



POSTED



HARTEL COMMERCIAL REAL ESTATE
Falmouth ~ Quincy

*Lot 1A Spring Street
Ricketts Pond Business Park
Carver, MA*



HARTEL COMMERCIAL REAL ESTATE

Strategic Real Estate Services



Construction Complete - Ready for Occupancy



HARTEL COMMERCIAL REAL ESTATE

230 Jones Road
Suite 6
Falmouth MA 02540

40 Willard Street
Suite 207
Quincy MA 02169

Greg Hartel
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Entrance to Ricketts Pond Business Park



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Construction
History in
Progress



Construction
Has Been
Completed



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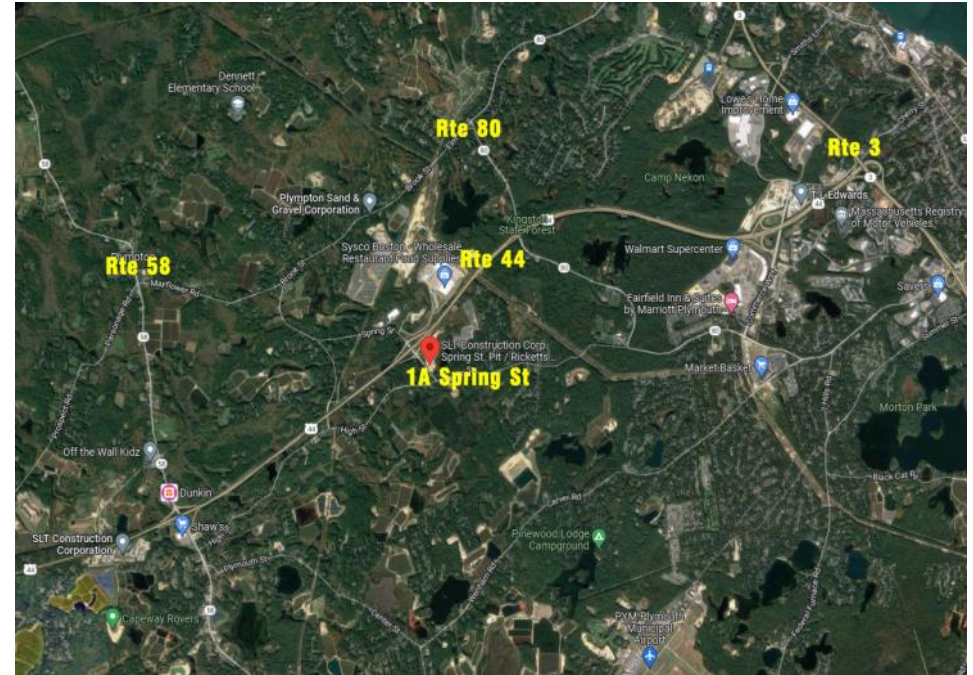
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Satellite & Neighborhood



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PROPERTY DETAILS - Individual Bays For Lease

- * LOCATED JUST OFF RTE 44
- * MINUTES TO RTES 3, 58, 80
- * INDUSTRIAL BUILDINGS TO BE BUILT
 - 7,500± SF BUILDING - 5 BAYS
 - EACH UNIT - 1,500± SF
- * 14X14 OVERHEAD DOORS
- * Private Bath - Each Unit
- * Units Have Floor Draining
- * 600 AMP ELECTRIC
- * 2.97± ACRES

Offered For Lease: \$15/SF NNN

Offered For Sale: \$325,000/Each Unit

CONSTRUCTION COMPLETED

READY FOR OCCUPANCY



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PROJECT:
BRIDGESTONE DEVELOPMENT
 Lot 1 A Spring Street
 Carver, MA

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 THE USER ACKNOWLEDGES THAT THE ARCHITECTS DESIGNER HAS OBTAINED ALL NECESSARY PERMITS AND ALL OF NECESSARY CONTRACTS AND THAT THE USER IS THE PROPRIETOR OF THE ARCHITECT'S DESIGN AND SHALL NOT BE HELD RESPONSIBLE FOR ANY DAMAGE TO ANY PERSON OR PROPERTY CAUSED BY ANY USER OF THIS DESIGN OR ANY OTHER USER OF THIS DESIGN. THE ARCHITECTS LIABILITY AND USE AS AN ENGINEER, PLUMBER AND LICENSED MECHANICAL ENGINEER ARE LIMITED TO THE DESIGN OF THE BUILDING OR PORTION THEREOF AS SHOWN ON THIS SET OF PLANS.

NOTE:


DRAWING TITLE:
FLOOR PLAN

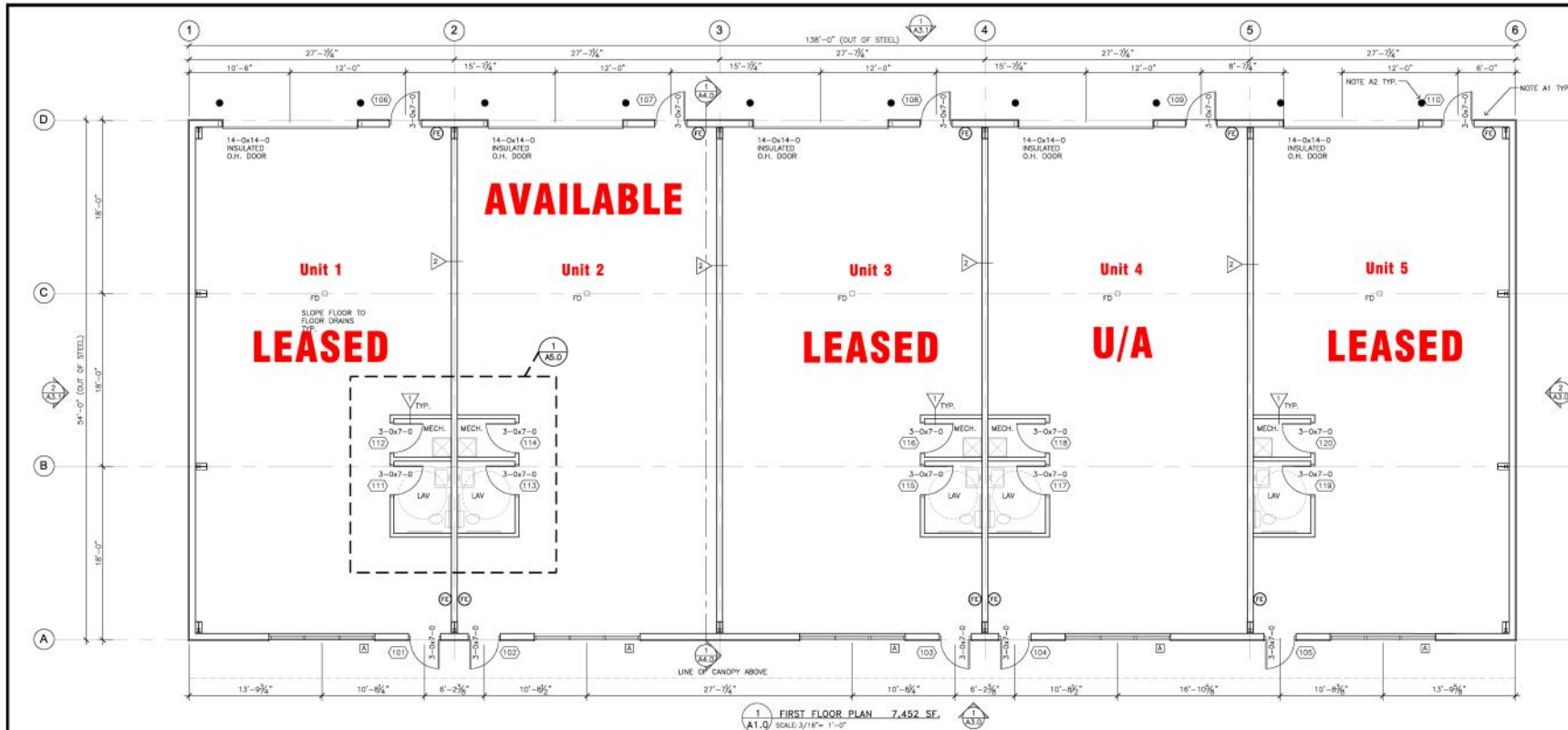
REVISIONS		
NO.	DATE	DESCRIPTION

DATE OF ISSUE: **03-03-22**

DRAWN BY: **MRH** CHECKED BY: **GBS**

DRAWING NUMBER:

A1.0



1 FIRST FLOOR PLAN 7,452 SF
 A1.0 SCALE: 3/16" = 1'-0"

- A GENERAL NOTES:**
- PERFORM ALL WORK INDICATED, AND SUCH ADDITIONAL WORK AS NECESSARY TO ACCOMPLISH A COMPLETE PROJECT. COORDINATE NEW WORK WITH ARCHITECTURAL PLANS AND SCHEDULES.
 - GENERAL CONTRACTOR TO VERIFY ALL DIMENSIONS ON DRAWINGS FOR CONFLICTS PRIOR TO CONSTRUCTION. THE CONTRACTOR SHALL NOTIFY THE ARCHITECT OF ANY DISCREPANCIES FOUND.
 - ALL WORK MATERIALS AND METHODS SHALL BE IN CONFORMANCE WITH THE CODES, ORDINANCES AND REGULATIONS OF ALL GOVERNMENTAL AGENCIES HAVING JURISDICTION AT THE FOLLOWING LOCATION.
 - ALL ITEMS, MATERIALS AND INSTALLATION ARE PART OF THE CONTRACT DOCUMENTS, UNLESS OTHERWISE INDICATED AS NOT IN A CONTRACT (N.I.C.) OR EXISTING. THE CONTRACTOR SHALL PROVIDE AND INSTALL ALL ACCESSORIES, COMPONENTS AND ASSEMBLIES REQUIRED FOR THE WORK DEPICTED OR SPECIFIED.
 - THE GENERAL CONTRACTOR SHALL BE RESPONSIBLE FOR VERIFYING ALL DIMENSIONS AND EXISTING CONDITIONS THEREON BEFORE COMMENCING WORK. REPORT ANY DISCREPANCIES AND/OR POTENTIAL PROBLEMS TO ARCHITECT PRIOR TO PROCEEDING WITH AFFECTED WORK.
- B CONSTRUCTION NOTES**
- ALL CONSTRUCTION SHALL COMPLY WITH THE INTERNATIONAL BUILDING CODE 2015 WITH COMMONWEALTH OF MASSACHUSETTS STATE BUILDING CODE AMENDMENTS TO THE IRC 2015 BASIC/COMMERCIAL, NINTH EDITION AND ALL LOCAL CITY CODES AND REGULATIONS.
 - ALL MATERIALS, ASSEMBLIES AND EQUIPMENT SHALL COMPLY WITH INTERNATIONAL BUILDING CODE 2015 WITH COMMONWEALTH OF MASSACHUSETTS STATE BUILDING CODE AMENDMENTS TO THE IRC 2015 BASIC/COMMERCIAL, NINTH EDITION AND ALL LOCAL CITY CODES AND REGULATIONS.
 - IT IS THE INTENT TO PROVIDE A CONTINUOUS LOAD PATH. THE INTERCONNECTION OF ALL FRAMING ELEMENTS IS CRITICAL TO A WIND-RESISTIVE BUILDING. A CONTINUOUS LOAD PATH OF INTERCONNECTED FRAMING ELEMENTS FROM FOOTINGS AND FOUNDATION WALLS TO FLOORS, WALLS, AND ROOF FRAMING SHALL BE PROVIDED.
- TOWN CARVER
 BASIC WIND SPEED: 127 mph
 EXPOSURE: B
 SNOW LOAD: 30 psf
- C MECHANICAL NOTES**
- ALL MECHANICAL WORK SHALL COMPLY WITH NATIONAL, STATE AND LOCAL MECHANICAL CODES.
- D ELECTRICAL NOTES**
- ALL ELECTRICAL WORK SHALL COMPLY WITH THE APPLICABLE REQUIREMENTS OF THE STATE ELECTRICAL CODE, LOCAL ORDINANCES, AND OTHER AUTHORITIES EXERCISING JURISDICTION OVER ALL ELECTRICAL CONSTRUCTION WORK AND THE PROJECT.
 - EXIT SIGNS AND LIGHTS SHALL COMPLY WITH CODES REFERENCED IN SECTION E.1. ABOVE. USE ALL "UL" LABELED ELECTRICAL MATERIALS.
 - PROVIDE SUPPLEMENTARY OR MISCELLANEOUS ITEMS AND DEVICES AS REQUIRED TO SECURE AND PROVIDE A COMPLETE OPERATIONAL SYSTEM.
- E PLUMBING NOTES**
- ALL PLUMBING WORK SHALL COMPLY WITH NATIONAL, STATE AND LOCAL PLUMBING CODES.
- G ACCESSIBILITY NOTES**
- ALL NEW WORK SHALL COMPLY WITH THE 2010 ADA STANDARDS FOR ACCESSIBLE AND USEABLE BUILDINGS (2010 ADA STANDARDS), REFERENCE IBCA GUIDELINES 1994 AND FEDERAL FAIR HOUSING ACT.

- GENERAL NOTES**
- ALL WALLS SHALL BE WALL TYPE "1" UNLESS OTHERWISE NOTED.
 - SEE SHEET A&D FOR WINDOW AND DOOR TYPES.
 - DIMENSION LINES ARE SHOWN FROM CENTERLINE TO CENTERLINE OF NEW PARTITION WALLS. DIMENSIONS FROM EXTERIOR BEARING WALLS ARE FROM FACE OF EXTERIOR STUD TO CENTERLINE OF NEW INTERIOR PARTITION, UNLESS NOTED OTHERWISE.
 - FIRE EXTINGUISHER SHALL BE:
 A. NFPA-10 PORTABLE FIRE EXTINGUISHER AND IS APPROVED ABC MULTI-PURPOSE DRY CHEMICAL TYPE.
 B. MINIMUM OF 10 LB CAPACITY.

WALL LEGEND

	NEW WALL CONSTRUCTION, SEE PLANS FOR LOCATIONS.
	INTERIOR WALL TYPE TAG, SEE WALL TYPES ON SHEET A&E
	FIRE EXTINGUISHER LOCATION, SEE NOTE 4 FOR TYPES.
	FLOOR DRAIN LOCATION

- KEYED NOTES (THIS DWG ONLY)**
- A1. PROVIDE FLUSH TRANSITION BETWEEN EXTERIOR SIDEWALK AND INTERIOR SLAB AT ALL EXTERIOR DOORS.
- A2. ALL PIPE BOLLARDS SHALL BE 6" CONCRETE-FILLED, 4'-0" HIGH, ALL BOLLARDS SHALL BE ANCHORED TO THE GROUND IN CONCRETE-FILLED SONO-TUBES, EXTENDING 4'-0" BELOW GRADE, YELLOW SAFETY SLEEVE.
- A WINDOWS: 11'-0"x 4'-0" STOREFRONT WINDOW
- DOORS:
 101-106: 3'-0"x7'-0" ALUMINUM STOREFRONT DOORS (KAWNEER OR EQ.) ALUMINUM FRAME, 1" INSULATED GLASS PULL HANDLE, PUSH BAR, CLOSER, 3/8" THRESHOLD, WEATHERSTRIP
 108-110: 5'-0"x7'-0" HOLLOW METAL INSULATED DOOR HOLLOW METAL INSULATED FRAME ENTRANCE WEATHERING, CLOSER, 3/8" THRESHOLD, WEATHERSTRIP
 111-120: 3'-0"x7'-0" HOLLOW METAL DOOR HOLLOW METAL FRAME

- LIST OF DRAWINGS:**
- A1.0 FLOOR PLAN
 - A2.0 REFLECTED CEILING PLAN
 - A3.0 ELEVATIONS
 - A3.1 ELEVATIONS
 - A4.0 CROSS SECTION & WALL SECTION
 - A5.0 RESTROOM DETAILS & WALL TYPES

Floor Plan - As of August 1, 2023

Elevations

FRONT ELEVATION
SCALE: 1/4" = 1'-0"

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PROJECT:
BRIDGESTONE DEVELOPMENT
Lot 1 A Spring Street
Carnegie, PA

DATE: 02-03-22
DRAWN BY: JMB
CHECKED BY: JMB
SCALE: AS SHOWN

A3.0

REAR ELEVATION
SCALE: 1/4" = 1'-0"

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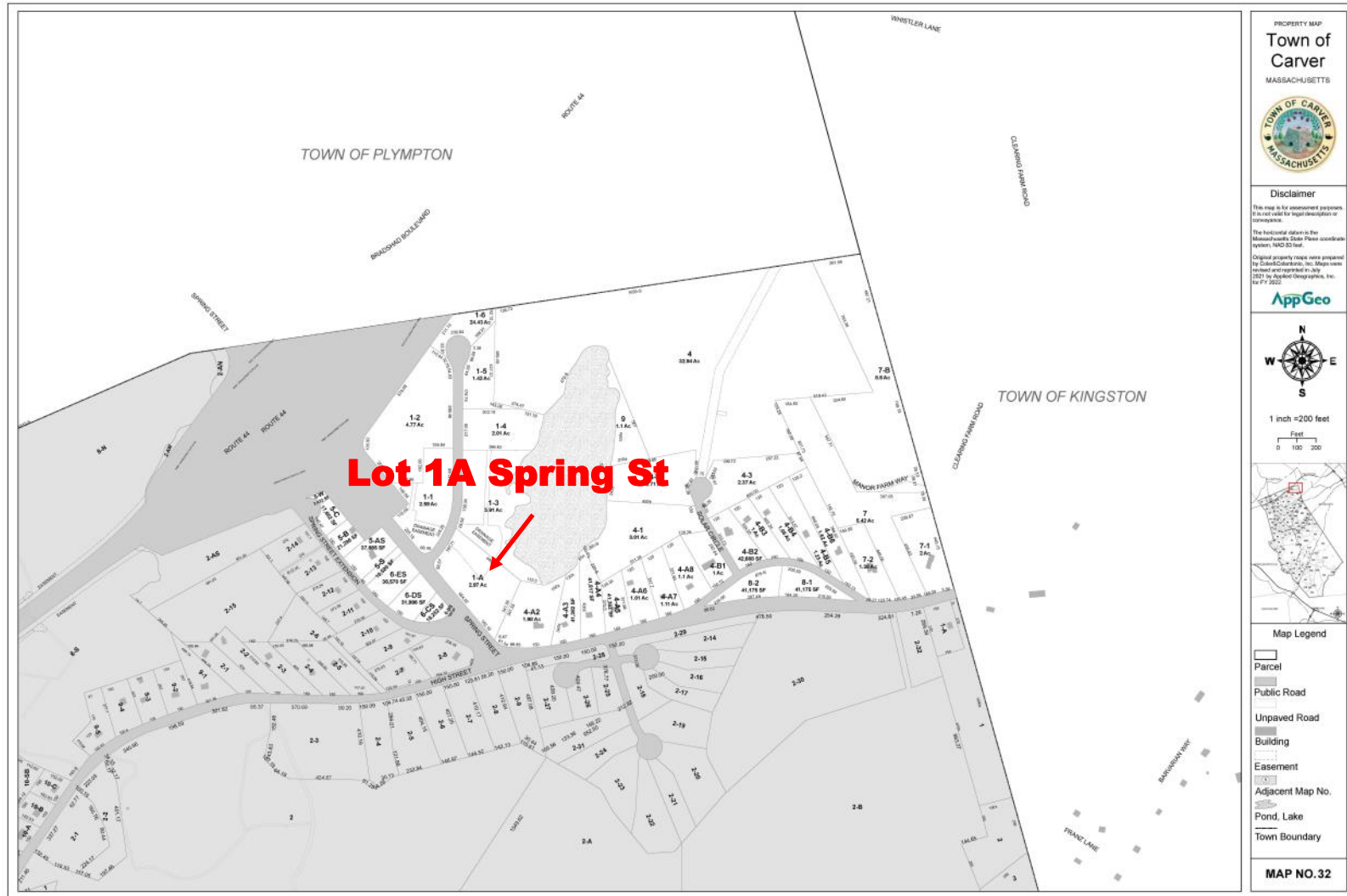
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A3.1



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Assessor



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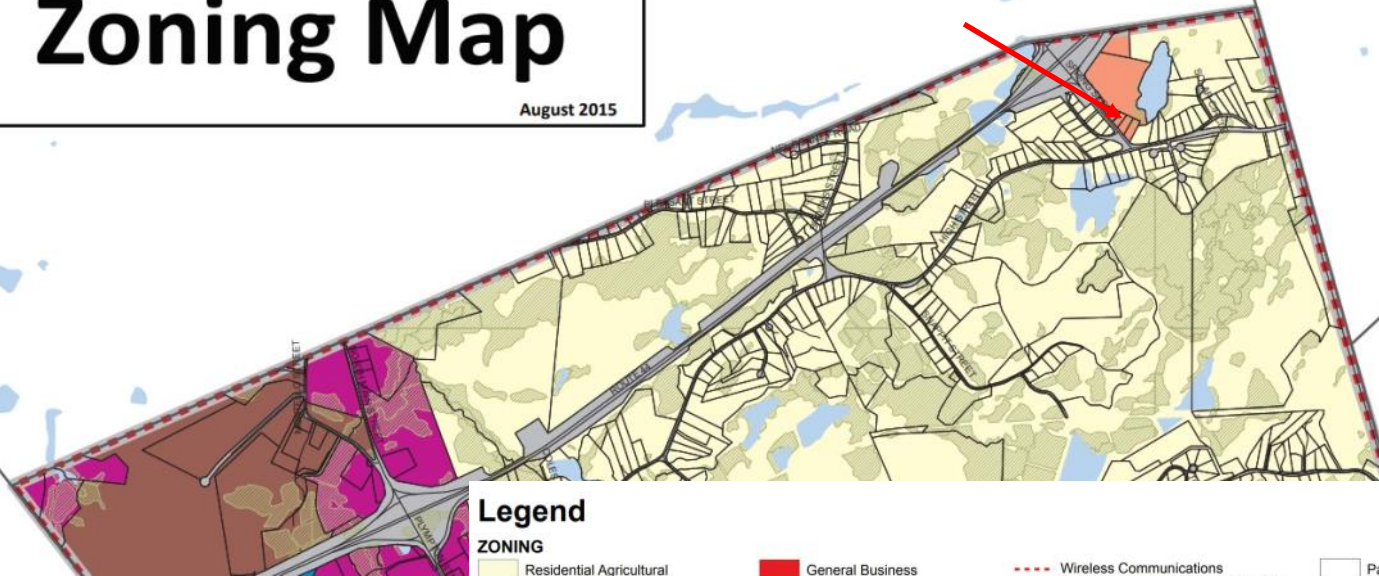
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Town of Carver Zoning Map

August 2015

Lot 1A Spring St



Legend

ZONING

- | | | | |
|-----------------------------------|---------------------|--|-------------------------------|
| Residential Agricultural | General Business | Wireless Communications Overlay District (Covers Entire Community) | Parcels |
| Tourist Commercial | Green Business Park | Water Resource Protection Overlay District (Covers Entire Community) | Waterbodies |
| Village Business | Highway Commercial | Wetlands Resource Protection Overlay District | Massachusetts Towns (MassGIS) |
| Village District | Industrial "A" | Landfill Overlay District | Roadways |
| Airport District | Industrial "B" | | |
| Route 44 | Industrial "C" | | |
| Spring Street Innovation District | | | |

Zoning - SSID Spring Street Innovation District

