



PROPERTY DESCRIPTION

Introducing a prime leasing opportunity at 19 Commerce Park Road in Bourne, MA. This exceptional property offers modern, flexible office spaces designed for versatility and functionality. Boasting ample parking, convenient access to major highways, and professional landscaping, this property provides an ideal setting for businesses to thrive. The spacious interior features high ceilings, abundant natural light, and customizable floor plans to suit a plethora of tenant needs. With proximity to essential amenities and a professional environment, this property presents an attractive opportunity for businesses seeking a strategic location and a professional workspace tailored to their specific requirements.

PROPERTY HIGHLIGHTS

- Two (2) fourteen-foot-high drive-in doors.
- Two bathrooms.
- On-site parking for employees and visitors
- High ceilings and abundant natural light
- Multiple uses, easy access.
- Phase 3
- 200 Amp

OFFERING SUMMARY

Lease Rate:	\$15.00 SF/yr (NNN)
Number of Units:	1
Available SF:	2,474 SF
Lot Size:	1.84 Acres
Building Size:	12,384 SF

DEMOGRAPHICS	0.3 MILES	0.5 MILES	1 MILE
Total Households	47	157	682
Total Population	101	335	1,445
Average HH Income	\$134,927	\$134,927	\$133,728

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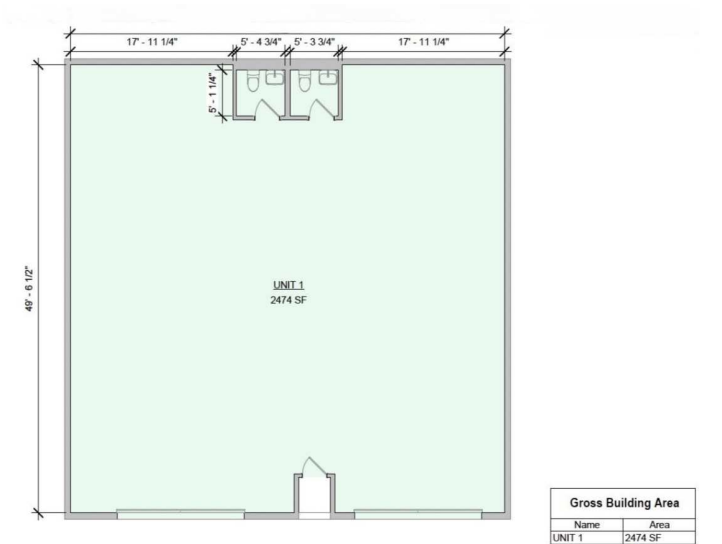
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UNICORN BROKERAGE

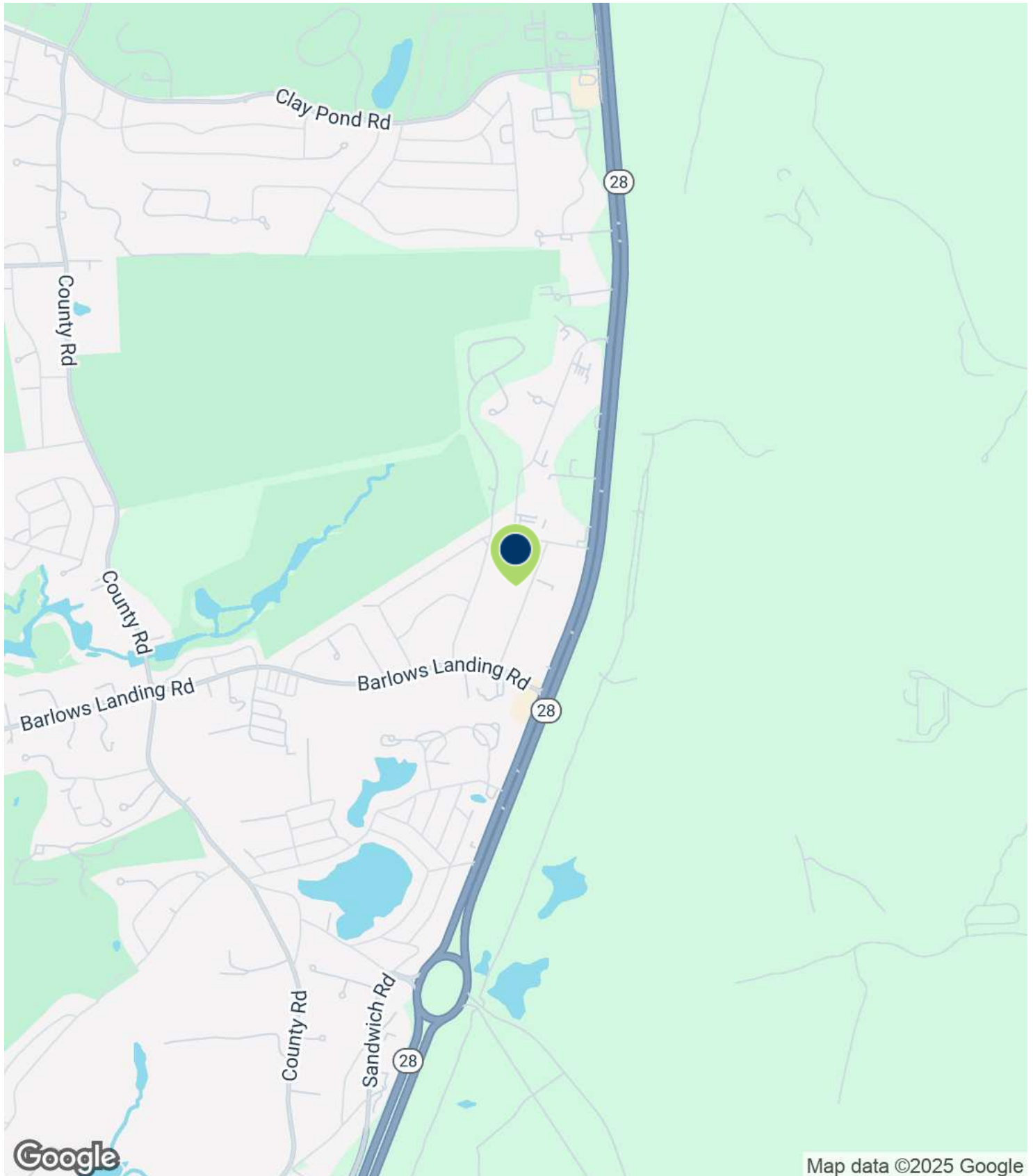


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