



# HARTEL COMMERCIAL

*Strategic Real Estate Services*

**3 Acre Commercial/Retail Site  
For Sale – \$1,350,000**

**Colony Place/Plymouth Industrial Park**

**Commerce Way/Resnik Road, Plymouth, MA**



- Convenient Highway Access to Routes 3 and 44
- Build to Suit with Pad Sites Available for Lease
- Located at Intersection of Commerce Way and Resnik Road

HARTEL COMMERCIAL REAL ESTATE

230 Jones Road, Unit 6, **Falmouth, MA** 02540 | 40 Willard Street, Unit 207, **Quincy, MA** 02169

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## Executive Summary

<b>Property Address:</b>	Colony Place Located - Off Commerce Way/ Industrial Park Road & Resnik Rd., Plymouth, MA
<b>Assessor Reference:</b>	103-000-014K-123
<b>Property Type:</b>	Vacant Land
<b>Total Land Area:</b>	3.01± Acres
<b>Zoning:</b>	LI – Light Industrial
<b>Zoning Allowances:</b>	<ul style="list-style-type: none"><li>-Light Manufacturing, processing &amp; assembly in enclosed buildings, including renewable and alternate energy products and equipment .</li><li>-Trucking/Freight terminals/depots.</li><li>-Wholesaling, warehousing and distribution facilities.</li><li>-Office Buildings, laboratories, research facilities and other campus-type office structures.</li></ul>

**Additional Zoning Allowances  
may be found on the following page.**



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## Zoning For LI – Light Industrial

### PLYMOUTH CODE

Table 5 - continued

District	Incent of District	Allowed Uses	Special Permit Uses <sup>1</sup>	Prohibited Uses	Minimum Lot Size	Minimum Lot Dimensions	Min Side Yard	Min Front Yard	Min Rear Yard	Max Lot Coverage/ Max FAR**	Max Height
§ 205-51 LI Light Industrial	To reserve for the development of industry. To set standards which will ensure that all industries be of a clean and spacious nature compatible with the Town and the immediate area.	Light manufacturing, construction and utility contractors, trucking and freight terminals, wholesale and distribution, heavy commercial, office buildings and complexes, utilities plants	Certain heavy manufacturing, wrecking and salvage yards, gravel pits, concrete plants, asphalt plants, construction contractors, and heavy commercial, PCD § 205-61	Manufacture of acids, chlorine or other noxious gases, fertilizer, petroleum refining, explosives, stockyards, distillation of bones or rendering of fat, manufacture of hair or glue, or similar noxious or dangerous uses	40,000 SF	Width 200' 400' on numbered route or highway except where reverse frontage is employed. Depth 150'	30'	50'	30'	50%/75	35 feet
§ 205-52 AP -Airport	To provide for necessary airport expansion. To protect incompatible or sound-sensitive uses from conflict with airport.	Aviation-related uses on airport property, industrial uses allowed in LI, agriculture and recreation	Limited commercial related to aviation or other aviation-oriented uses, industry authorized by special permit in LI and commercial park on airport property*	Residential and other sound-sensitive uses							
§ 205-53 LI/WF Light Industrial/Waterfront	To promote the development of land uses and activities which are appropriate to the waterfront. To reserve for the development of waterfront industry, especially waterfront dependent industries. To require coordination of site plans and pedestrian circulation and compatibility with the adjacent architecture. To set standards which will ensure that all industries be of a clean and spacious nature compatible with the Town and the immediate area.	Light manufacturing, construction and utility contractors, trucking and freight terminals, wholesale and distribution, heavy commercial, office buildings and complexes, utilities plants, boat sales, service, repair, commercial fishing	Certain heavy manufacturing, wrecking and salvage yards, construction contractors, commercial, restaurants, motel, specialty shopping, similar compatible facilities which complement and strengthen the function of the waterfront area, multifamily and single-family attached dwellings	Manufacture of acids, chlorine or other noxious gases, fertilizer, petroleum refining, explosives, stockyards, distillation of bones or rendering of fat, manufacture of hair or glue or similar noxious or dangerous uses, any uses, including most General Commercial facilities which are not compatible with the intended use or function of the waterfront or do not fit into the desired pattern of activity	20,000 SF	70'	10'	10'	10'	50%/1.0	3 stories 35 feet

Notes: 1. Certain special permit uses subject to additional environmental design conditions. \*\* FAR = GROSS FLOOR AREA (SF) of the building ÷ TOTAL LAND AREA (SF) of the parcel upon which the building is located.



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## **Property Description**

Commerce Way / Industrial Park Drive / Resnik Road is located in the town of Plymouth, MA, 33 miles south east from Boston. Rockland, Hanover and Marshfield are to the immediate north, Middleboro to the west, Cape Cod Bay to the east and Wareham to the south. Plymouth, known for the infamous Plimoth Rock, is a historical town filled with history and beauty.

Colony Place is the region's newest, largest, retail center with a very strong tenant base. The property is located in Colony Place and is cleared, level vacant land ready for development with the right fit. This is prime commercial, industrial, medical or retail space surrounded by a thriving commercial community. Located near the new Route 44 interchange this property has outstanding visibility and ease of access. Local complementary businesses include Wendy's, Jarod's, Talbots, Chili's, Best Buy, Petco, Red Robin, TGI Friday's, Laz-y-Boy, DSW, Michael's, several banks and small retail shops.

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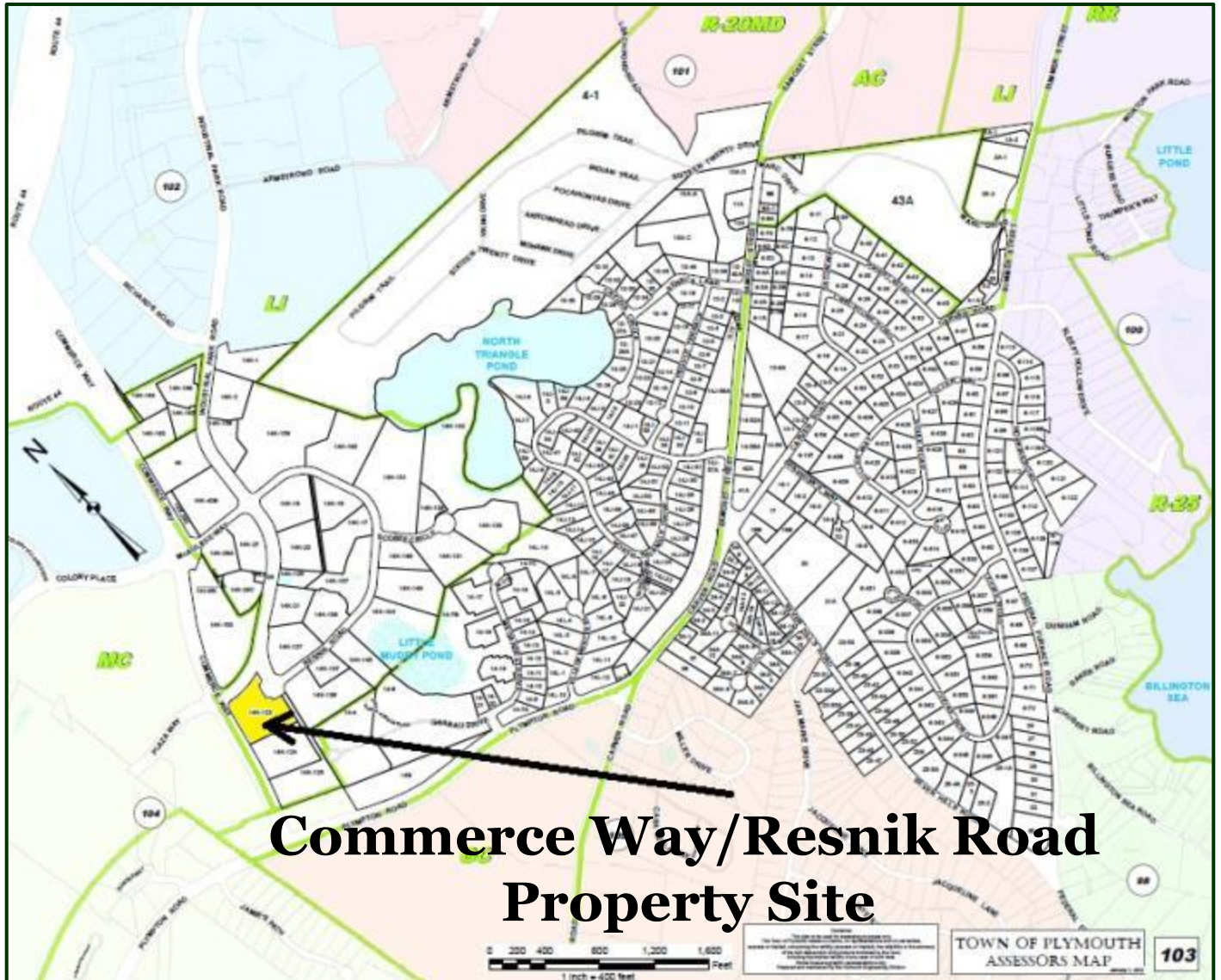
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## Assessor Map



**Commerce Way/Resnik Road  
Property Site**

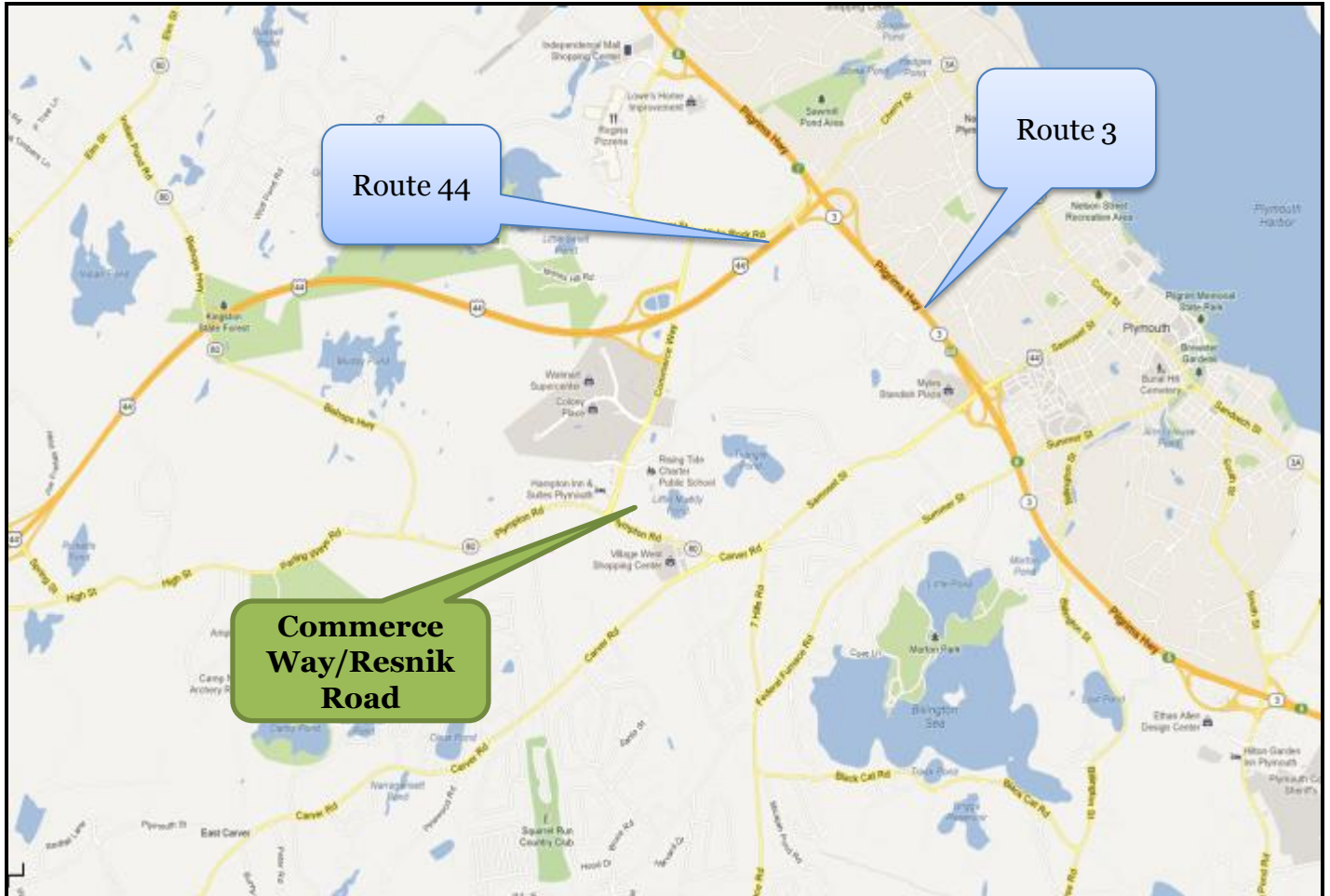
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## Location Map



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## Satellite View Close Up



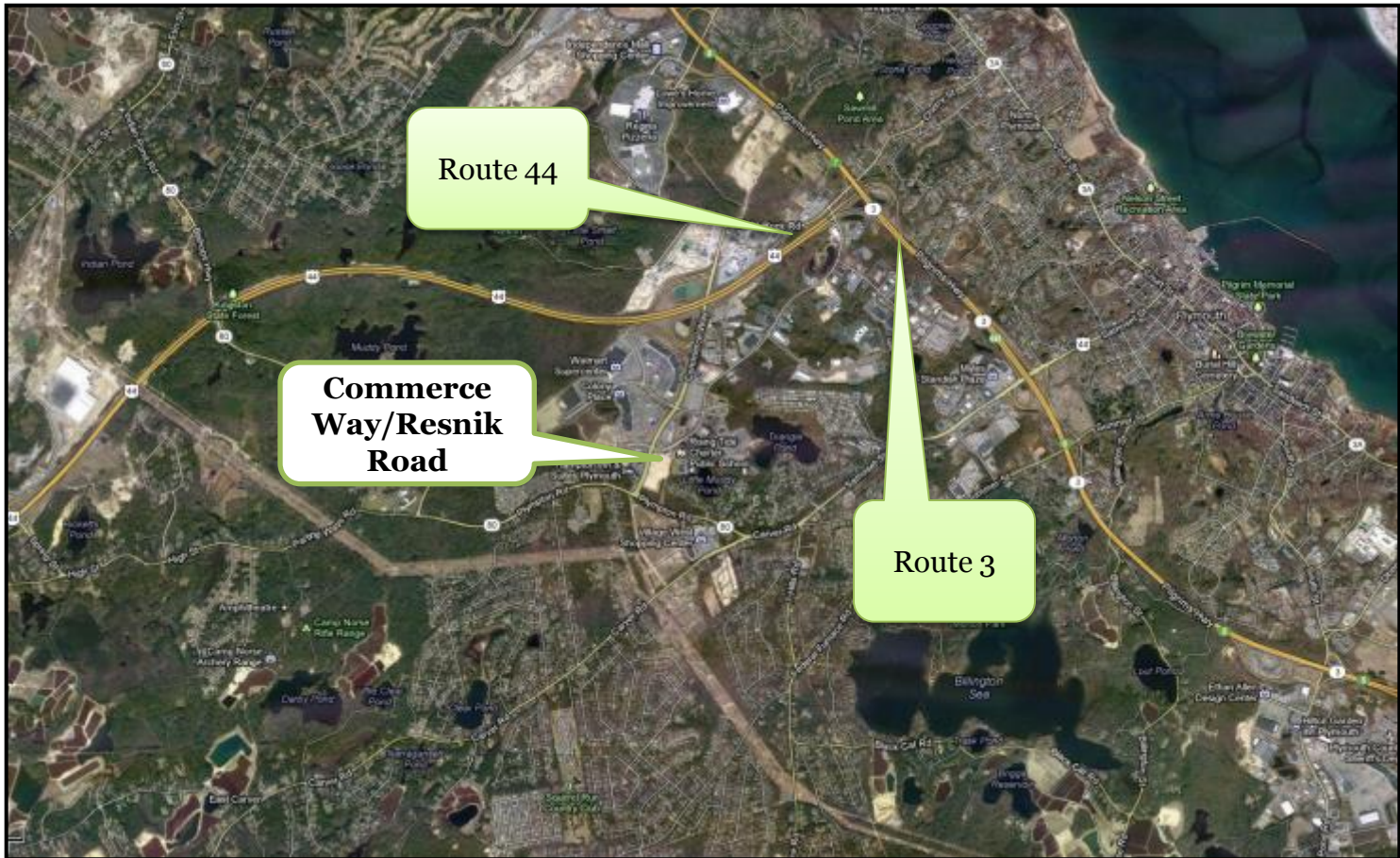
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## Satellite View



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## Panoramic Satellite View



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