





# 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 - 4 UNITS AT 3,750± SF EACH
- \* Propane Heaters for Units
- \* Private Baths in Each Unit
- \* Units Have Floor Draining tied into Tight Tanks
- \* 150 AMP ELECTRIC PER UNIT
- \* 3.00± ACRE SITE
- \* ESTIMATED MONTHLY CONDO FEE TBD

## OFFERED FOR SALE OR FOR LEASE

**Four Commercial Condo Units  
Mechanic Shops Not Allowed**

**Inquire for Allowed Uses**

**Pre-Construction Pricing  
Offered For Sale or For Lease**

**Inquire for Pricing**

**ESTIMATED PROJECT COMPLETION**

**SPRING 2025**

*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

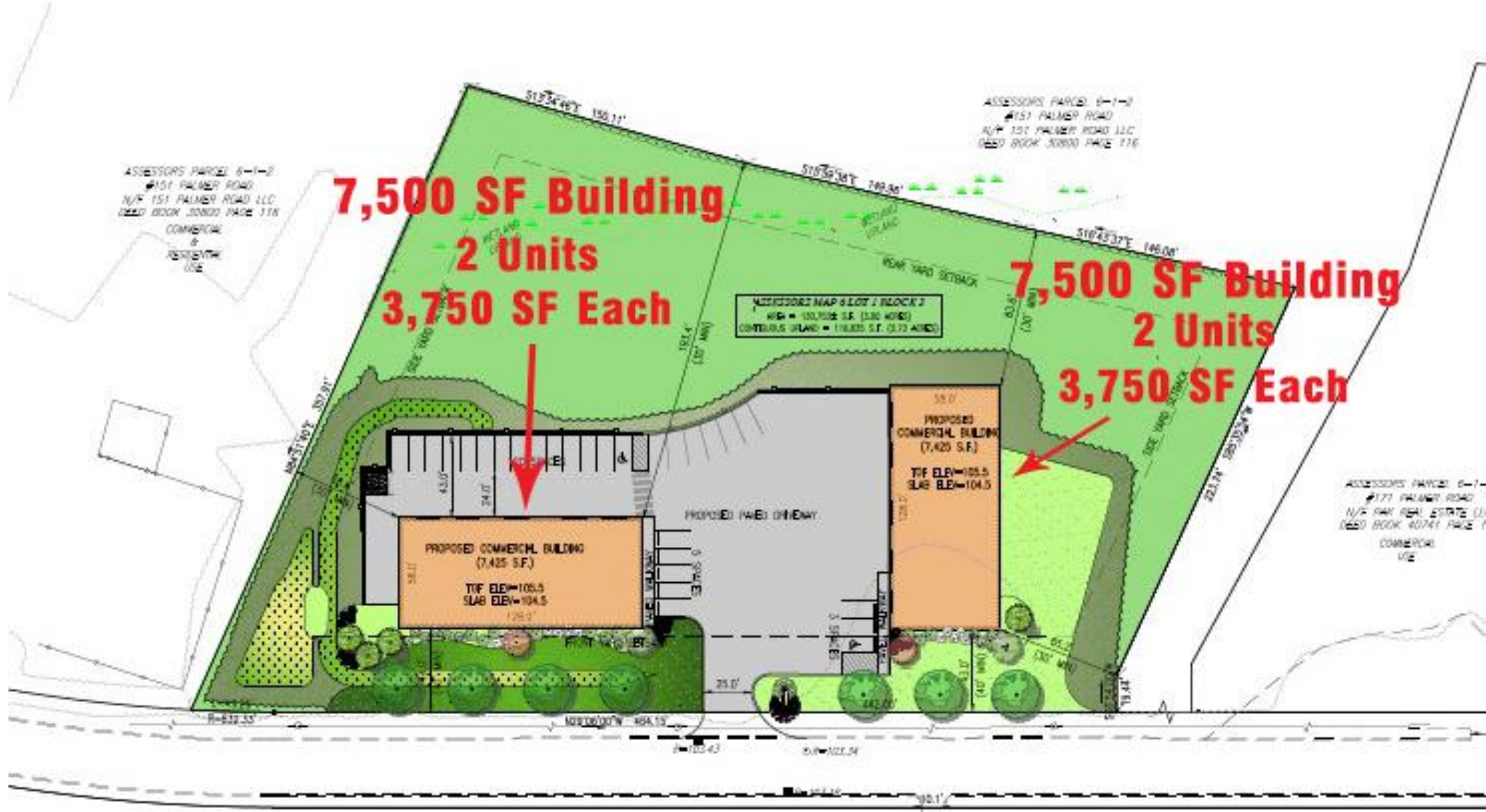
Greg Hartel  
617-256-3169  
Greg@HartelRealty.com

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

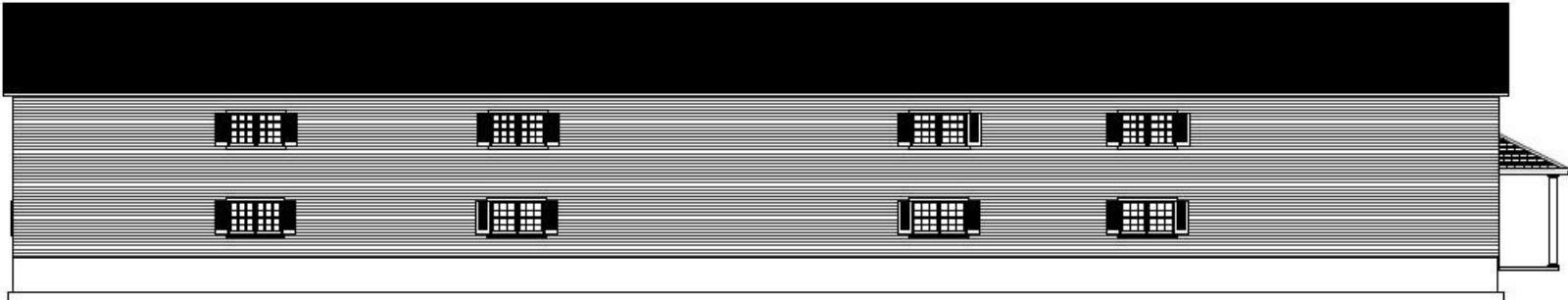
Main Office  
508-444-0172  
www.HartelRealty.com



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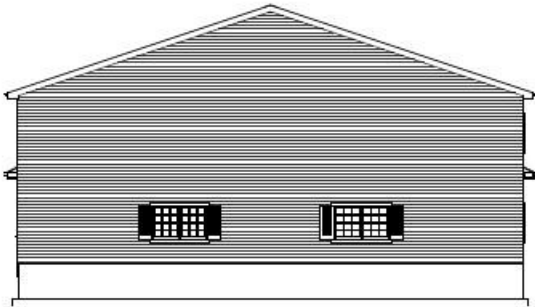
**Conceptual Site Plan**



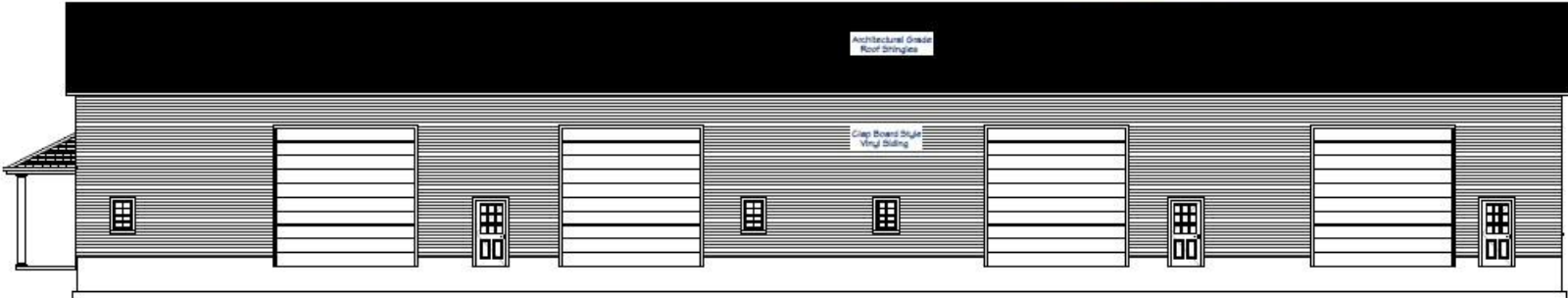
REAR ELEVATION



LEFT ELEVATION



RIGHT ELEVATION



FRONT ELEVATION

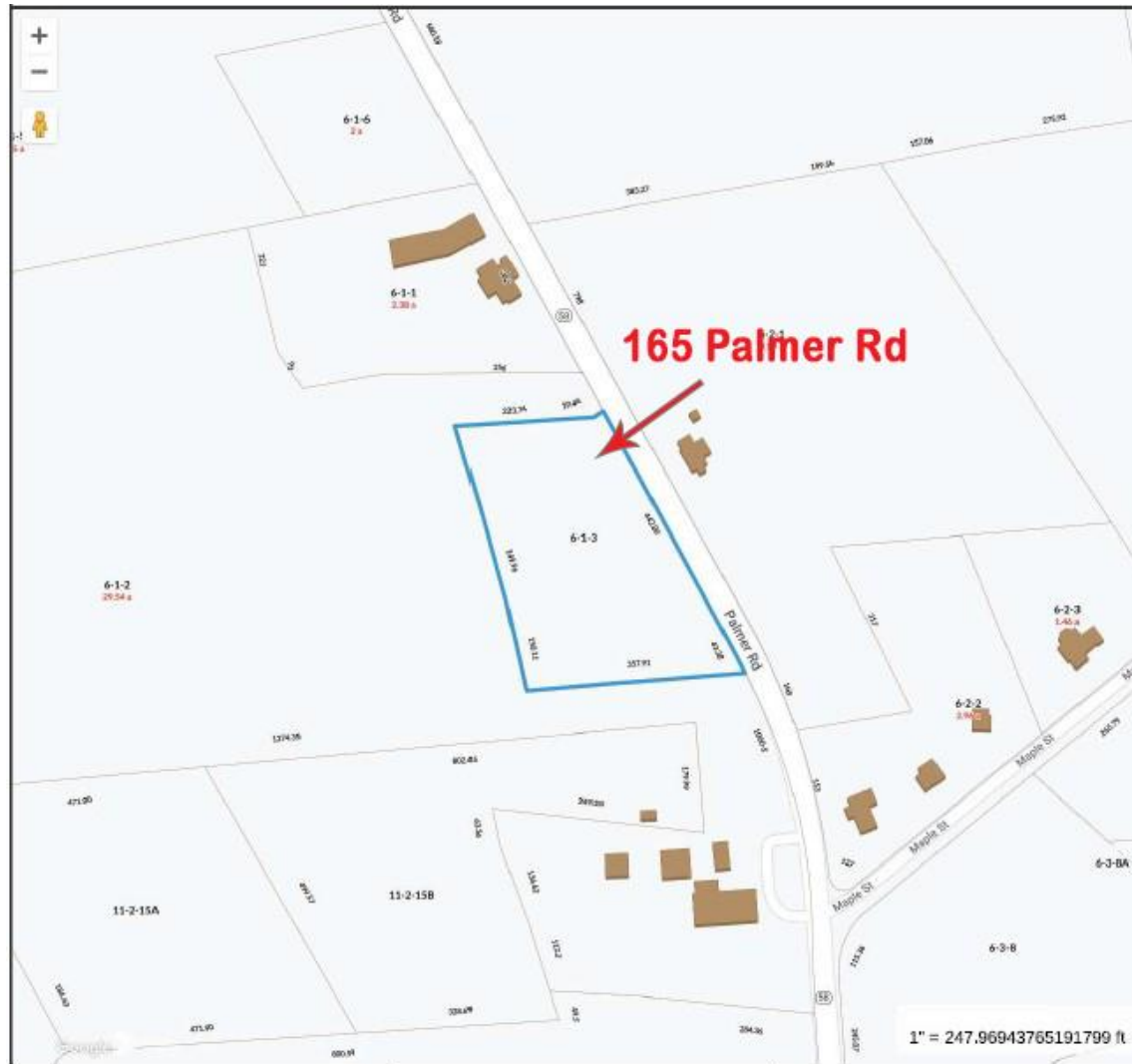
# Elevations





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## Assessor



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## Satellite



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## Neighborhood



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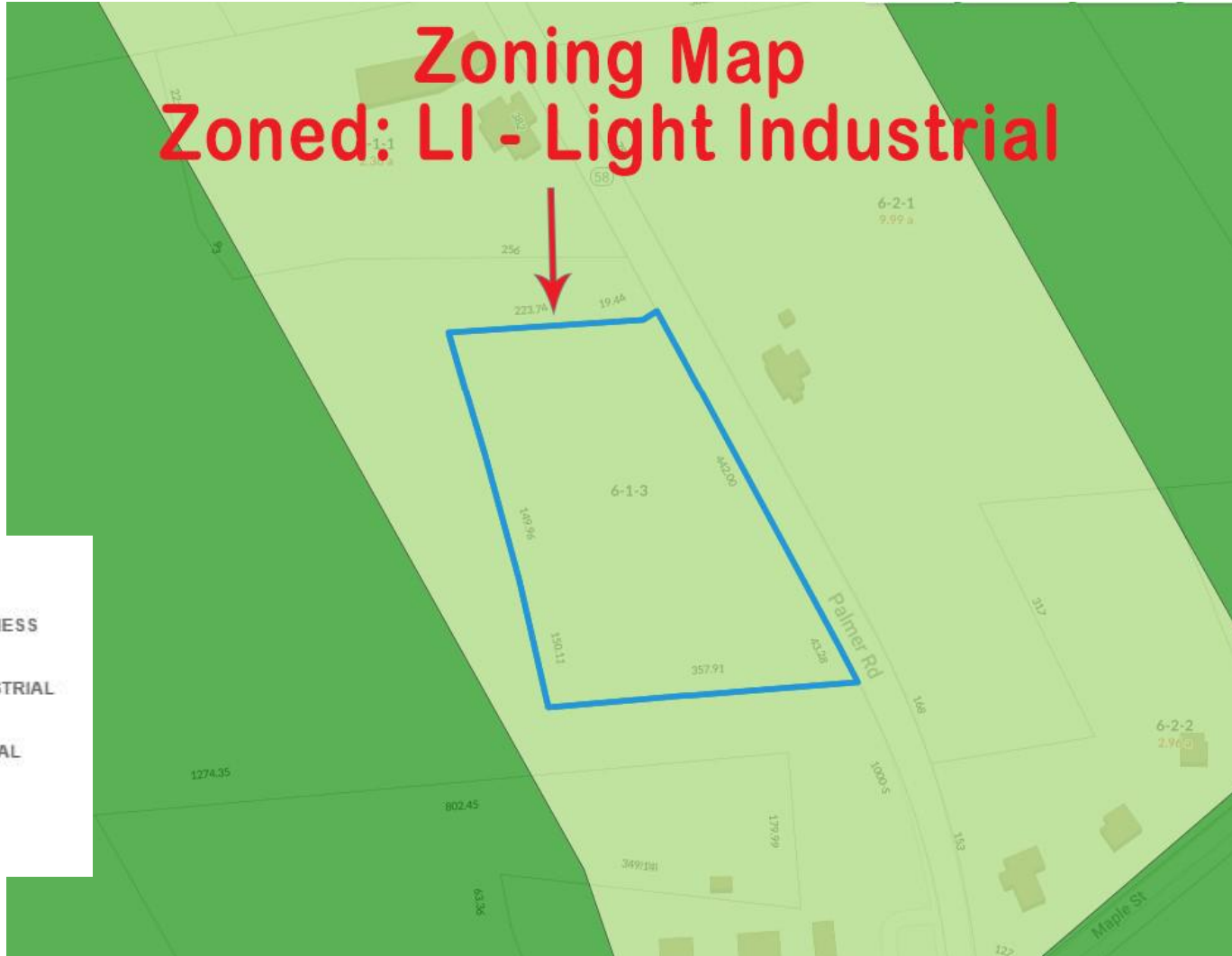


## Zoning Map Zoned: LI - Light Industrial



### ZONES

-  GENERAL BUSINESS
-  GENERAL INDUSTRIAL
-  LIGHT INDUSTRIAL
-  RESIDENTIAL



## Zoning - LI - Light Industrial





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