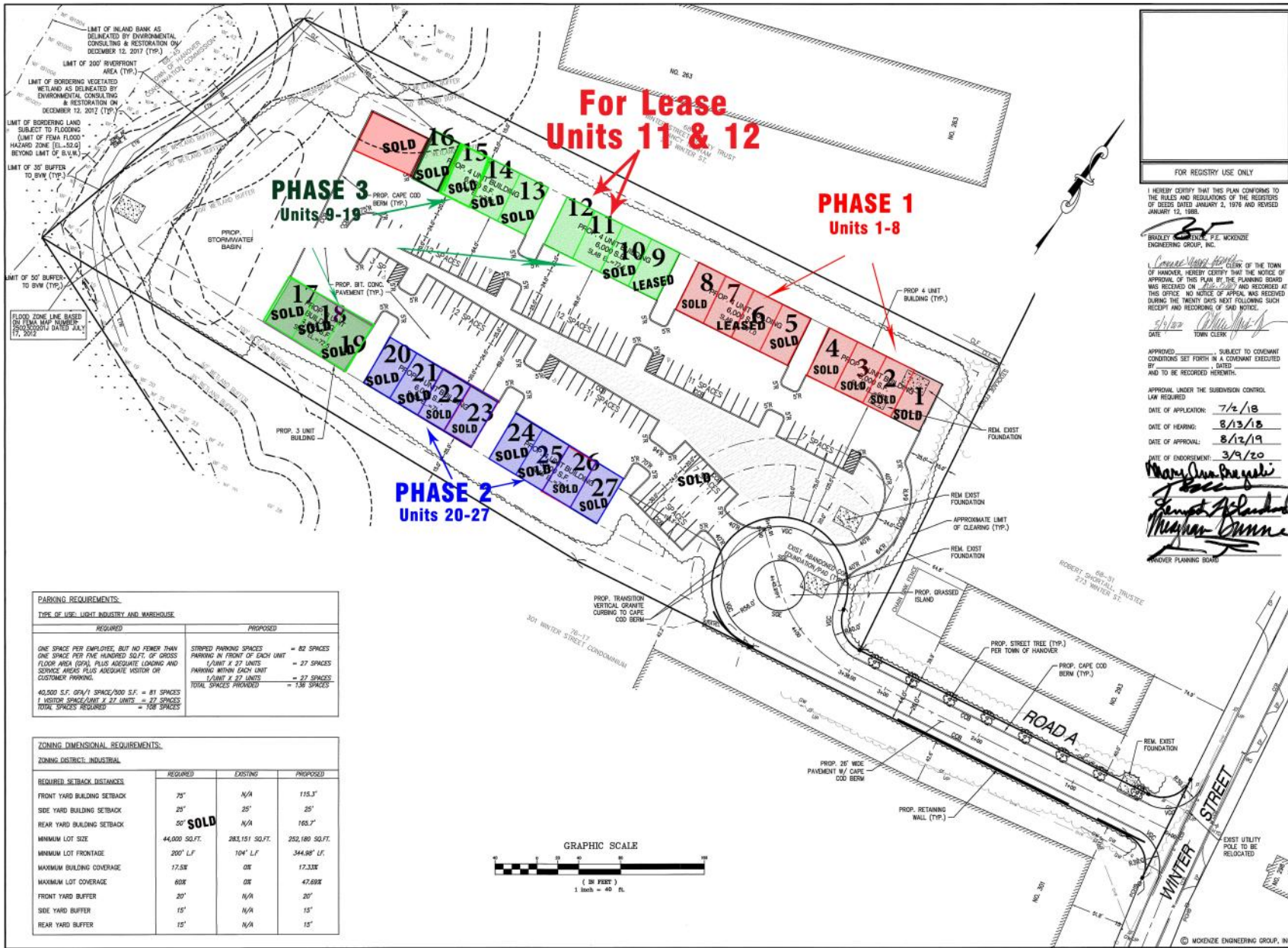
230 Jones Road
Suite 6
Falmouth MA 02540

40 Willard Street
Suite 207
Quincy MA 02169

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

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

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



PARKING REQUIREMENTS:

TYPE OF USE: LIGHT INDUSTRY AND WAREHOUSE

REQUIRED	PROPOSED
ONE SPACE PER EMPLOYEE, BUT NO FEWER THAN ONE SPACE PER ONE HUNDRED SQ.FT. OF GROSS FLOOR AREA (GFA), PLUS ADEQUATE LOADING AND SERVICE AREAS PLUS ADEQUATE VISITOR OR CUSTOMER PARKING.	STRIPPED PARKING SPACES = 82 SPACES PARKING IN FRONT OF EACH UNIT (UNIT X 27 UNITS) = 27 SPACES PARKING WITHIN EACH UNIT (UNIT X 27 UNITS) = 27 SPACES TOTAL SPACES PROVIDED = 136 SPACES
40,000 S.F. GFA / 1 SPACE/200 S.F. = 81 SPACES / VISITOR SPACE/UNIT X 27 UNITS = 27 SPACES TOTAL SPACES REQUIRED = 108 SPACES	

ZONING DIMENSIONAL REQUIREMENTS:

ZONING DISTRICT: INDUSTRIAL

REQUIRED SETBACK DISTANCES	REQUIRED	EXISTING	PROPOSED
FRONT YARD BUILDING SETBACK	75'	N/A	115.3'
SIDE YARD BUILDING SETBACK	25'	N/A	25'
REAR YARD BUILDING SETBACK	50'	N/A	169.7'
MINIMUM LOT SIZE	44,000 SQ.FT.	283,151 SQ.FT.	252,180 SQ.FT.
MINIMUM LOT FRONTAGE	200' L.F.	104' L.F.	344.98' L.F.
MAXIMUM BUILDING COVERAGE	17.5%	0%	17.33%
MAXIMUM LOT COVERAGE	60%	0%	47.69%
FRONT YARD BUFFER	20'	N/A	20'
SIDE YARD BUFFER	15'	N/A	15'
REAR YARD BUFFER	15'	N/A </tr	

FOR REGISTRY USE ONLY

I HEREBY CERTIFY THAT THIS PLAN CONFORMS TO THE RULES AND REGULATIONS OF THE REGISTRARS OF DEEDS DATED JANUARY 2, 1978 AND REVISED JANUARY 12, 1988.

BRADLEY SCIENCE, P.E. MCKENZIE ENGINEERING GROUP, INC.

CLERK OF THE TOWN OF HANOVER, HEREBY CERTIFY THAT THE NOTICE OF APPOINTMENT OF THIS PLAN BY THE PLANNING BOARD WAS RECEIVED ON 7/2/18 AND RECORDED AT THIS OFFICE. NO NOTICE OF APPEAL WAS RECEIVED DURING THE TWENTY DAYS NEXT FOLLOWING SUCH RECEIPT AND RECORDING OF SAID NOTICE.

5/1/20
DATE
TOWN CLERK

APPROVED SUBJECT TO COVENANT CONDITIONS SET FORTH IN A COVENANT EXECUTED BY [NAME] DATED [DATE] AND TO BE RECORDED HERewith.

APPROVAL UNDER THE SUBDIVISION CONTROL LAW REQUIRED

DATE OF APPLICATION: 7/2/18
DATE OF HEARING: 8/13/18
DATE OF APPROVAL: 8/12/19
DATE OF ENDORSEMENT: 3/9/20

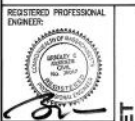
Mary Ann [Signature]
Robert [Signature]
Miguel [Signature]

HANOVER PLANNING BOARD

REV.	DATE	DESCRIPTION	BY (APP.)
1	7/2/18	FOR CONSULTATION PERMIT SET	



DEFINITIVE SUBDIVISION PLAN
WINTER STREET
(ASSESSORS MAP 76, LOT 19)
WINTER STREET
HANOVER, MASSACHUSETTS



REGISTERED PROFESSIONAL ENGINEER:
ROBERT SHERRILL
76 WINTER ST.
HANOVER, MA 02041

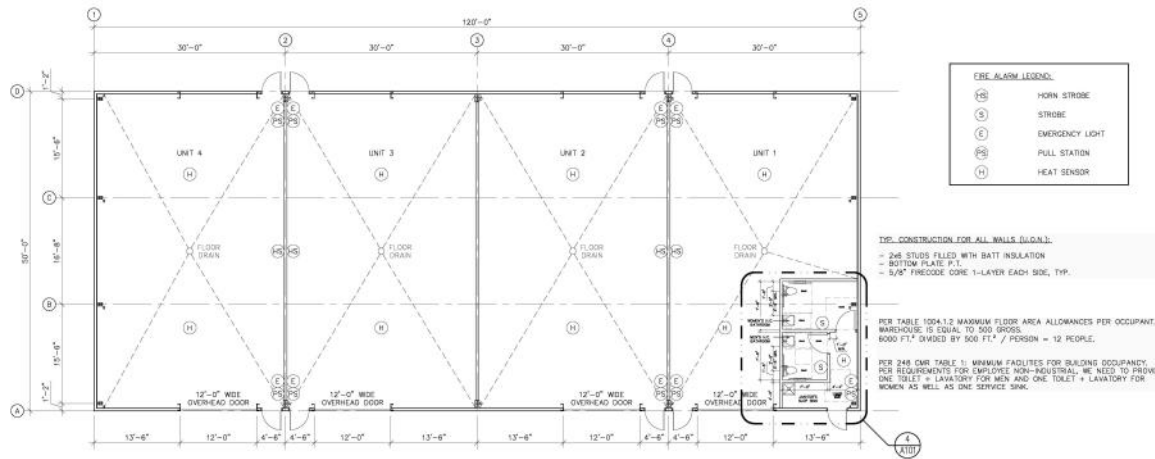
PROJECT: MCSHARRY BROS., INC.
7 LEAH DRIVE
ROCKLAND, MASSACHUSETTS 02070

PERMIT SET

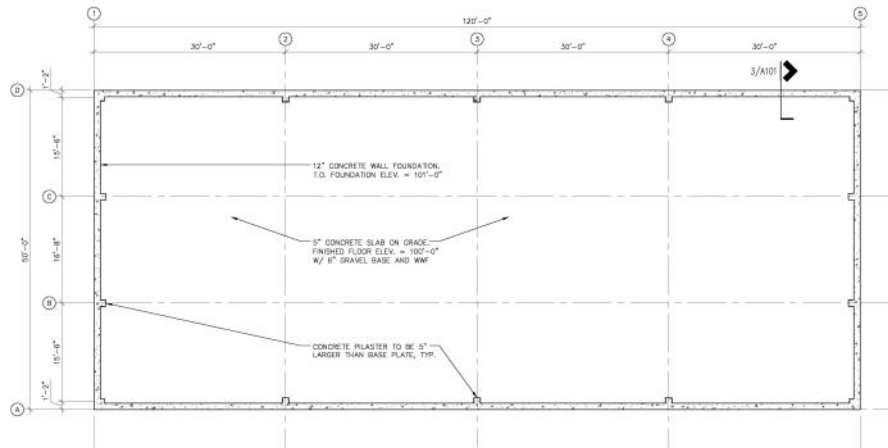
DRAWN BY: [NAME] AML
DESIGNED BY: [NAME] AML
CHECKED BY: [NAME] BSM
APPROVED BY: [NAME] BSM
DATE: JULY 2, 2018
SCALE: 1"=40'
PROJECT NO.: 217-169
DWG. TITLE: Site Plan
DWG. No.: 5

Site Plan

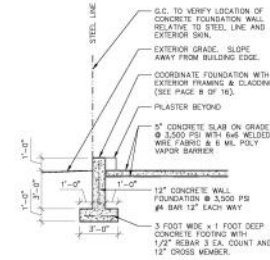
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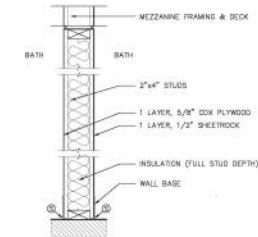
1 **PLAN - PROPOSED** (Typical for 6 Buildings): Bldg 1-4, Bldg 5-8, Bldg 9-12, Bldg 13-16, Bldg 20-23, & Bldg 24-27
SCALE: 1/8"=1'-0"



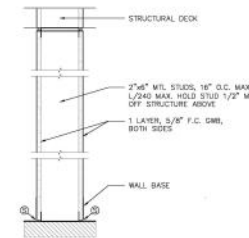
2 **FOUNDATION PLAN - PROPOSED** (Typical for 6 Buildings): Bldg 1-4, Bldg 5-8, Bldg 9-12, Bldg 13-16, Bldg 20-23, & Bldg 24-27
SCALE: 1/8"=1'-0"



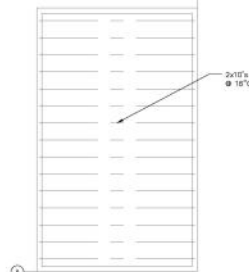
3 **FOUNDATION DETAIL**
SCALE: 1/4"=1'-0"



4 **MEZZANINE FRAMING**
SCALE: 1/4"=1'-0"



5 **DEMISING WALL**
SCALE: 1/4"=1'-0"



6 **BATH WALLS**
SCALE: 1/4"=1'-0"

NEW WAREHOUSE BUILDINGS

WINTER STREET
HANOVER, MA

Conner Design
architecture interiors visualization

50 Terminal Street,
Bldg #2, 8th Floor
Charlestown, MA 02129
617.241.8300
617.241.8303 fax

Project No:		2034
Issue Date:		10-23-2020
Revision No.	Date	Description
1	11-11-2020	Adjust Dimensions & Add CDS
FLOOR PLANS PROPOSED		
SCALE: AS NOTED		
A101		

Floorplan - Typical 6 Building - 4 Bays Each



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Assessor



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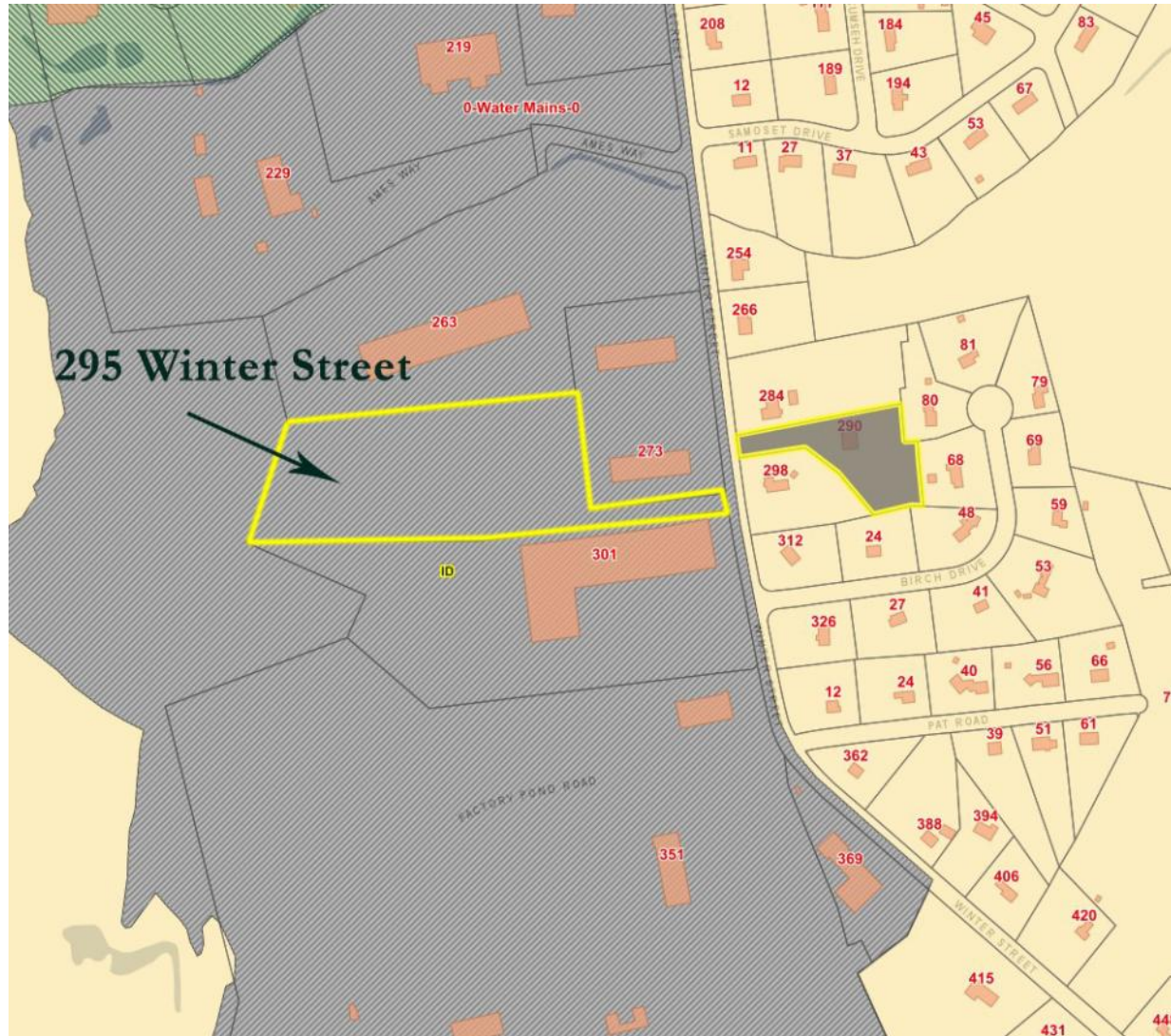
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Zoning



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