

Commercial
Realty Advisors

*Prime Commercial Location
Laboratory & Office Building*

**FOR
SALE**

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52 MERCANTILE WAY

FOR SALE

AREA

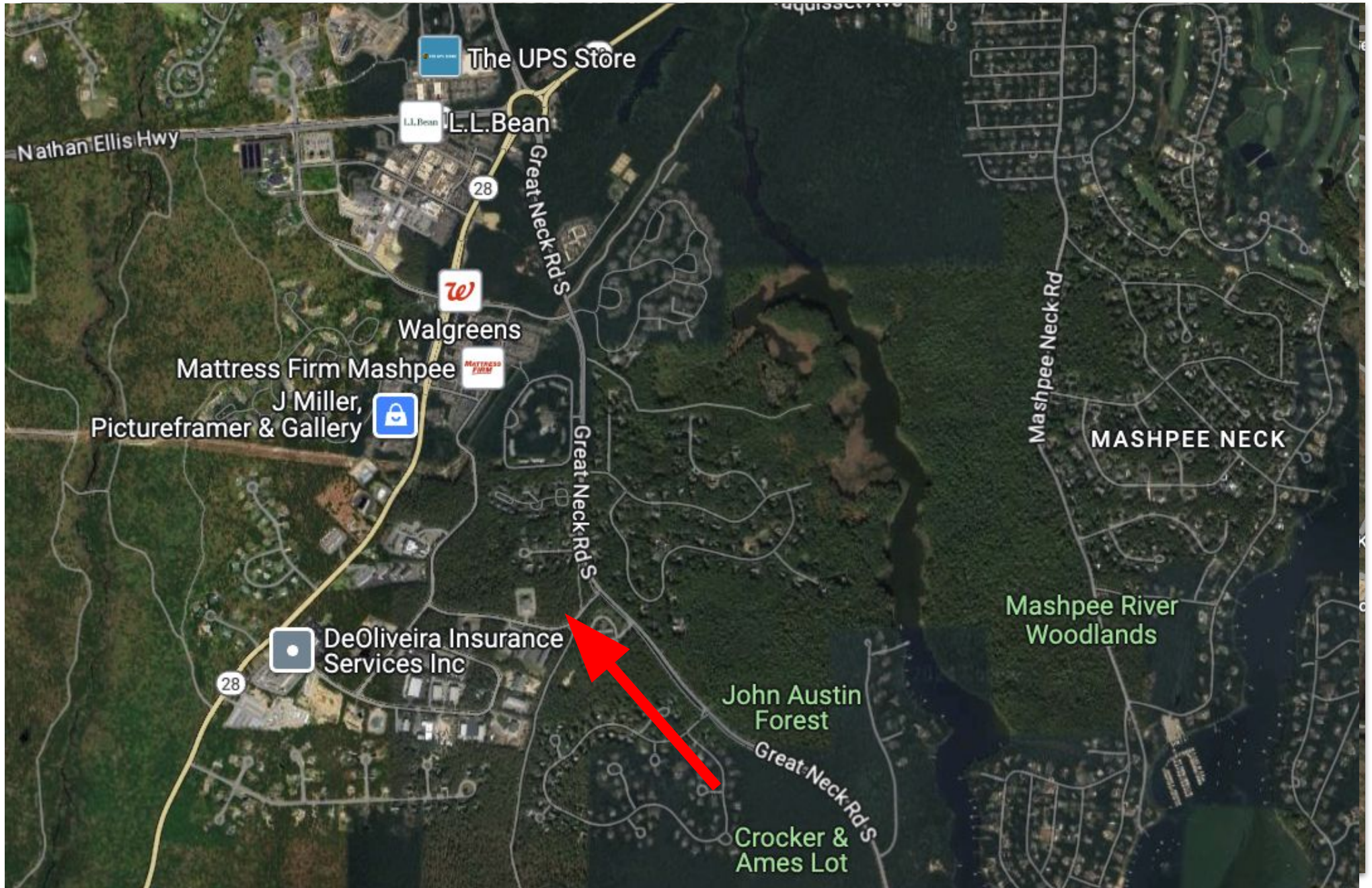
MASHPEE

\$1,499,000

± 5,727 SF

PROPERTY LOCATION

52 MERCANTILE WAY, MASHPEE, MA

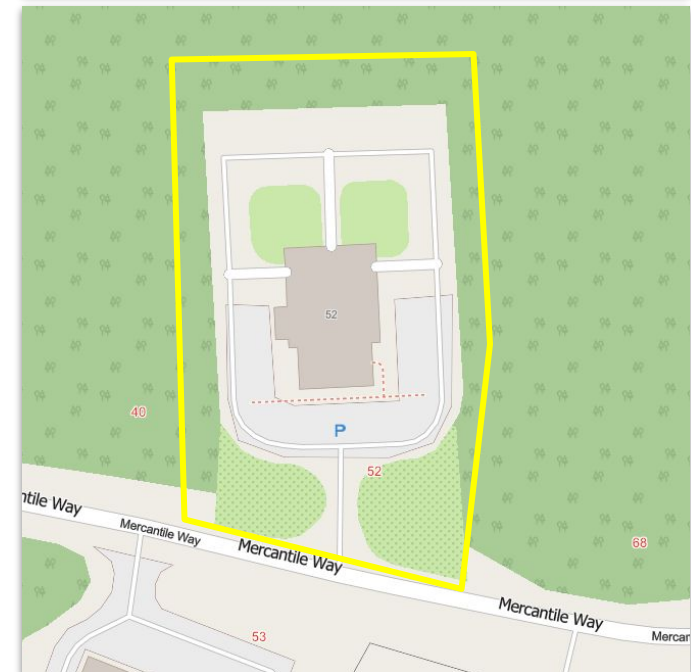
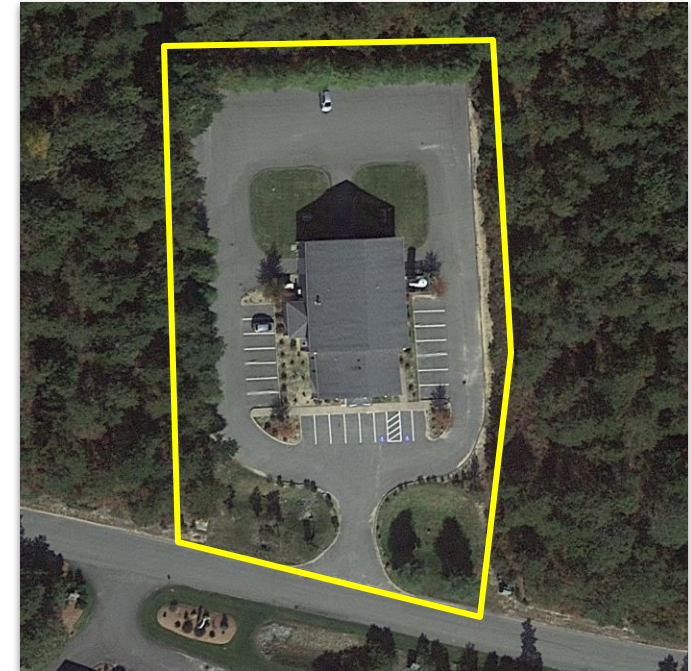


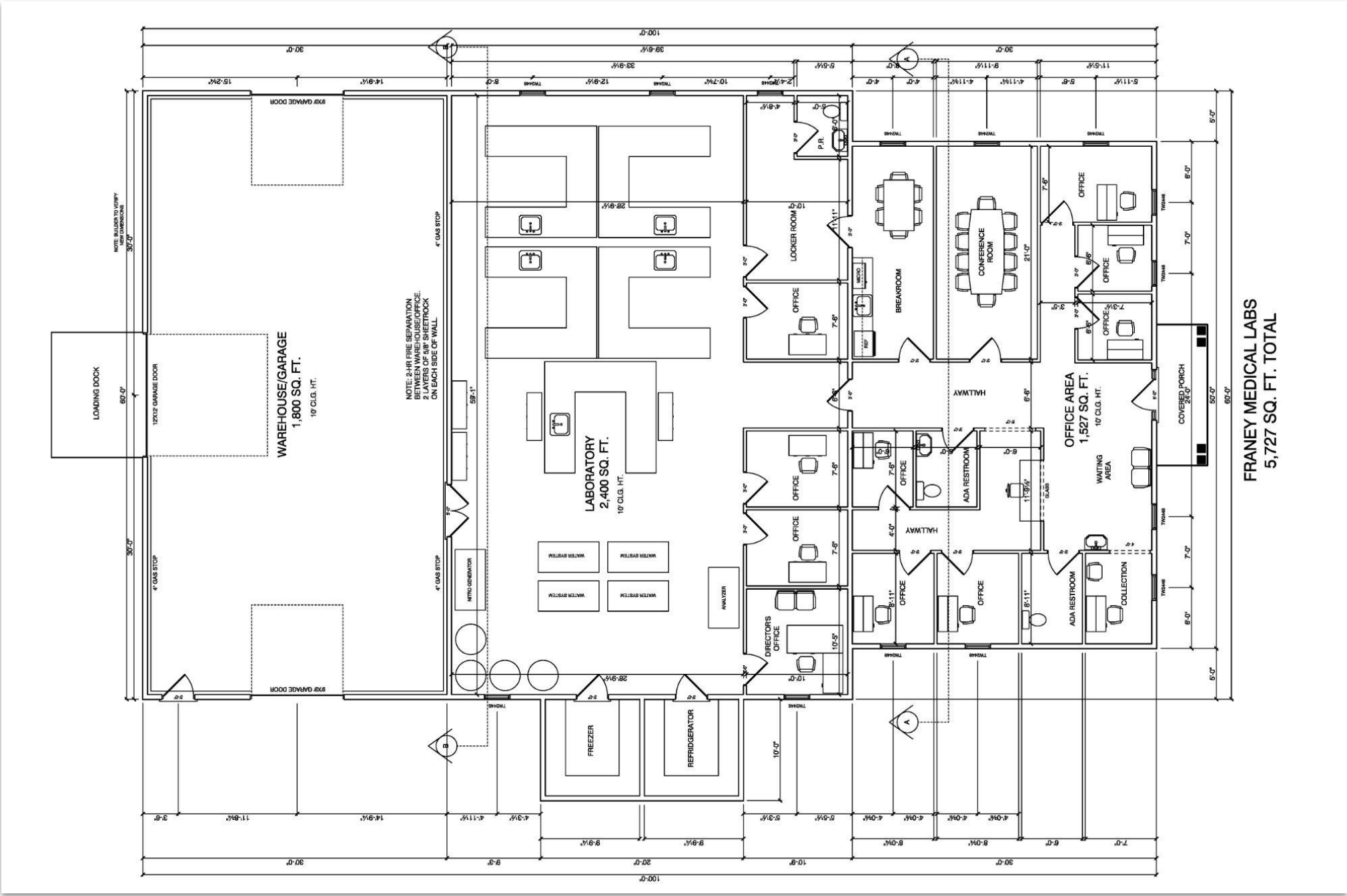
PROPERTY SPECIFICATIONS

52 MERCANTILE WAY, MASHPEE, MA

Year Built 2012
Size 5,727 SF
Stories 1
Address 52 Mercantile Way, Mashpee, MA 02649
Style R&D Facility/Commercial
Book/Page 25781-164
Parcel ID 88-85-0
Zoning Industrial 1
Lot Size 1.636 acres

- Rare commercial contractor bay with office for lease
- 3 overhead doors, one **13' X 12'** doors and two **9' X 8'** doors
- 14' ceiling clearance
- Office space features open work areas, multiple private offices, storage areas, and 3 restrooms
- Office is fully climate controlled with mini-splits
- Propane heat by radiant floor in the warehouse
- Approximately 42 parking spaces including handicapped spaces
- Excellent curb appeal and potential for high visibility tenant signage on the street.
- Full building back up generator (Generac)

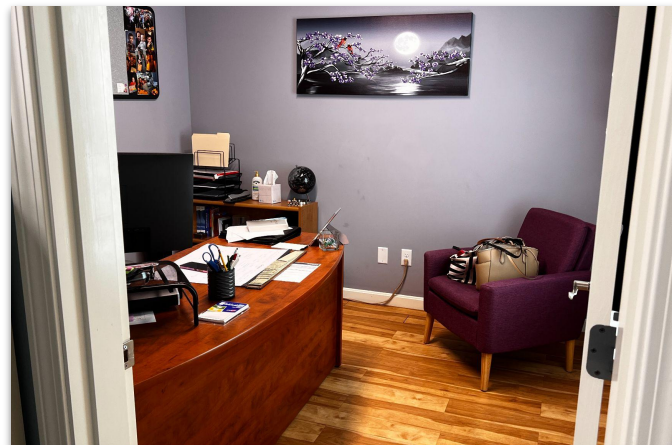
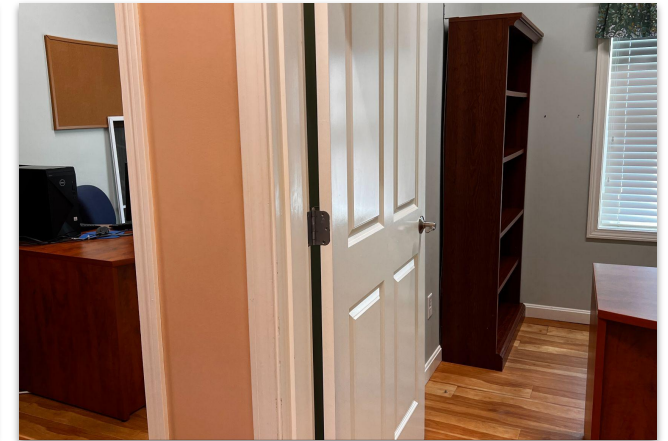




FRANEY MEDICAL LABS
5,727 SQ. FT. TOTAL

INTERIOR PICTURES

52 MERCANTILE WAY, MASHPEE, MA



INTERIOR PICTURES

52 MERCANTILE WAY, MASHPEE, MA



EXTERIOR PICTURES

52 MERCANTILE WAY, MASHPEE, MA



ABOUT

Commercial Realty Advisors, Inc. specializes in commercial and industrial real estate, mergers, acquisitions, joint ventures, divestitures, and other business broker strategies. It is a commercial and real estate brokerage based in Hyannis, Massachusetts, specializing in middle-market transitions. The culture of our firm is that of an investment bank with a premium placed on intellectual vitality, relationship management, and knowledge of geographic markets. A cadre of well-educated and successful experts partner with clients to achieve objectives in a cost and time-effective manner. Our business is broadly based. Our real estate practice includes development, investment, and other commercial sale, lease, and management arrangements. Transactions include manufacturing, retailing, food processing, restaurant and hospitality, golf course, marinas, and other businesses.



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**COMMERCIAL REALTY
ADVISORS, INC.**

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