

*Note: Conceptual Sampling
Style of Buildings*



HARTEL COMMERCIAL REAL ESTATE
Falmouth

FOR SALE

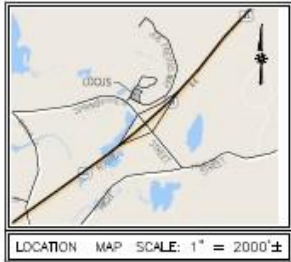
1,500± SF UNITS IN THREE - 7,500± SF Buildings

15 Units Available

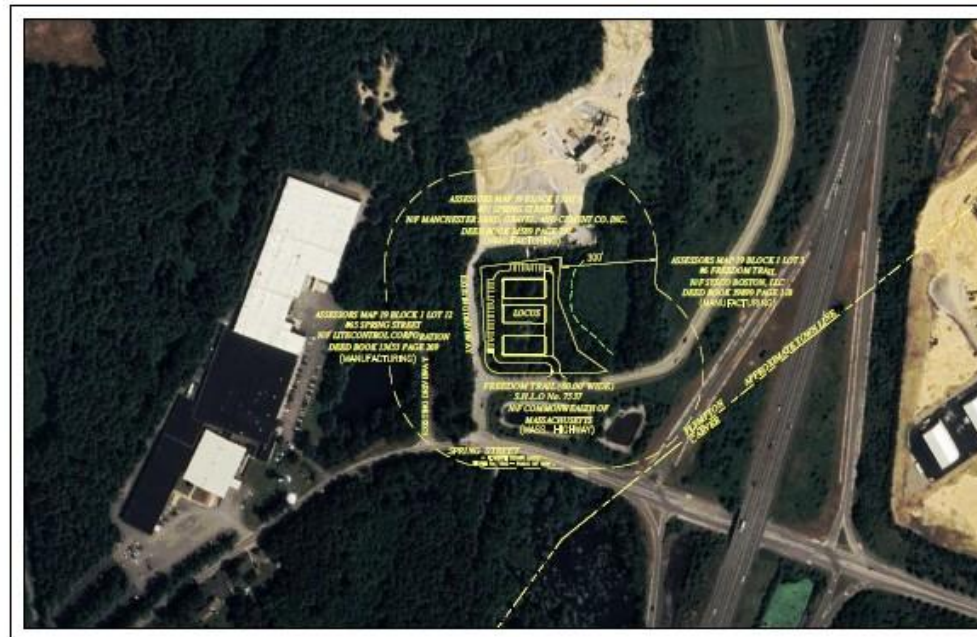
\$295,000 Each 1,500± SF Unit

***77 Spring Street
Plympton, MA***

77 Spring Street, Plympton, MA

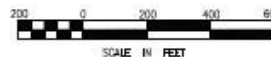


—DEFINITIVE SITE PLAN— 77 SPRING STREET PLYMPTON, MA 02367 PARCEL ID: (MAP 19, BLOCK 1, LOT 7) REVISED: SEPTEMBER 9, 2025



—SHEET INDEX—	
C1.0	COVER SHEET
C2.0	EXISTING CONDITIONS PLAN
C3.0	EROSION CONTROL PLAN
C4.0	SITE PLAN
C4.1	LANDSCAPE PLAN
C5.0	GRADING AND DRAINAGE PLAN
C6.0	UTILITY PLAN
C7.0	CONSTRUCTION DETAILS
C7.1	CONSTRUCTION DETAILS
C7.2	CONSTRUCTION DETAILS
C7.3	CONSTRUCTION DETAILS
C8.1	PLANNING BOARD DECISION

— LOCUS MAP —



I CERTIFY THAT THE PROPERTY LINES SHOWN ON THIS PLAN ARE THE LINES SHOWN BY THE TOWN OF PLYMPTON, MASSACHUSETTS, AND THE LINES OF THE LOTS AND TRACTS SHOWN ARE THOSE OF PUBLIC OR PRIVATE STREETS OR LOTS ALREADY ESTABLISHED AND THAT NO NEW LINES FOR LOTS OR TRACTS OR EXISTING OWNERSHIP OR FOR NEW LOTS ARE SHOWN.

[Signature] SEPTEMBER 9, 2025
DATE

I HEREBY CERTIFY THAT THIS PLAN HAS BEEN PREPARED IN CONFORMANCE WITH THE RULES AND REGULATIONS OF THE REGISTER OF DEEDS OF THE COMMONWEALTH OF MASSACHUSETTS.

[Signature] SEPTEMBER 9, 2025
DATE

PLANNING BOARD SIGNATURE LINE:

THIS SITE PLAN APPROVAL DOES NOT NECESSARILY INDICATE CONFORMANCE WITH THE PLANNING BOARD ZONING BY-LAW.

A TOWN CLERK OF THE TOWN OF PLYMPTON, MA HEREBY CERTIFY THAT THE NOTICE OF APPROVAL OF THIS PLAN BY THE PLANNING BOARD HAS BEEN RECEIVED AND RECORDED AT THE OFFICE AND NO APPEAL HAS BEEN RECEIVED DURING THE NEXT THIRTY DAYS AFTER RECEIPT AND RECORDING OF THIS NOTICE.

I HEREBY CERTIFY THAT AN INSTRUMENT BOUNDARY SURVEY HAS BEEN PERFORMED AND I HEREBY CERTIFY THE ACCURACY OF THE LOCATION OF ALL BUILDINGS, SETBACKS AND ALL OTHER DIMENSIONS, ELEVATIONS AND MEASUREMENTS AND SIGN UNDER PENALTIES OF PERJURY.



OWNER:
WALTER ZAVARUCHA
109 ABRAMS HILL ROAD
DUXBURY, MA 02332
T: 508-830-1700

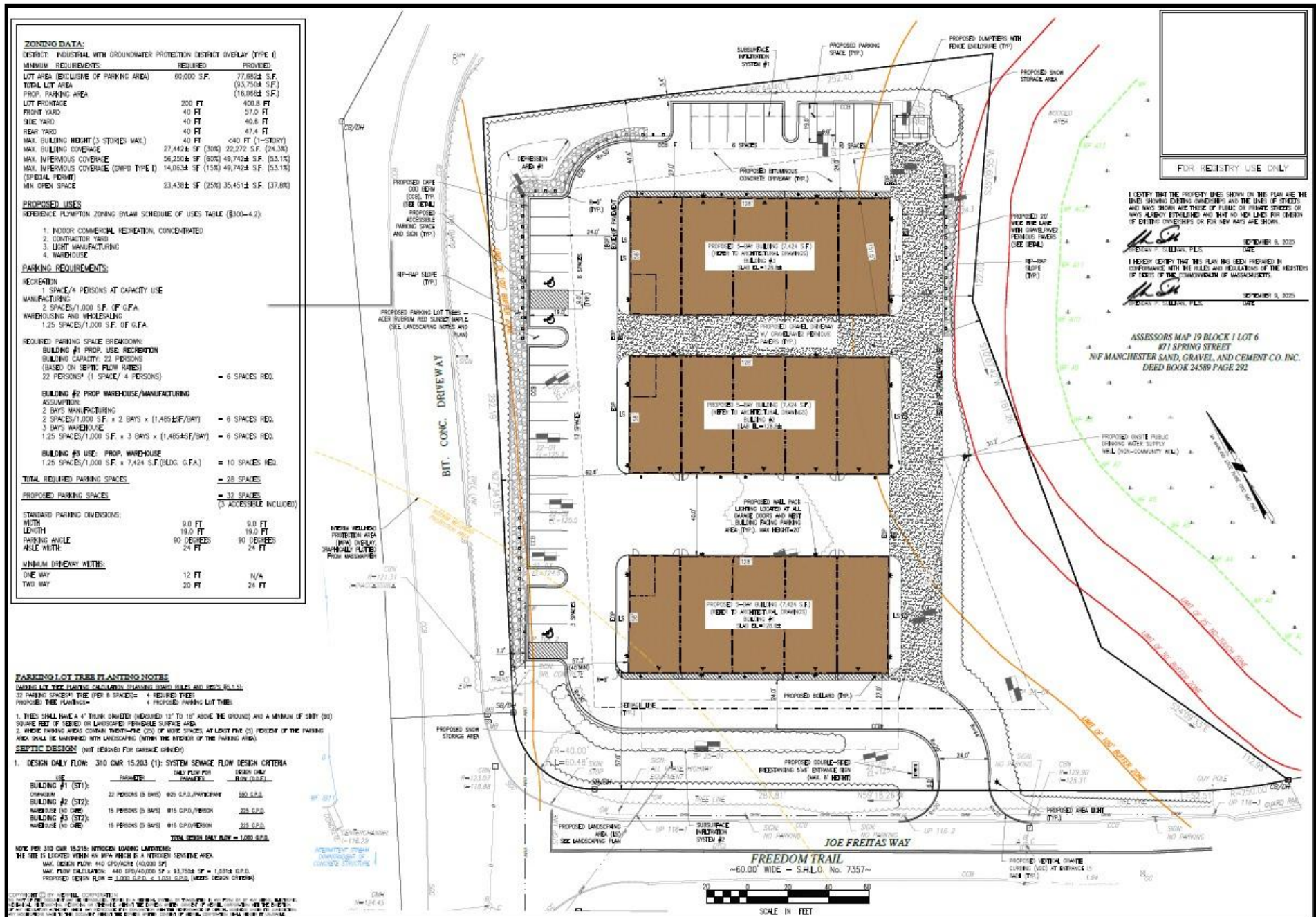
APPLICANT:
JSC HOLDINGS, LLC
906 NORTH BEDFORD STREET, UNIT #1
EAST BRIDGEWATER, MA 02333
T: 781-718-8008

CIVIL ENGINEER:
MERRILL ENGINEERS AND LAND SURVEYORS
427 COLUMBIA ROAD
HANOVER, MA 02339
T: 781-826-9200

ARCHITECT:
CORLE BUILDING SYSTEMS
404 SARAH FURNACE ROAD
INLER, PA 16655
T: 814-976-0611

Site Plan Locus

77 Spring Street, Plympton, MA



Site Plan

77 Spring Street, Plympton, MA

PROPERTY DETAILS

- * LOCATED OFF RTE 44 & SURROUNDING TOWNS
- * MINUTES TO CARVER, PLYMOUTH, PLYMPTON
- * 15 UNITS - 1,500± SF EACH
- * 3 BUILDINGS - 7,500± SF EACH
- * 12'X12' HIGH OVERHEAD DOOR
- * Propane Heat
- * Shared Baths
- * Unit Has Floor Draining tied into
Tight Tanks
- * 400 AMP SINGLE PHASE SERVICES
- * 1.99± ACRE SITE
- * BUILDING HAS ENERGY EFFICIENT SYSTEMS -
INCLUDING SPRAY FOAM INSULATION -
(LOW FUEL HEAT CONSUMPTION COSTS)
- * WELL WATER

\$295,000 - EACH 1,500± SF UNIT

PENDING CREATION OF CONDOMINIUM

**Mechanic Shops Not Allowed
Due Diligence for Allowed Uses**

AVAILABLE SPRING 2027

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



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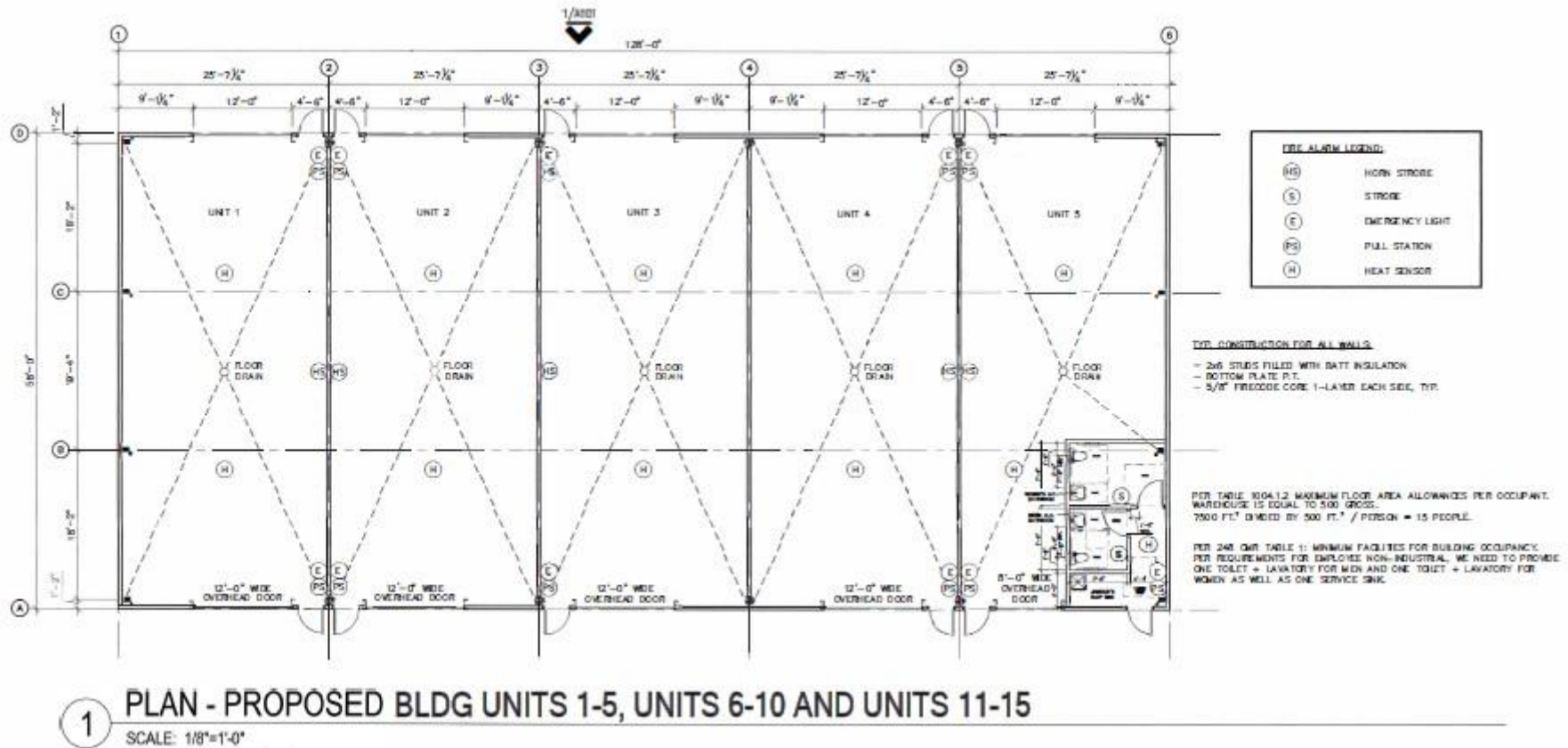
230 Jones Road
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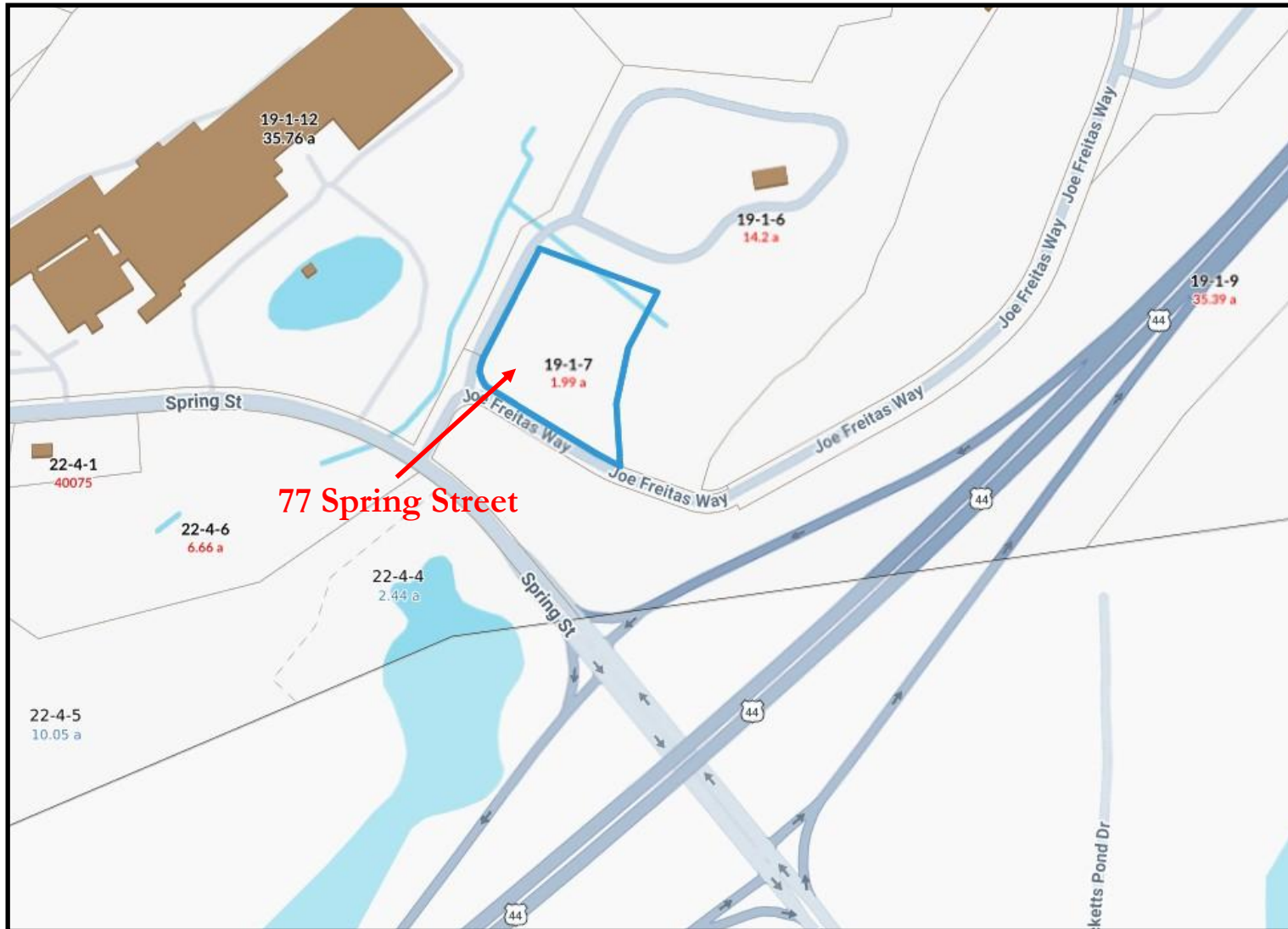
Main Office
508-444-0172
www.HartelRealty.com

77 Spring Street, Plympton, MA



Proposed Units

77 Spring Street, Plympton, MA



Assessor



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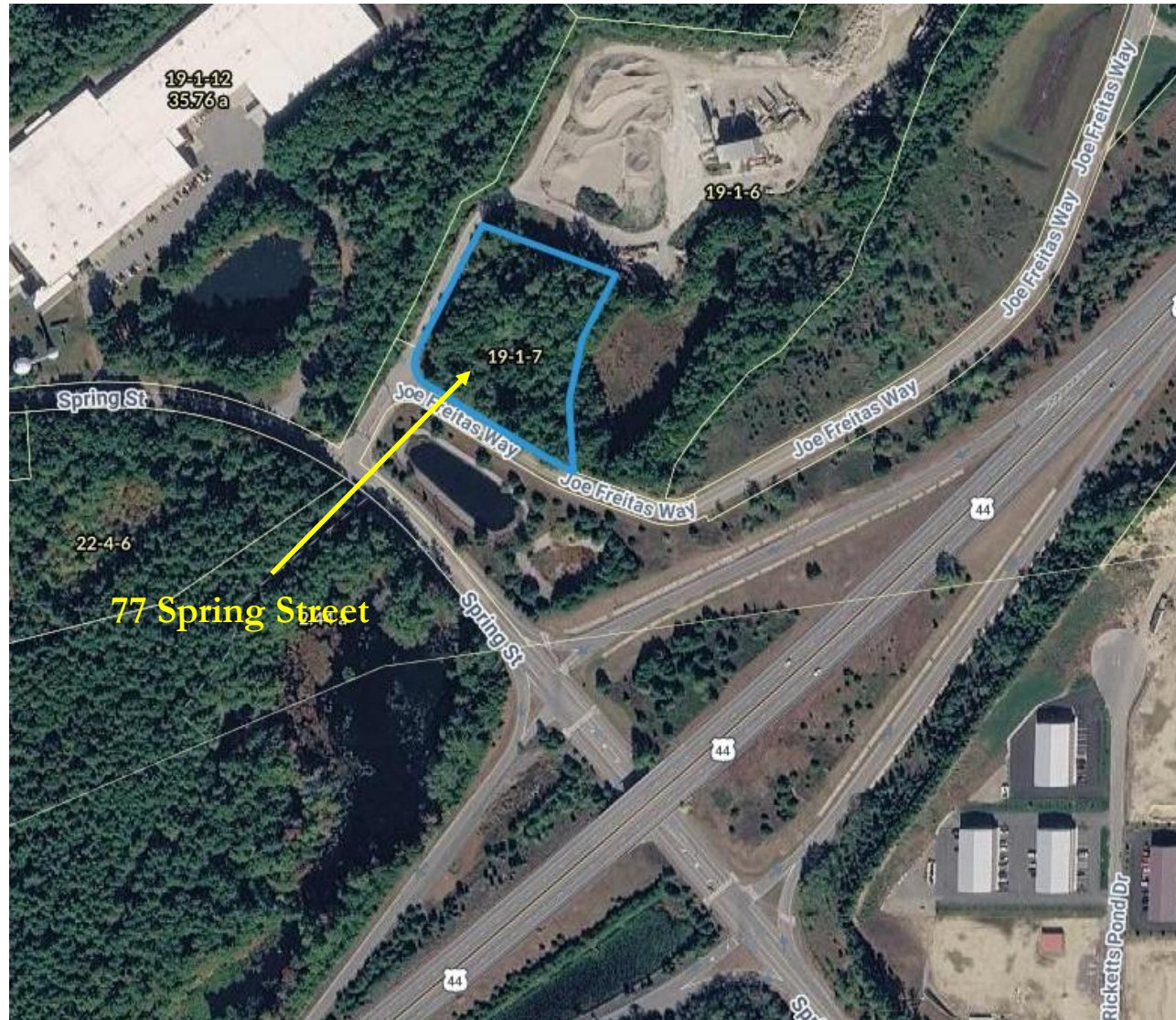
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Satellite



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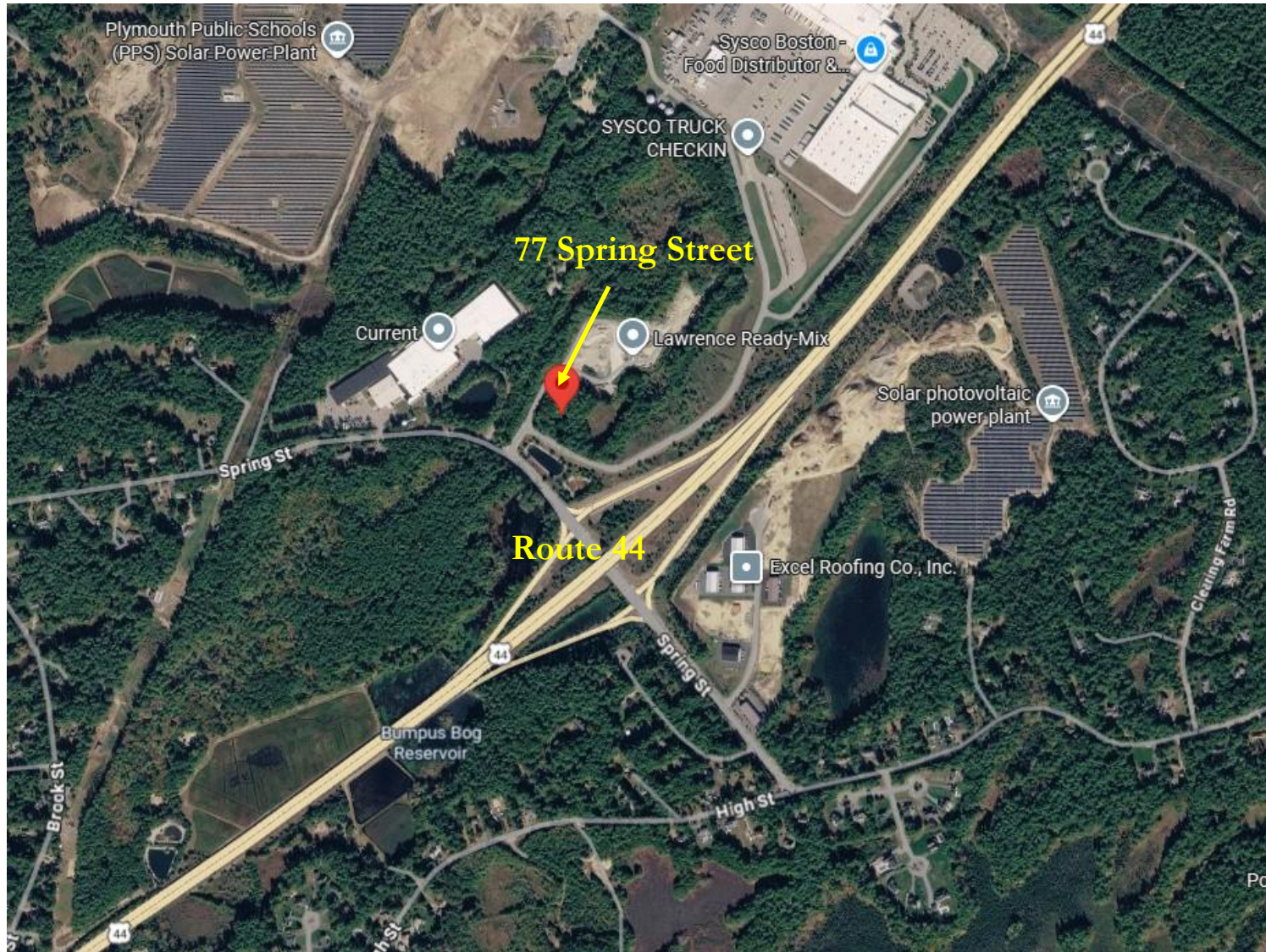
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Neighborhood



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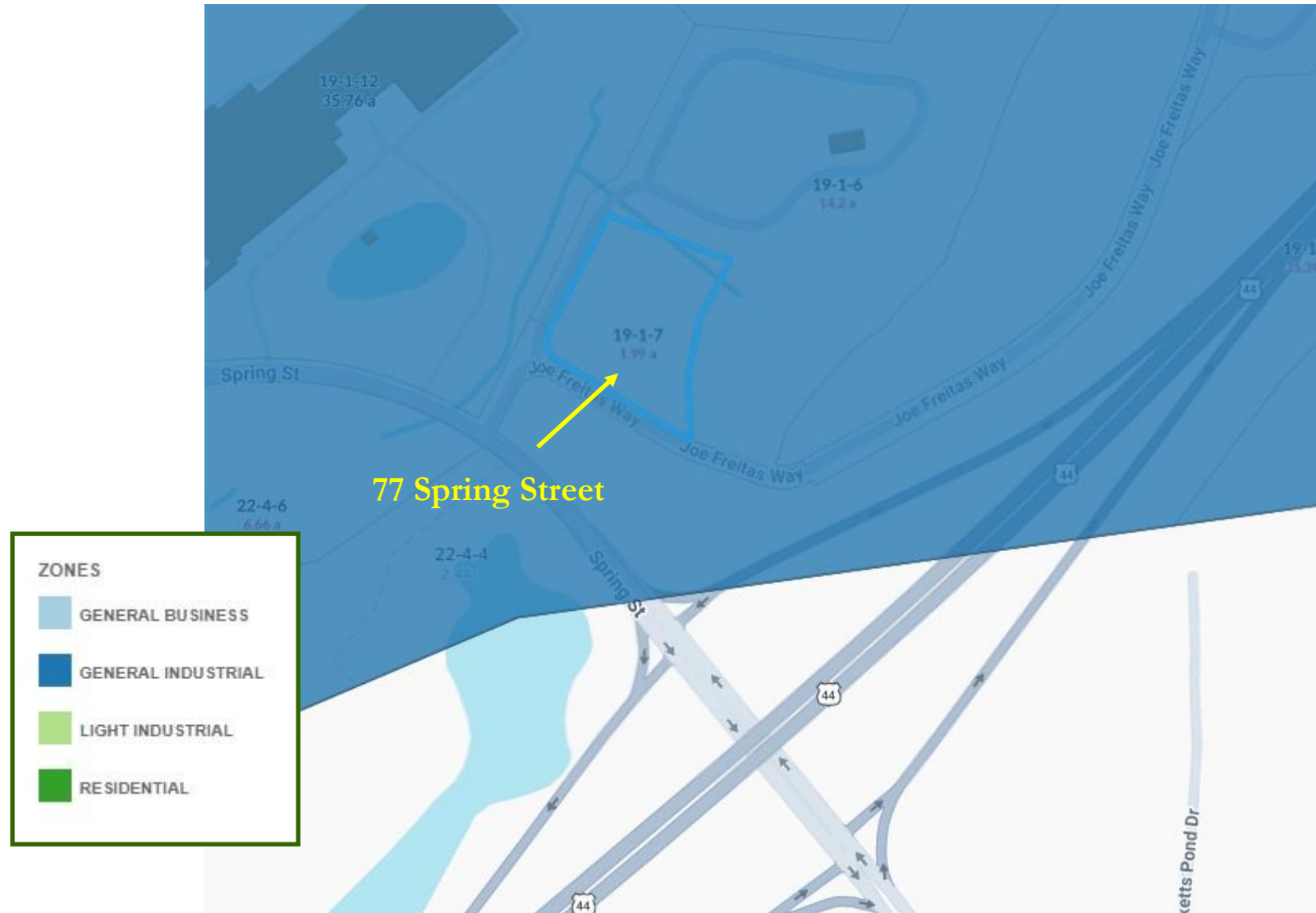
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Zoning - GI - General Industrial



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FALMOUTH

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