



# HARTEL COMMERCIAL

*Strategic Real Estate Services*

**FOR LEASE - \$10 SF**  
**9,600 +/- SF Retail/Industrial**  
**863 Plain Street, Marshfield, MA 02050**



- Established Commercial Location
- Ample Parking
- Prominent Visibility and Signage
- High Traffic Area (20,000 cars per day)
- Convenient to Route 3, Boston, South Shore, Cape Cod
- Nearby Retail, Banks and Shopping Plaza

HARTEL COMMERCIAL  
230 Jones Road, Unit 6, Falmouth, MA 02540  
Main: (508) 444-0172 ♦ Cell: (617) 256-3169 ♦ Fax: (508) 548-2995  
email: [greg@hartelrealty.com](mailto:greg@hartelrealty.com)  
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## Executive Summary

Property Address: 863 Plain Street, Marshfield, MA

Property type: Retail/Industrial

Rent: \$10 SF

Lease Type: NNN

Date Available: Immediate

Building Size: 9,600 +/- SF



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## Detailed Summary

<b>Floor Levels</b>	<b>1</b>
<b>Parking for Property</b>	<b>Paved Lot</b>
<b>Number of curb cuts</b>	<b>2</b>
<b>Town Sewer or Private Septic</b>	<b>Septic</b>
<b>Town Water or Well</b>	<b>Town Water</b>
<b>Heating Type</b>	<b>Natural Gas, FHA</b>
<b>Air Conditioning</b>	<b>Yes</b>
<b>Overhead Doors</b>	<b>2</b>
<b>Building Exterior</b>	<b>Brick</b>
<b>Roof</b>	<b>Tar and Gravel</b>



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## Property Description

### **General Site Overview:**

The town of Marshfield is on the South Shore of Massachusetts, approximately 29 miles south of Boston. A collection of eight villages, three rivers and nine beaches comprise the 31 square mile town, named for the many salt marshes that border the town. Route 3 and Route 39 are the main thoroughfares.

### **Neighborhood Description:**

Plain Street is also known as Route 139, which runs directly off Route 3, handy to Boston and Cape Cod. Route 139 has an average traffic count of over 20,000 cars per day and is home to commercial businesses, including Copeland Lumber, Perfect Sound, Sullivan Tire and New England Electrical. Nearby retail stores include Kohl's, Staples, Sovereign Bank and North River Shopping Plaza, all less than one mile away.

### **Property Description:**

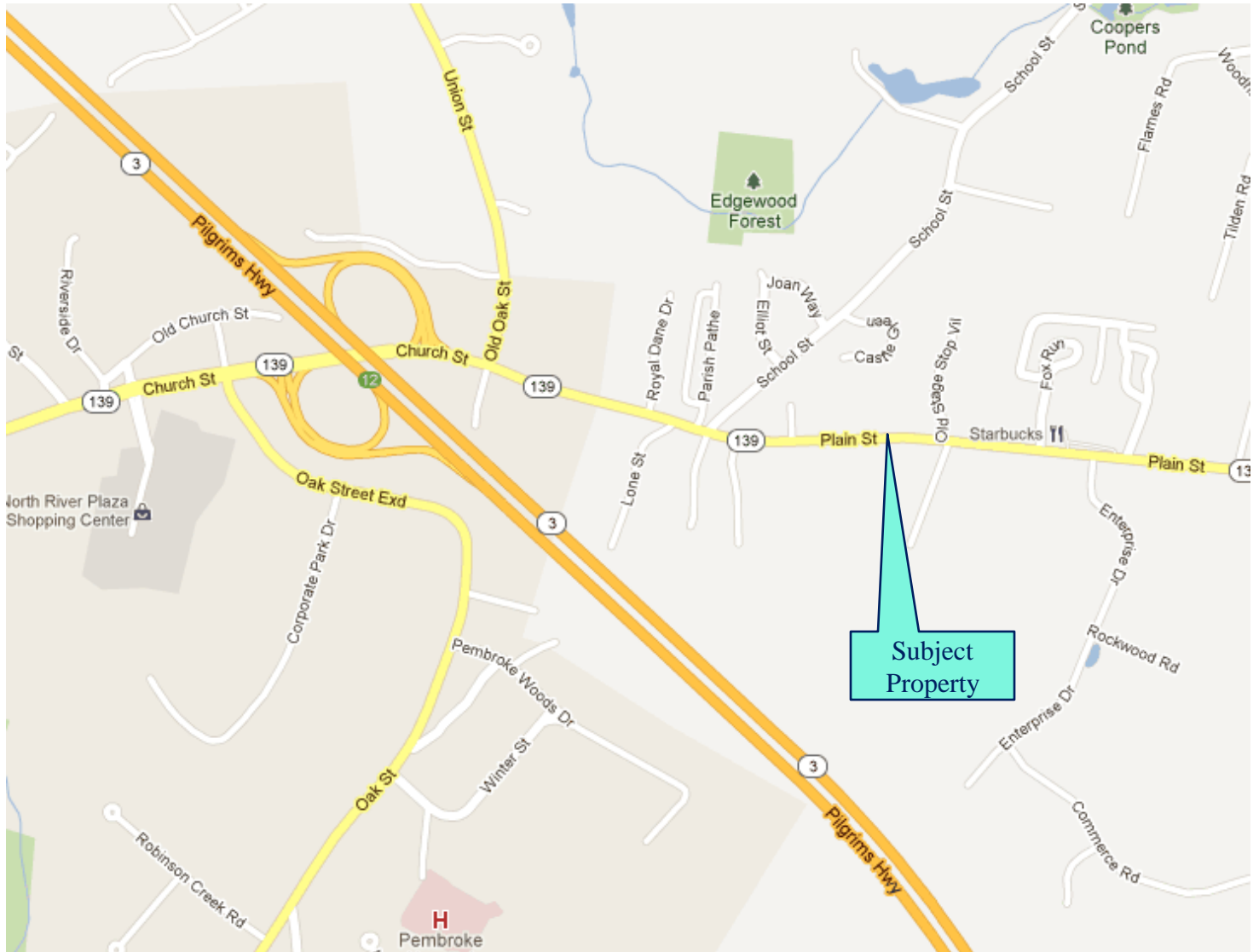
863 Plain Street formerly housed Joseph's Hardware and is suitable for most retail or industrial purposes. Less than one mile from Route 3, the nearly one acre parcel offers a 9,600 +/- SF building featuring two baths, front showroom, multiple offices and garage space in the rear with two overhead doors.



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## Area Map



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## Area Satellite



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6 of 11  
863 Plain Street  
Marshfield, MA





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## Photos



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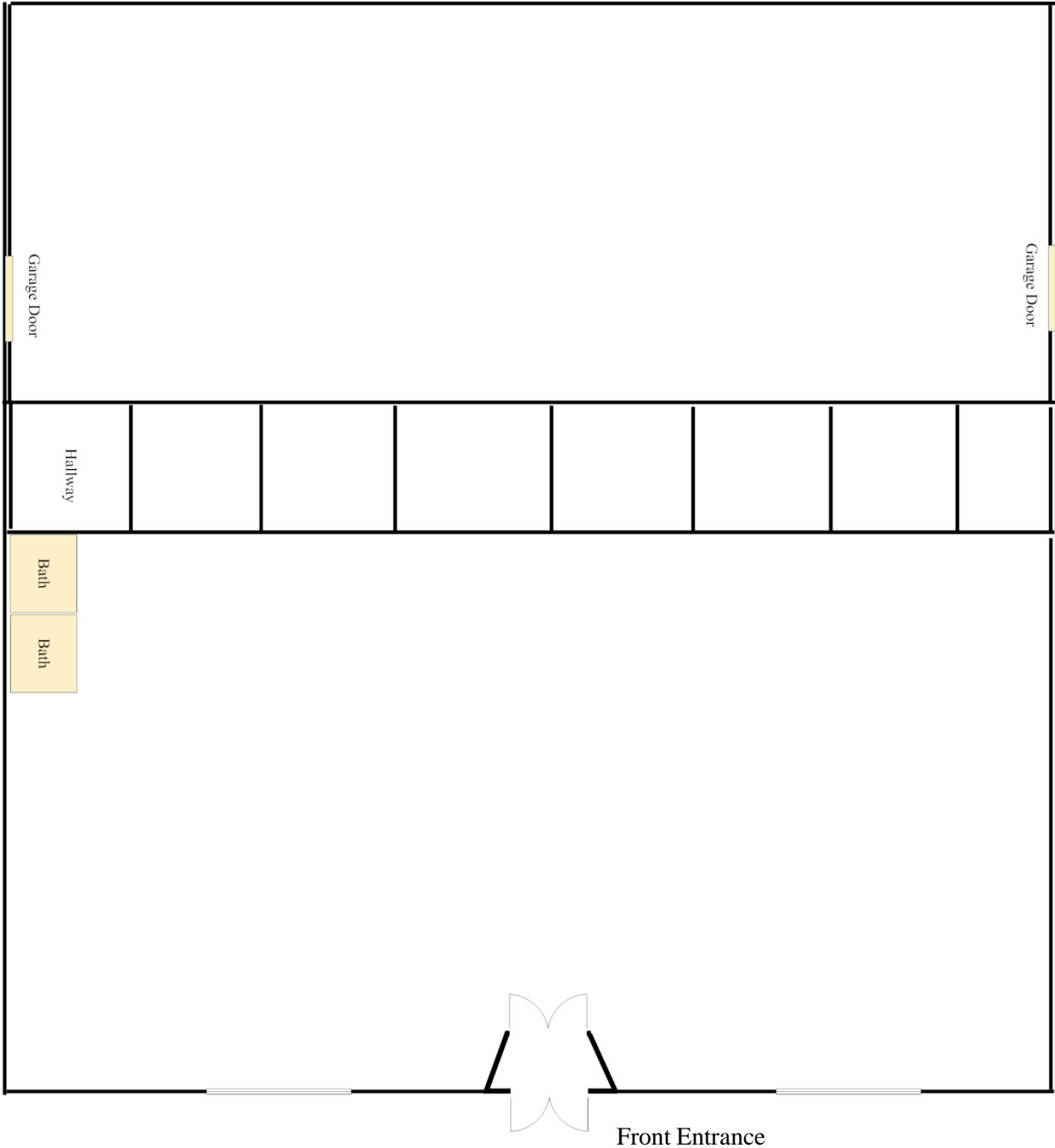


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Please note that measurements are approximate and provided for informational purposes only. Drawings are not to scale.

## Floor Plan