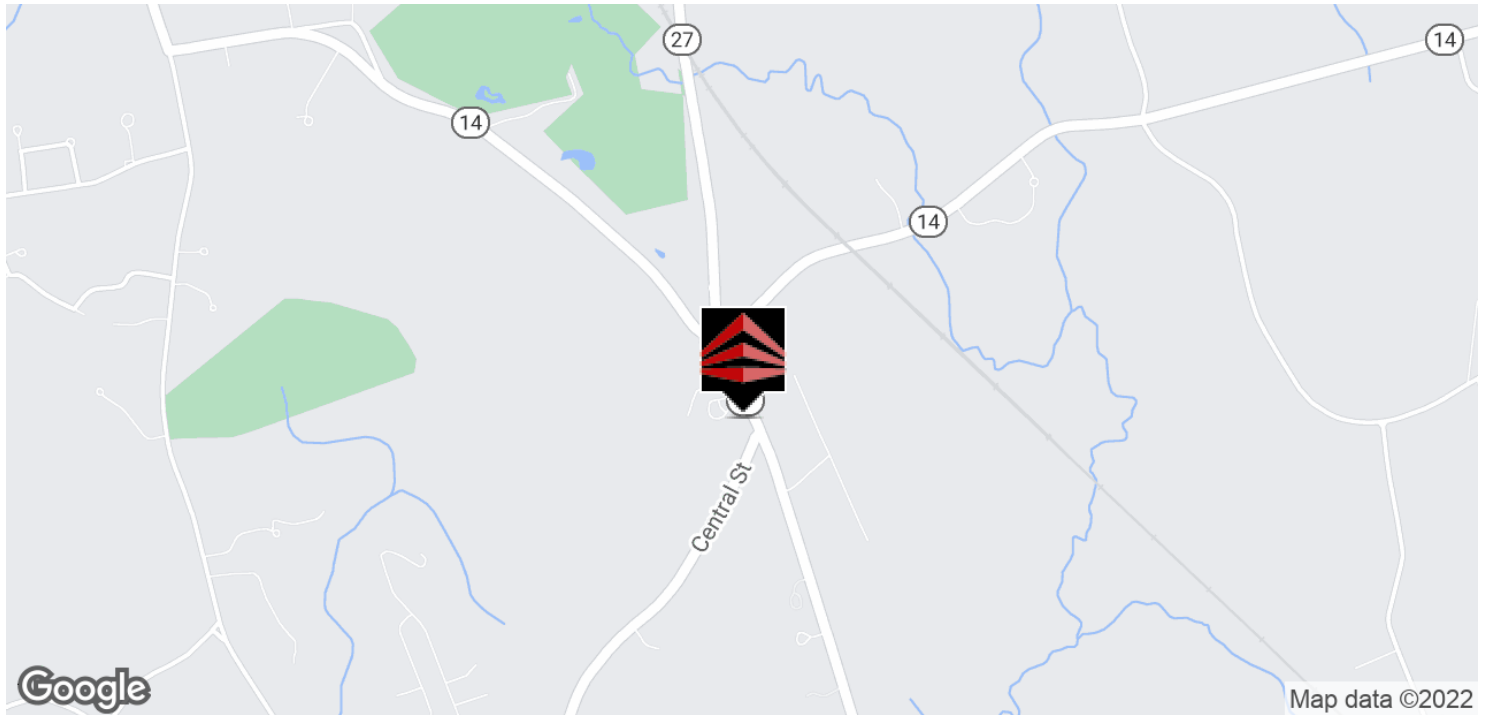




26 FRANKLIN STREET, EAST BRIDGEWATER, MA

FOR SALE APPROVED OFFICE WAREHOUSE



OFFERING SUMMARY

Sale Price:	\$499,000
Lot Size:	0.28 Acres
Price / Acre:	\$1,782,143

PROPERTY OVERVIEW

Land for Sale 0.28 Acres
Approved: 2,392 SF Office/Warehouse Building

PROPERTY HIGHLIGHTS

- Land for Sale 0.28 Acres
- Approved Office/Warehouse Building
- Prime Location on Route 27

BEN STOUT, CCIM

bstout@atlanticproperties.com
O: 508.746.2500 X202

ANDREW STOUT

afstout@atlanticproperties.com
O: 508.591.8261



PARCEL MAP

SCALE: 1"=30'

TABLE OF ASSESSOR PARCELS

REF.	TOWN	PARCEL NUMBER	DEED REFERENCE
1	HANSON	MAP 59 LOT 1583	BOOK 52471 PAGE 26
A	E. BRIDGE	MAP 59 LOT 1579	BOOK 52471 PAGE 26
B	E. BRIDGE	MAP 59 LOT 1580	BOOK 52471 PAGE 26
C	E. BRIDGE	MAP 59 LOT 1581	BOOK 52471 PAGE 26
D	E. BRIDGE	MAP 59 LOT 1582	BOOK 52471 PAGE 26
E	E. BRIDGE	MAP 59 LOT 1583	BOOK 52471 PAGE 26

DIMENSIONAL REQUIREMENTS

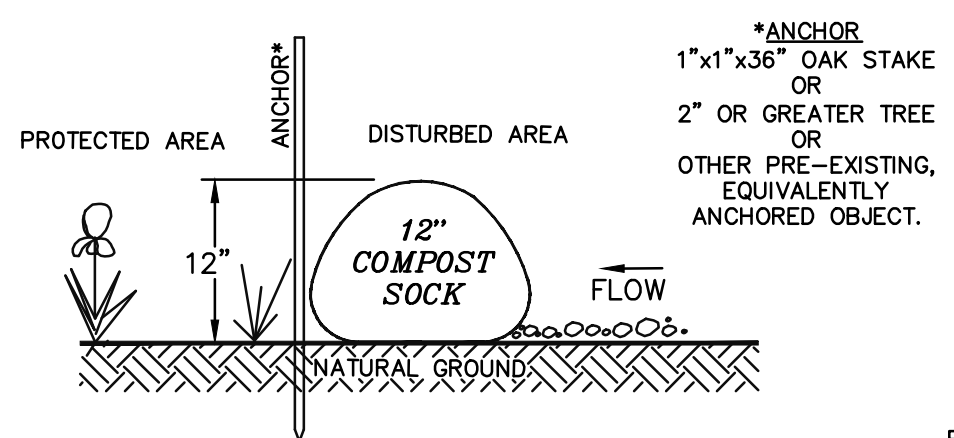
ZONING: I (INDUSTRIAL)	REQUIRED	PROVIDED
MIN. LOT AREA 1	30,000 S.F.	14,454 S.F.*
MIN. FRONT SETBACK	50'	10.5'*
MIN. SIDE SETBACK	25'	10.5'*
MIN. REAR SETBACK	25'	10.5'*
MAX BLDG HEIGHT (STORIES)	40' (2)	26' (2)
MIN. OPEN SPACE (% OF TOTAL LOT AREA)	30%	37.5%

* SEE VARIANCE NOTES

PARKING SPACE SUMMARY FOR 0 FRANKLIN STREET

USE	REQUIRED	PROVIDED
OFFICE/PROFESSIONAL (870 SF) (1 SPACE/200 SF)	5 SPACES	
WAREHOUSE (2 EMPLOYEES) (1 SPACE/EMPLOYEE)	2 SPACES	
TOTAL	7 SPACES	7 SPACES
ADA ACCESSIBLE SPACES FOR PARKING LOTS BETWEEN 1 AND 26 SPACES	1 VAN	1 VAN

SECTION END VIEW



NOTES:

- FILTER SOCK CONSTRUCTION OUTSIDE CASING: BIODEGRADABLE NATURAL FABRIC FILLER INGREDIENT: CLEAN, NATURAL COMPOST
- WHERE SECTION ENDS MEET, THERE SHALL BE AN OVERLAP OF 6" OR GREATER. BOTH SIDES SHALL BE ANCHORED (OAK STAKES, TREES, ETC.) TO STABILIZE THE UNION.
- FILTER SOCK SHALL BE USED WITHIN 100' BUFFER ZONE TO WETLANDS, IF NECESSARY ADDITIONAL ECB MATERIALS MAY BE USED TO SUPPLEMENT THE FILTER SOCK.

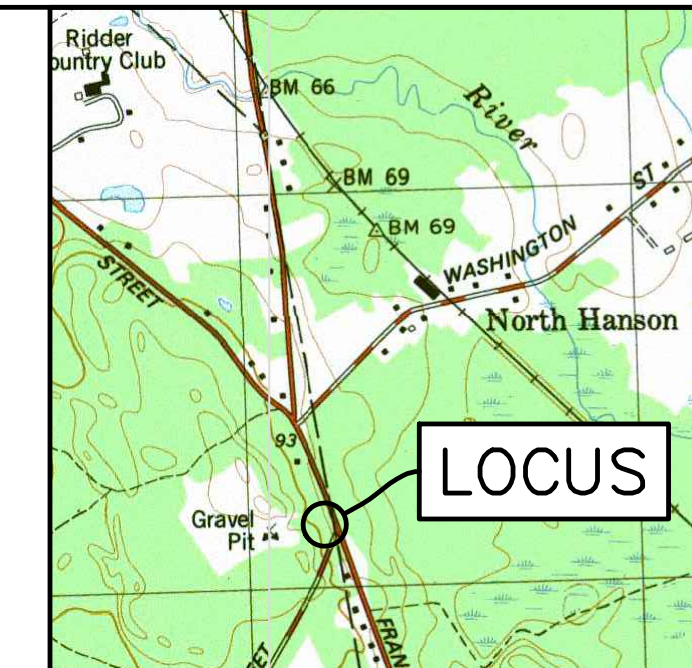
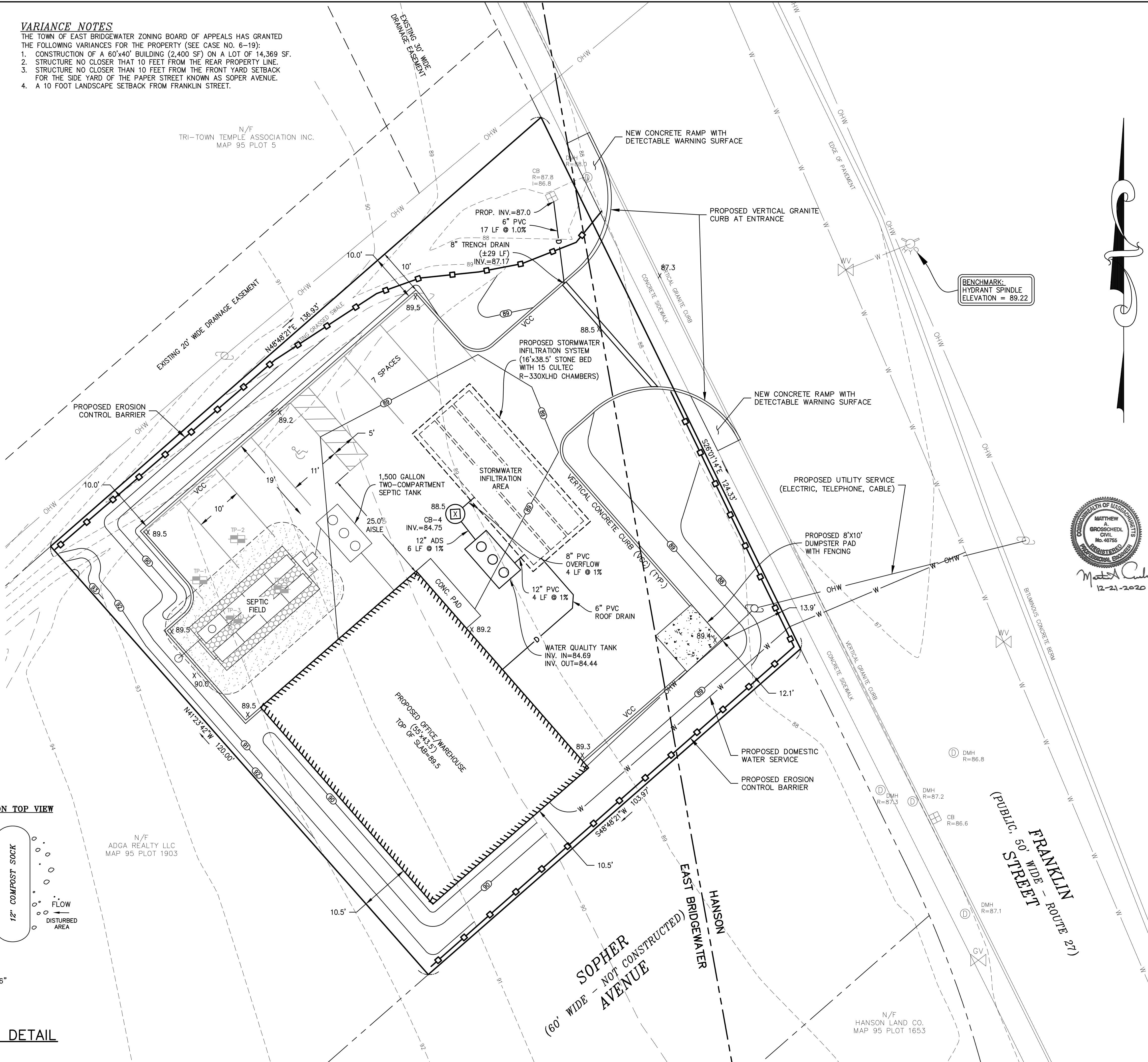
TYPICAL EROSION CONTROL BARRIER DETAIL

NOT TO SCALE

VARIANCE NOTES

THE TOWN OF EAST BRIDGEWATER ZONING BOARD OF APPEALS HAS GRANTED THE FOLLOWING VARIANCES FOR THE PROPERTY (SEE CASE NO. 6-19):

- CONSTRUCTION OF A 60'x40' BUILDING (2,400 SF) ON A LOT OF 14,369 SF.
- STRUCTURE NO CLOSER THAN 10 FEET FROM THE REAR PROPERTY LINE.
- STRUCTURE NO CLOSER THAN 10 FEET FROM THE FRONT YARD SETBACK FOR THE SIDE YARD OF THE PAPER STREET KNOWN AS SOPHER AVENUE.
- A 10 FOOT LANDSCAPE SETBACK FROM FRANKLIN STREET.



LOCUS
N.T.S.

GENERAL NOTES

- PLAN REFERENCE:
 - FOR DEED REFERENCE SEE DEED BOOK: 52471 PAGE: 26 IN THE PLYMOUTH COUNTY REGISTRY OF DEEDS.
 - THE TOPOGRAPHIC INFORMATION SHOWN HEREON IS THE RESULT OF A FIELD SURVEY PERFORMED BY OUTBACK ENGINEERING, INC. ON NOVEMBER 20, 2020. ELEVATIONS ARE BASED ON NAVD 88 DATUM.
- THE SITE FALLS WITHIN ZONE "X", AREAS DETERMINED TO BE OUTSIDE THE 0.2 ANNUAL CHANCE FLOODPLAIN, AS SCALED FROM THE FLOOD INSURANCE RATE MAP (MAP NUMBER: 25023C0192J, EFFECTIVE DATE: JULY 17, 2012).
- THE SITE IS NOT LOCATED WITHIN A ZONE A SURFACE WATER SUPPLY PROTECTION AREA. THIS SITE IS LOCATED WITHIN A ZONE II GROUNDWATER PROTECTION AREA.
- THE SITE IS NOT LOCATED WITHIN A PRIORITY HABITAT AND IS NOT LOCATED WITHIN AN ESTIMATED HABITAT ACCORDING TO THE LATEST NATURAL HERITAGE AND ENDANGERED SPECIES PROGRAM ONLINE MAPS.
- ALL EXISTING UTILITY INFORMATION IS FROM THE BEST AVAILABLE INFORMATION SUPPLIED BY FIELD SURVEY PERFORMED BY OUTBACK ENGINEERING, INC. AND IS TO BE CONSIDERED APPROXIMATE. CONTRACTOR SHALL NOTIFY DIGSAFE (1-888-344-7233) AT LEAST 72 HOURS PRIOR TO THE ONSET OF ANY CONSTRUCTION TO HAVE ALL EXISTING UTILITIES LOCATED AND CLEARLY MARKED.
- NO KNOW WETLANDS ARE LOCATED WITHIN 100' OF THE PROPOSED SOIL ABSORPTION SYSTEM.
- NO KNOWN WELLS ARE LOCATED WITHIN 100' OF THE PROPOSED SOIL ABSORPTION SYSTEM.



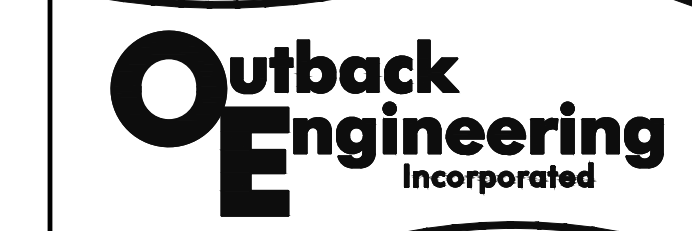
Matthew A. Grosschedl
12-21-2020

REVISIONS

NO.	DATE	DESCRIPTION

OWNER
ADGA REALTY LLC
90 WALNUT STREET
HALIFAX, MA

PROPOSED SITE IMPROVEMENT PLAN
AT
0 FRANKLIN STREET
IN
EAST BRIDGEWATER
/HANSON
MASSACHUSETTS

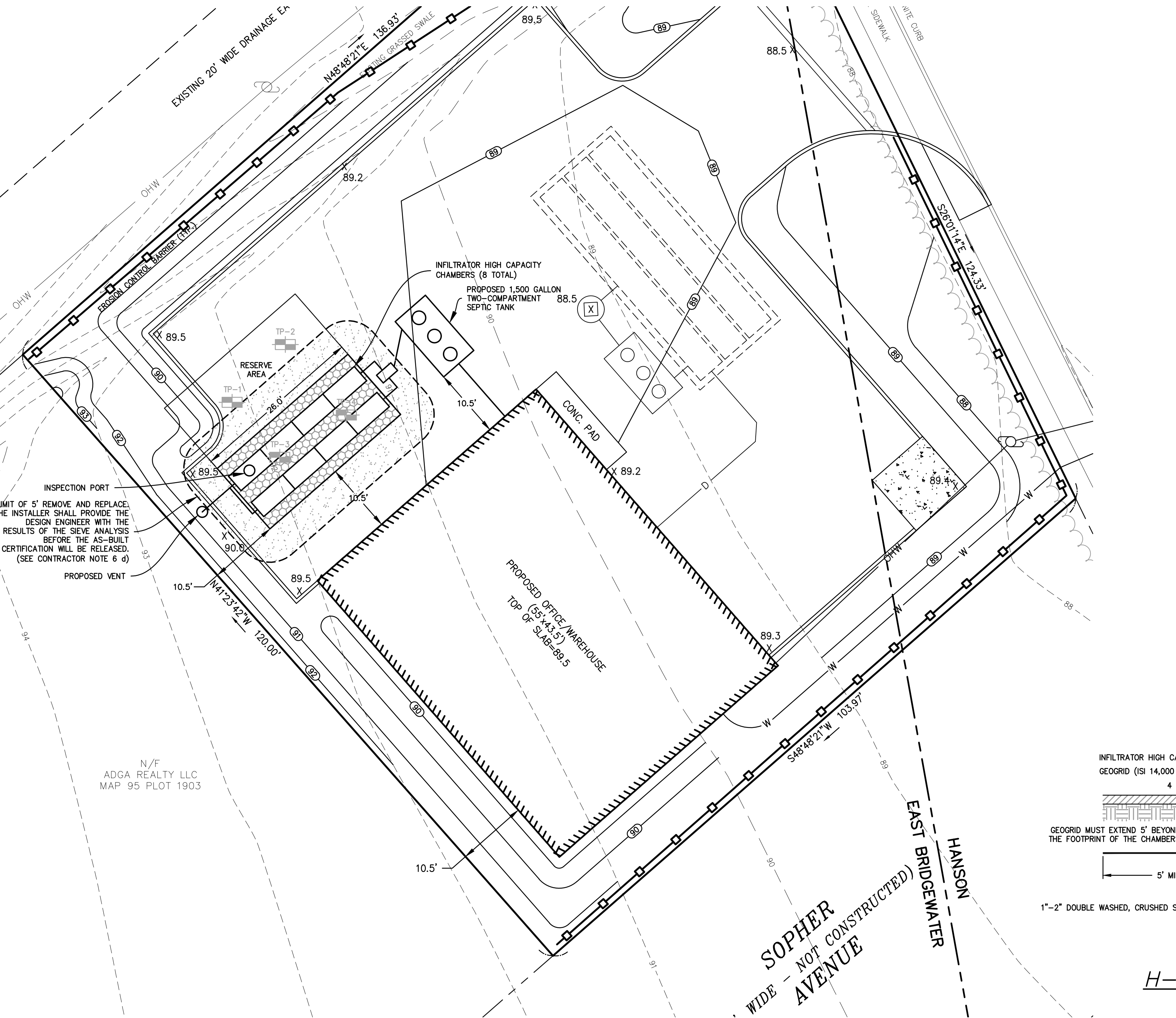
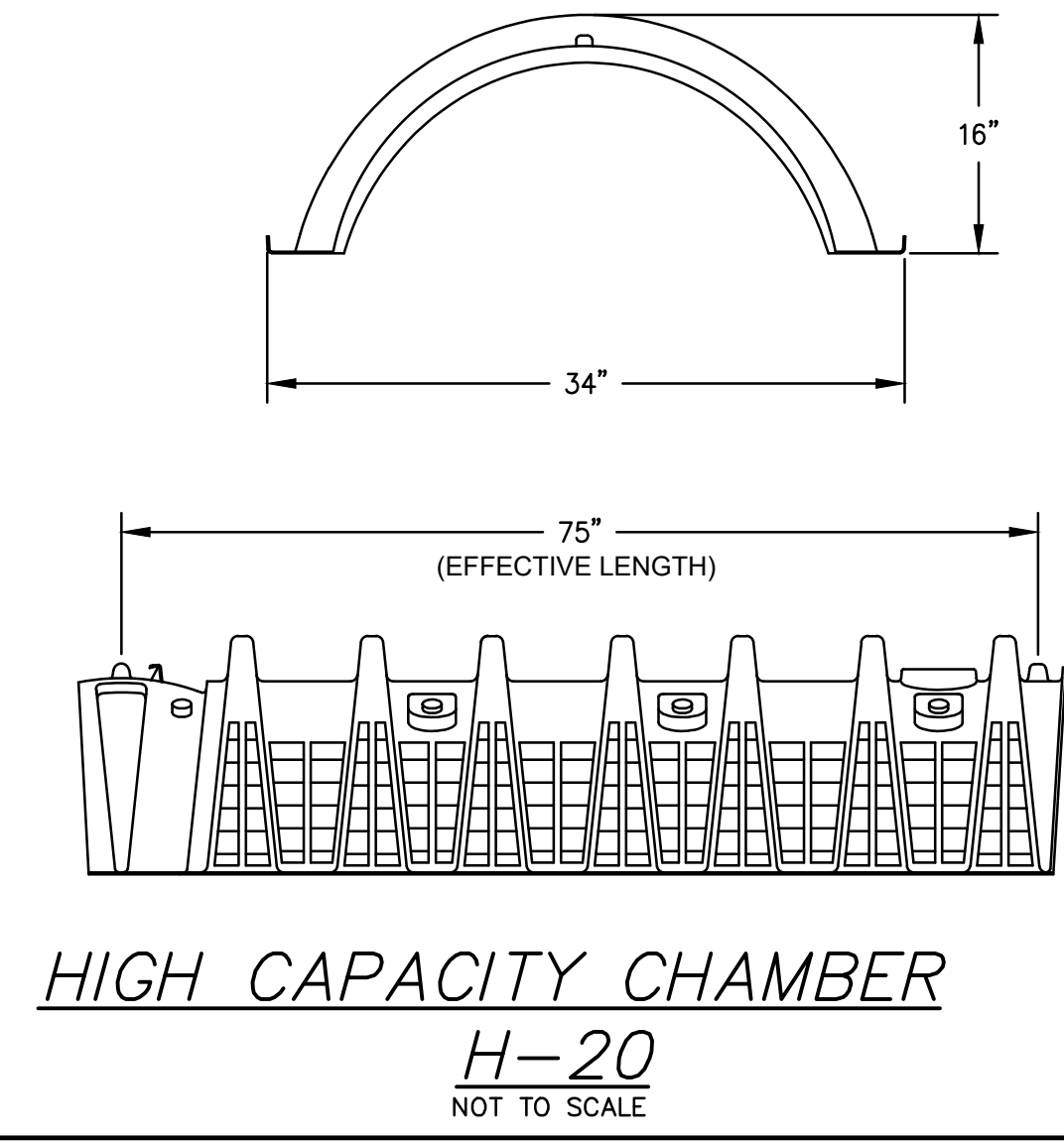
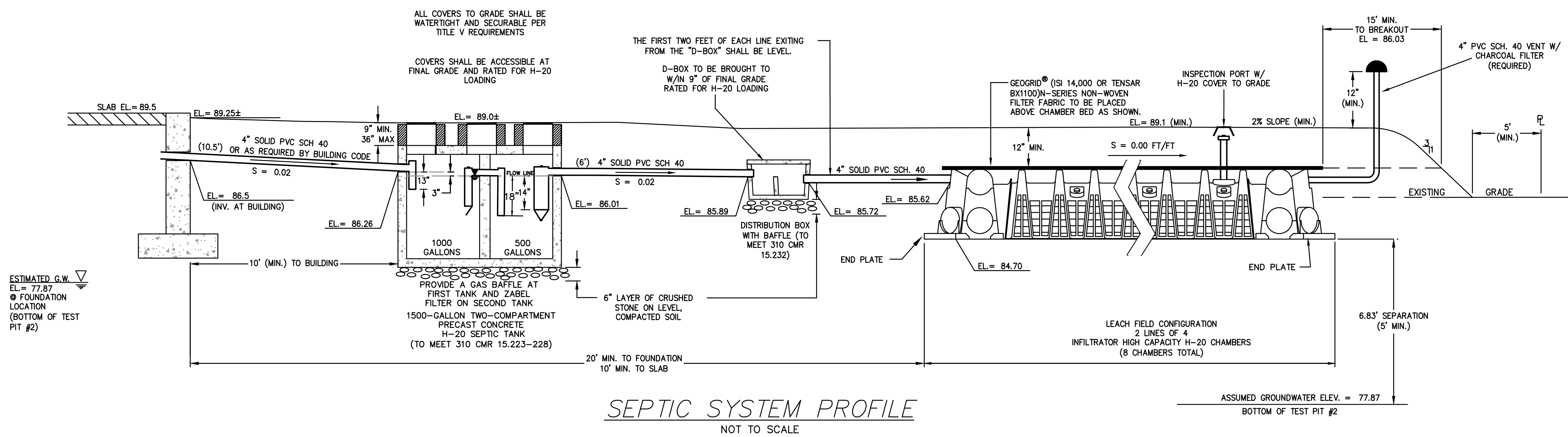


165 EAST GROVE STREET
MIDDLEBOROUGH, MA 02346
TEL: (508)-946-9231
FAX: (508)-947-8873
www.outback-eng.com

DATE: DECEMBER 21, 2020
DRAWN BY: MAG CHECKED BY:
SCALE: 1"=10' SHEET 1

0' 10' 20' 30'

OE-3639



T.P. # 1

DEPTH	ELEV.
0	92.10
6"	91.60
34"	89.27
80"	85.43
152"	78.93

T.P. # 2

DEPTH	ELEV.
0	91.70
6"	91.20
26"	89.53
90"	84.20
160"	77.87

T.P. # 3

DEPTH	ELEV.
0	91.90
6"	91.40
28"	89.57
78"	85.40
144"	79.40

T.P. # 4

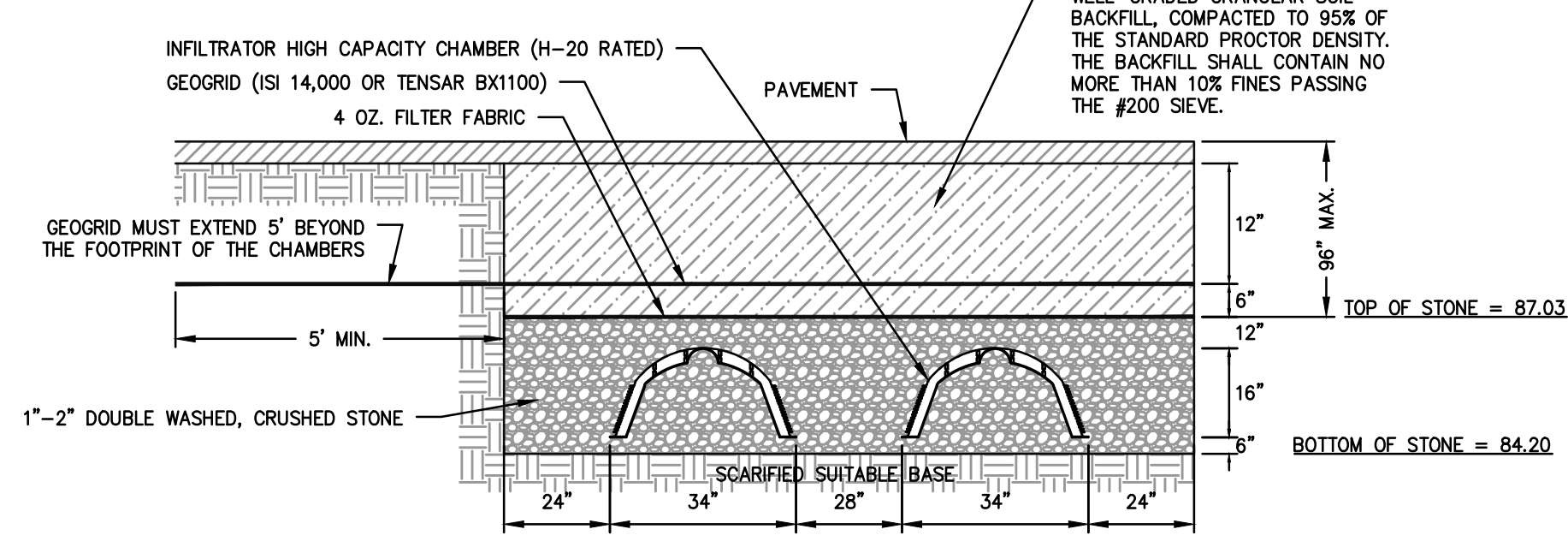
DEPTH	ELEV.
0	91.40
6"	90.90
30"	88.90
78"	84.90
144"	78.90

PERC. RATE : 3 M.P.I.
 DATE OF TEST : 12/8/2020
 B.O.H. AGENT : BOB FILBRICK
 SOIL EVALUATOR : KYLE DEVENISH

PERC. RATE : 2 M.P.I.
 DATE OF TEST : 12/8/2020
 B.O.H. AGENT : BOB FILBRICK
 SOIL EVALUATOR : KYLE DEVENISH

SOIL STRATA LOGS
NOT TO SCALE

SIEVE SIZE	EFFECTIVE PARTICLE SIZE	% THAT MUST PASS SIEVE
#4	4.75 mm	100%
#50	0.30 mm	10% - 100%
#100	0.15 mm	0% - 20%
#200	0.075 mm	0% - 5%



DESIGN CALCULATIONS:

- ESTIMATED DAILY FLOW:
 820 SF OFFICE X 75 GALLONS PER 1000 SF OFFICE SPACE = 61,500 GALLONS PER DAY. (200 GPD MIN TITLE V)
 WAREHOUSE @ 15 GPD/EMPLOYEE X 2 EMPLOYEES = 30 GPD
 TOTAL GPD = 200 (OFFICE) + 30 (WAREHOUSE) = 230 GPD
- SEPTIC TANK REQUIRED CAPACITY = 1500 GALLONS (TITLE V MIN.)
 *REQUIRED 2 COMPARTMENT PER TITLE V
- LEACHING AREA REQUIREMENTS: USE 45 M.P.I.
 EFFLUENT LOADING RATE = 0.74 GPD/S.F. (CLASS L)
 WITH A LEACHING FIELD
 AREA REQ'D = 230 GPD / 0.74 GPD/S.F. = 311 S.F.
- LEACHING AREA PROVIDED:
 INFILTRATOR HIGH CAPACITY H-20 CHAMBERS
 USE (4) 6.25' CHAMBERS/ROW, 8 TOTAL CHAMBERS
 PROPOSED LEACHING FIELD: 34' D X 12' W X 26' L
 CAPACITY PROVIDED = 12' W X 26' L = 312 SF
 312 SF X 0.74 GPD/SF = 231 GPD

- CONTRACTOR NOTES:**
- ALL CONSTRUCTION TO CONFORM TO THE REQUIREMENTS OF THE MASSACHUSETTS DEPT. OF ENVIRONMENTAL PROTECTION SANITARY CODE, TITLE 5, AND LOCAL BOARD OF HEALTH REGULATIONS.
 - DESIGN ENGINEER TO BE NOTIFIED AT LEAST 48 HOURS PRIOR TO REQUIRED INSPECTIONS.
 - ALL SYSTEM COMPONENTS SHALL BE MARKED WITH MAGNETIC MARKING TAPE OR APPROVED EQUAL PER 310 CMR 15.221(12)
 - PER 310 CMR 15.246(2), FROM THE DATE OF THE INSTALLATION OF THE SOIL ABSORPTION SYSTEM UNTIL RECEIPT OF A CERTIFICATE OF COMPLIANCE FROM THE APPROVING AUTHORITY IN ACCORDANCE WITH 310 CMR 15.021, THE PERIMETER OF THE SOIL ABSORPTION SYSTEM SHALL BE STAKED AND FLAGGED TO PREVENT THE USE OF SUCH AREA FOR ALL ACTIVITIES WHICH MIGHT DAMAGE THE SOIL ABSORPTION SYSTEM. SUCH FLAGGING IS NOT INTENDED TO PRECLUDE THE FINAL GRADING AND LANDSCAPING OF THE AREA OF THE SOIL ABSORPTION SYSTEM. STOCKPILING OF MATERIALS OR HEAVY EQUIPMENT WITHIN THE AREA IS PROHIBITED.
 - LOCATION OF UTILITIES IS APPROXIMATE AND CONTRACTORS SHALL NOTIFY BIGSAFE (1-888-344-7233) AT LEAST 72 HOURS PRIOR TO THE ONSET OF CONSTRUCTION TO HAVE ALL EXISTING UTILITIES LOCATED AND CLEARLY MARKED.
 - IN AREAS SHOWN ON THE PLAN, ALL TOPSOIL, SUBSOIL AND OTHER IMPERVIOUS MATERIALS SHALL BE REMOVED AND REPLACED WITH A CLEAN GRANULAR SAND, FREE FROM ORGANIC MATTER AND OTHER DELETERIOUS SUBSTANCES, GRADED AS FOLLOWS:
 - NO MATERIAL LARGER THAN 2 INCHES.
 - UP TO 45% BY WEIGHT MAY BE RETAINED ON A #4 SIEVE.
 - OF THE FRACTION PASSING THE #4 SIEVE, THE FOLLOWING CRITERIA APPLY:

SIEVE SIZE	EFFECTIVE PARTICLE SIZE	% THAT MUST PASS SIEVE
#4	4.75 mm	100%
#50	0.30 mm	10% - 100%
#100	0.15 mm	0% - 20%
#200	0.075 mm	0% - 5%
 - A SIEVE ANALYSIS OF THE MATERIAL SHALL BE PERFORMED TO DETERMINE THAT IT MEETS THE RADATION REQUIREMENTS NOTED ABOVE. THE INSTALLER SHALL PROVIDE A COPY OF THE SIEVE ANALYSIS RESULTS TO THE DESIGN ENGINEER.
 - THIS SYSTEM IS NOT DESIGNED TO ACCOMMODATE A GARBAGE GRINDER.
 - IF A WATER PURIFICATION OR FILTRATION DEVICE IS USED, BACKWASH SHALL BE DISCHARGED TO A DRYWELL OR TO THE GROUND IN ACCORDANCE WITH 310 CMR 15.004 (8). THE BACKWASH SHOULD NOT BE DIRECTED TO THE SEPTIC SYSTEM.
 - SEPTIC SYSTEM OWNER SHALL HAVE THE SEPTIC TANK AND OUTLET FILTER INSPECTED ANNUALLY AND CLEANED AND PUMPED AS NECESSARY.
 - ALL SYSTEM COMPONENTS ARE DESIGNED WITH H-20 LOADING CAPACITY, UNLESS OTHERWISE NOTED.



REVISIONS

NO.	DATE	DESCRIPTION

OWNER
 ADGA REALTY LLC
 90 WALNUT STREET
 HALIFAX, MA

Subsurface Sewage Disposal System
 AT
 0 FRANKLIN STREET
 IN
 EAST BRIDGEWATER
 /HANSON
 MASSACHUSETTS

Outback Engineering Incorporated
 165 EAST GROVE STREET
 MIDDLEBOROUGH, MA 02346
 TEL: (508)-946-9231
 FAX: (508)-947-8873
 www.outback-eng.com

DATE: DECEMBER 21, 2020
 DRAWN BY: MAG CHECKED BY:
 SCALE: 1"=10' SHEET 2

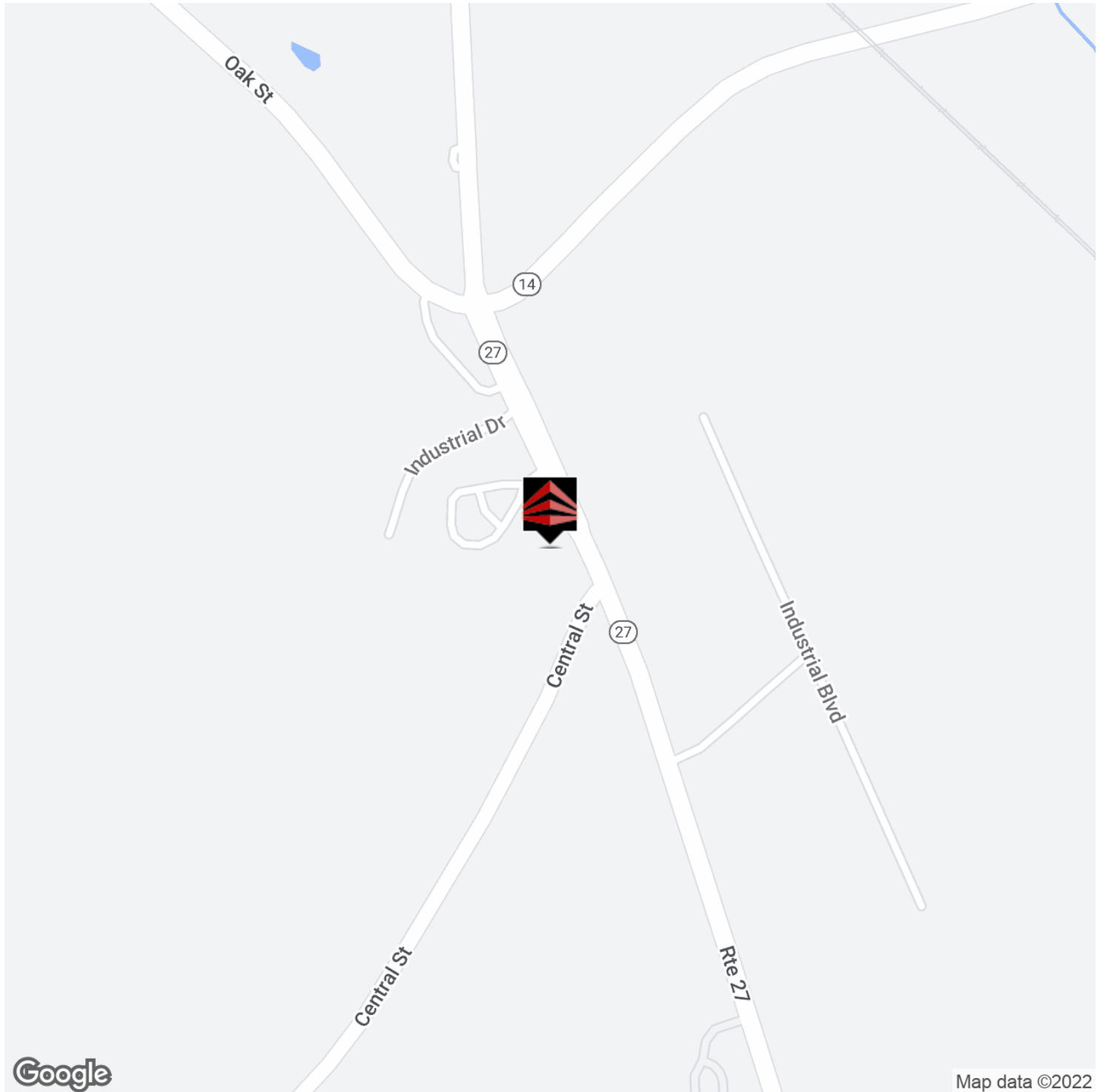
0' 10' 20' 30'

OE-3639



26 FRANKLIN STREET, EAST BRIDGEWATER, MA

FOR SALE APPROVED OFFICE WAREHOUSE



BEN STOUT, CCIM

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O: 508.746.2500 X202

ANDREW STOUT

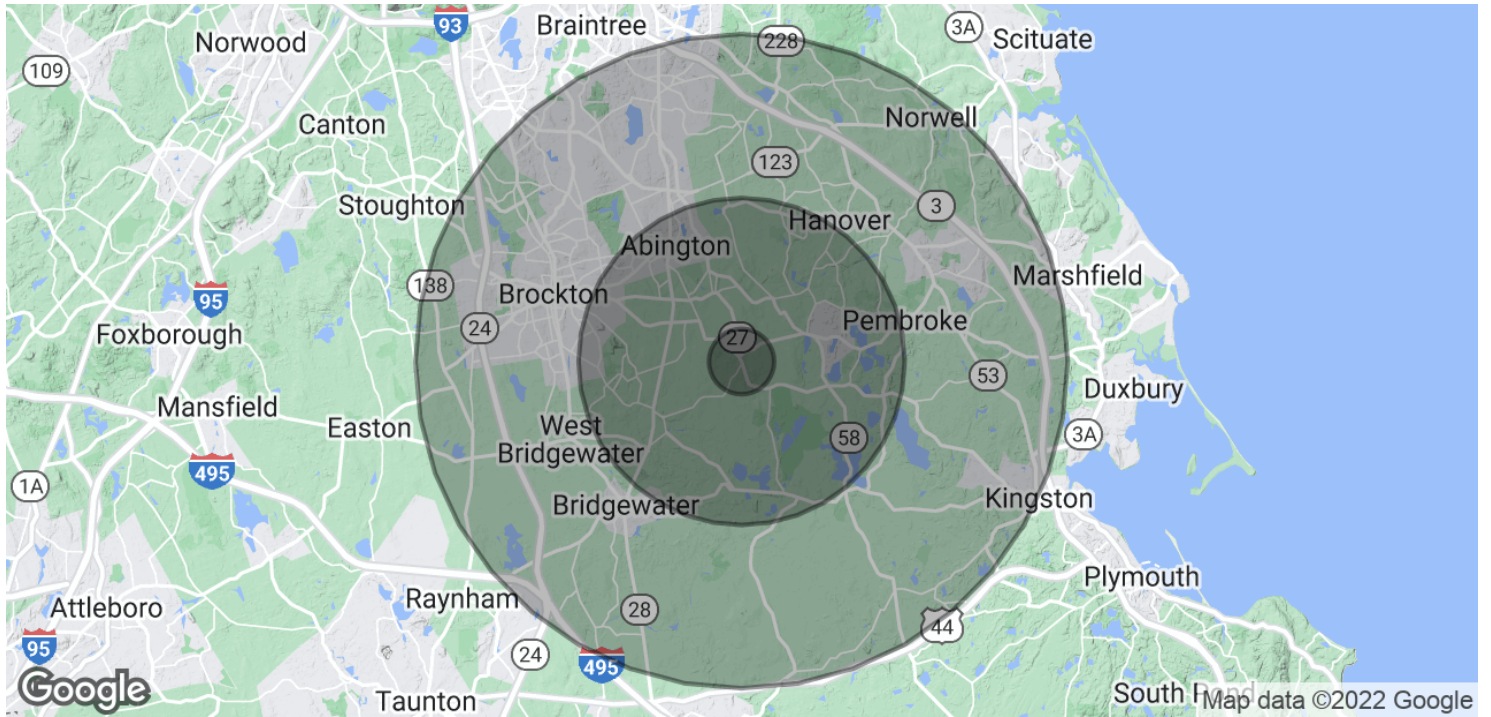
afstout@atlanticproperties.com
O: 508.591.8261

 **ATLANTIC PROPERTIES**



26 FRANKLIN STREET, EAST BRIDGEWATER, MA

FOR SALE APPROVED OFFICE WAREHOUSE



POPULATION	1 MILE	5 MILES	10 MILES
Total Population	2,023	78,709	359,081
Average Age	40.1	39.0	38.1
Average Age (Male)	39.9	38.0	36.6
Average Age (Female)	40.8	39.6	38.7

HOUSEHOLDS & INCOME	1 MILE	5 MILES	10 MILES
Total Households	694	28,208	127,265
# of Persons per HH	2.9	2.8	2.8
Average HH Income	\$87,632	\$85,217	\$82,076
Average House Value	\$368,926	\$362,310	\$377,812

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