

**Building Available  
7,500 SF**



**FOR LEASE**



**HARTEL COMMERCIAL REAL ESTATE**  
Falmouth

**ONE 7,500± SF BUILDING AVAILABLE**

No Individual Units

**FOR LEASE \$12/SF NNN**

*165 Palmer Road, aka Rte 58*

*Plympton, MA*

165 Palmer Road aka Rte 58, Plympton, MA



**Photographs**

165 Palmer Road aka Rte 58, Plympton, MA



**Photographs**

165 Palmer Road aka Rte 58, Plympton, MA

## PROPERTY DETAILS

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- \* CLOSE TO RTE 44 & RTE 106
- \* LOCATED ON RTE 58
- \* 1 BUILDING - 7,500± SF
- \* 14X14 OVERHEAD DOOR
- \* Forced Hot Air Unit Heater
- \* Private Baths
- \* Unit Has Floor Draining tied into Tight Tanks
- \* 400 AMP SINGLE PHASE SERVICES
- \* 3.00± ACRE SITE
- \* BUILDING HAS ENERGY EFFICIENT SYSTEMS - INCLUDING SPRAY FOAM INSULATION - (LOW FUEL HEAT CONSUMPTION COSTS)
- \* WELL WATER

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**BUILDING OFFERED FOR LEASE**  
**\$12/SF NNN PLUS UTILITIES**  
**No Individual Units**

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**One 7,500 SF Building Available**  
**Mechanic Shops Not Allowed**  
**Inquire for Allowed Uses**

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**ESTIMATED PROJECT COMPLETION**  
**FALL 2025**

*Disclaimer: Buyer or proposed Tenants required to perform own due diligence to confirm intended use is allowed by zoning.*



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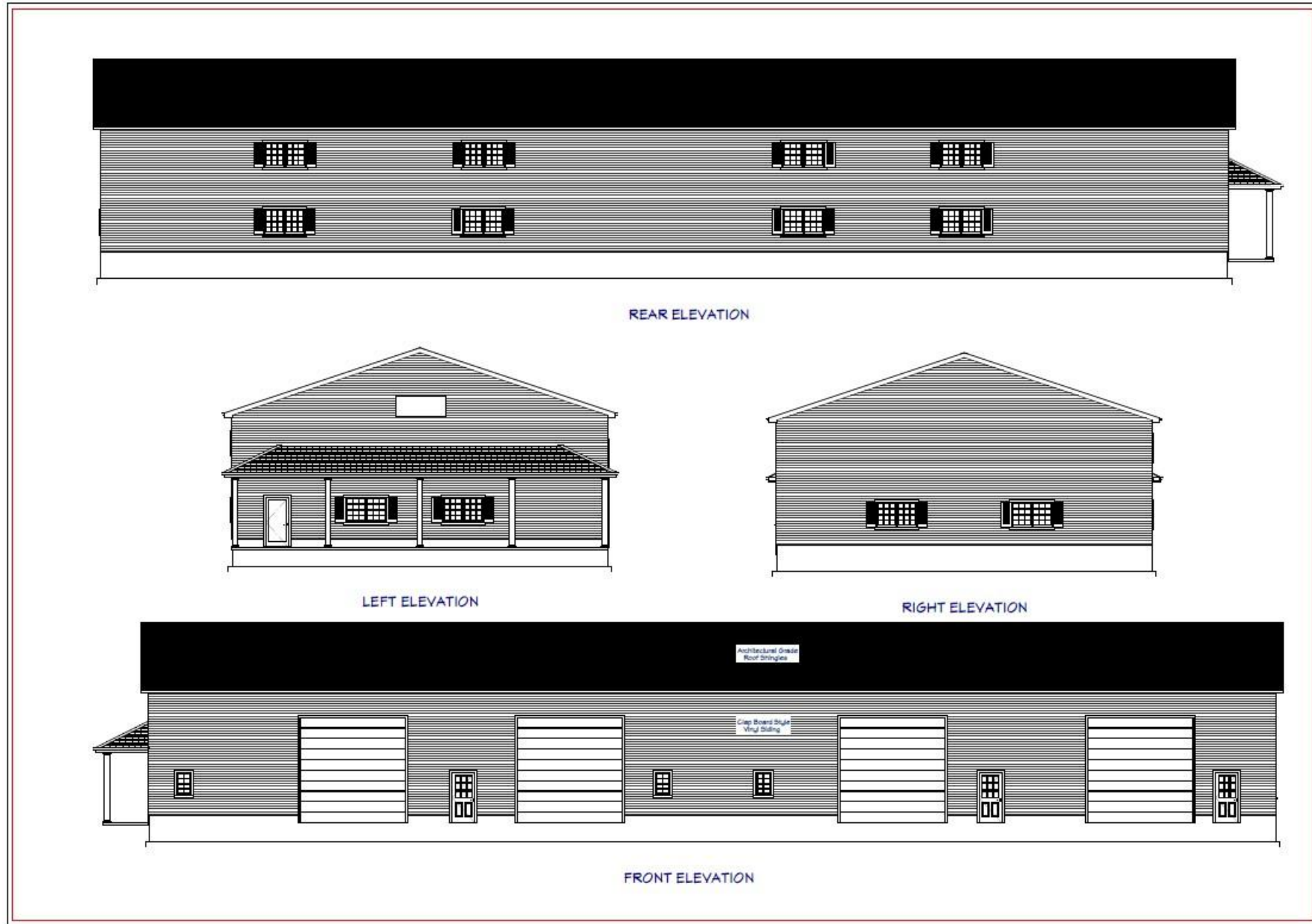
230 Jones Road  
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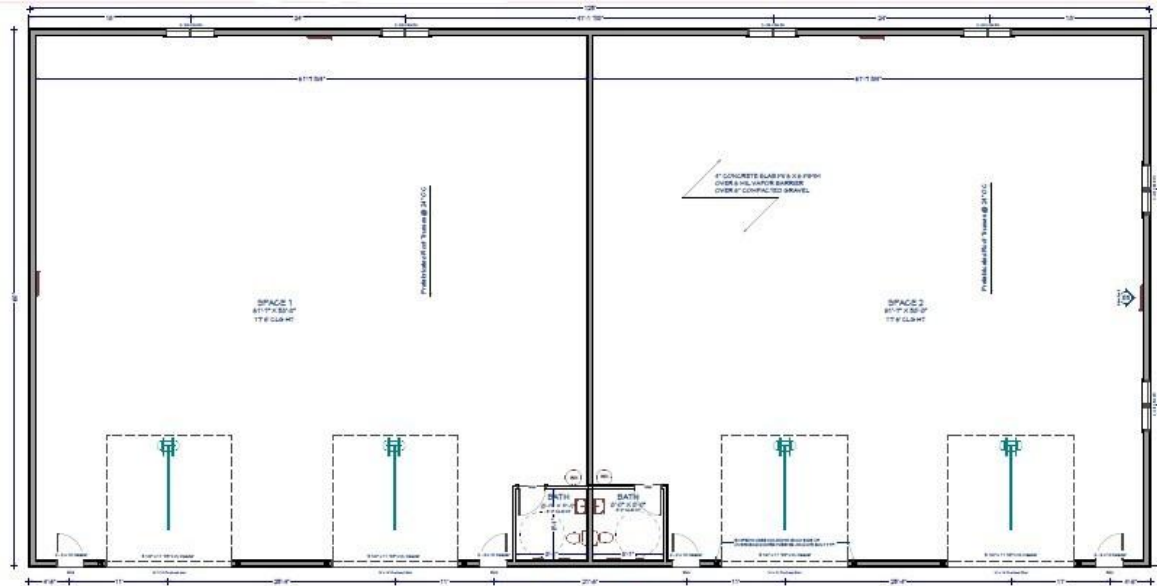
Main Office  
508-444-0172  
www.HartelRealty.com

# 165 Palmer Road aka Rte 58, Plympton, MA



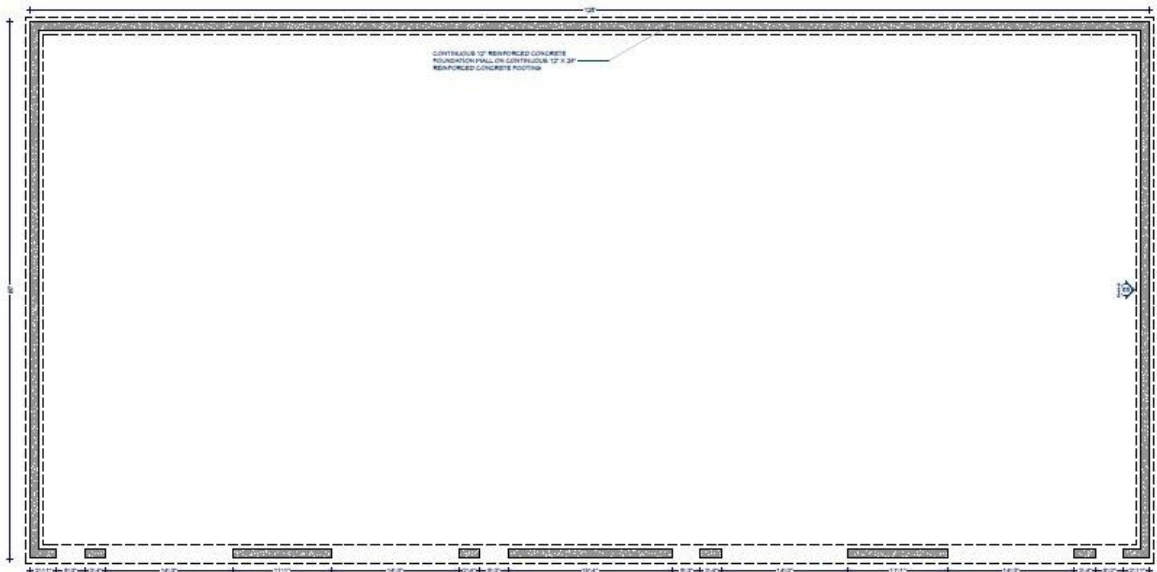
## Elevations

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MAIN FLOOR PLAN

SCALE - 5/32" = 1' 0"

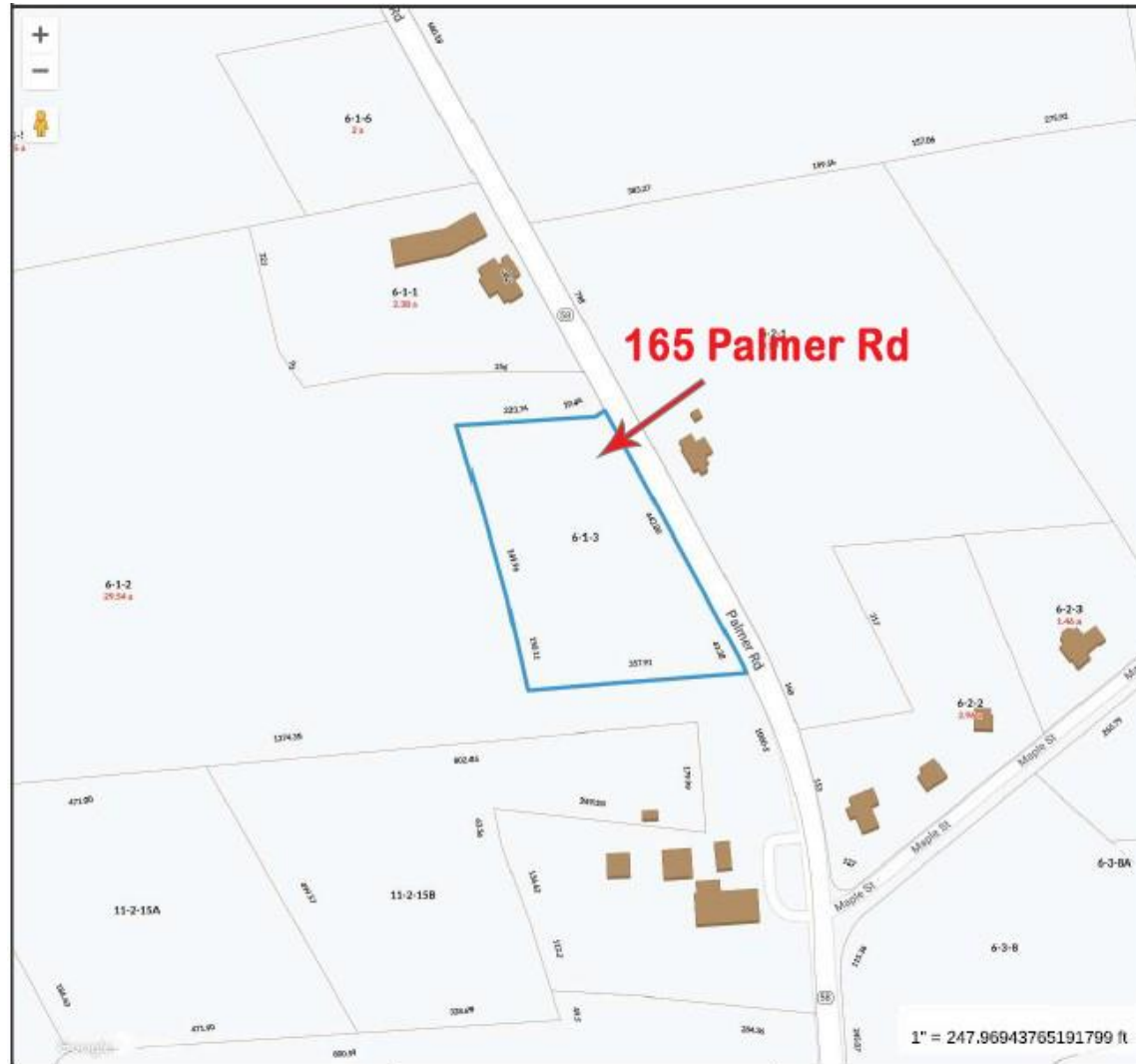


FOUNDATION PLAN

SCALE - 5/32" = 1' 0"

**Floorplan**

# 165 Palmer Road aka Rte 58, Plympton, MA



**Assessor**



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**Satellite**



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# 165 Palmer Road aka Rte 58, Plympton, MA



## Neighborhood



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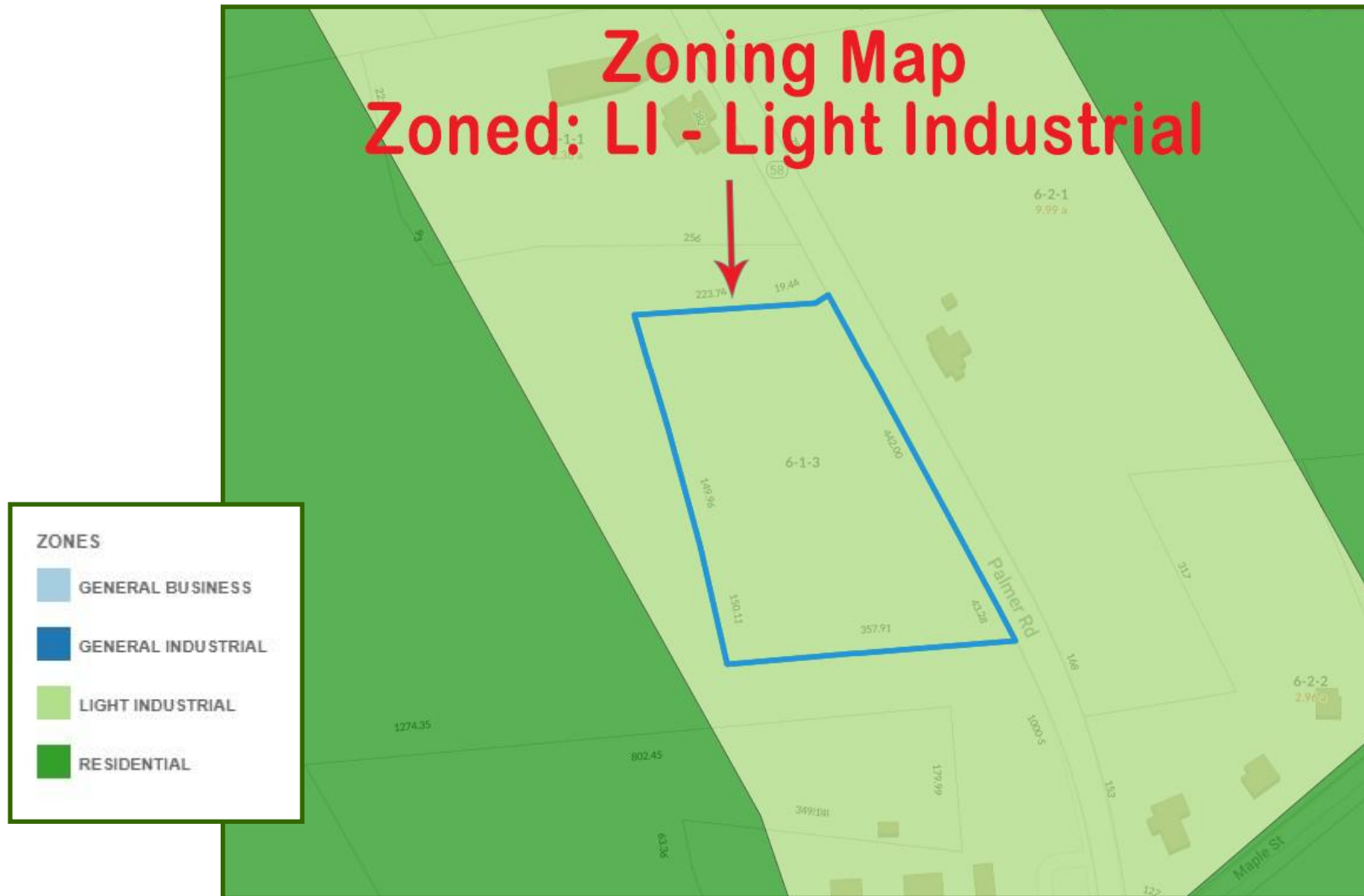
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# Zoning Map Zoned: LI - Light Industrial



## Zoning - LI - Light Industrial



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HARTEL COMMERCIAL REAL ESTATE

FALMOUTH

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## Contacts

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