Commercial Realty Advisors OFFERING MEMORANDUM Commercial Land 51 Evergreen Circle, Mashpee



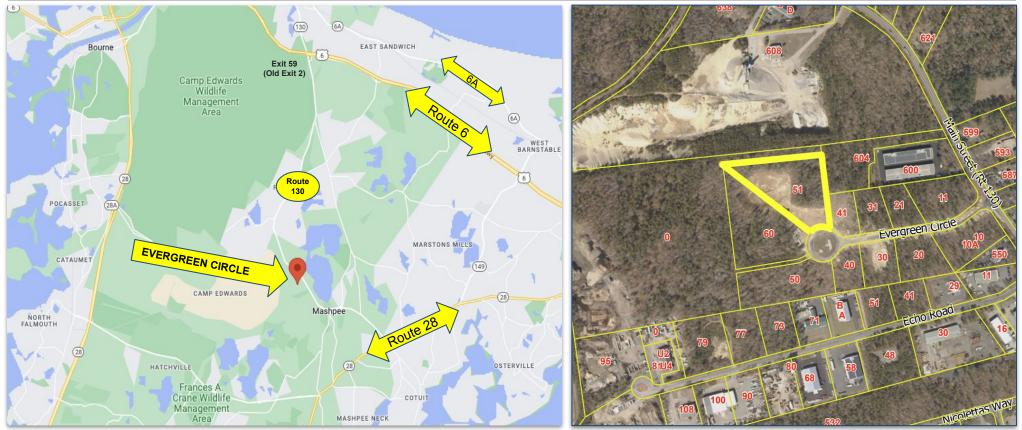
KEVIN PEPE

- Solution Office: 508-862-9000
- Cell: 508-962-5022
- SkPepe@ComRealty.net
- Image: Second Street, Hyannis, MA 02601
- Intersection in the section of th



PROPERTY LOCATION

51 Evergreen Circle, Mashpee, MA 02649



- Lot is zoned Industrial 1 by the Town of Mashpee (See Pages 28-41 in Mashpee Zoning Bylaws)
- Just minutes from downtown Mashpee and Route 28, a connection to the rest of the Cape.
- Evergreen Circle is off of Route 130, a direct connection to Route 6.
- Neighboring companies include Cape Cod Coffee, Cape Cod Gutter Monkeys, Govoni Forestry Products, and more.





222 West Main St. Hyannis, MA 508-862-9000 | comrealty.net



Commercial Realty Advisors

Commercial Realty Advisors' Disclaimer

This information has been secured from sources we believe to be reliable, but we make no representation or warranties, expressed or implied, as to the accuracy of the information contained herein. Commercial Realty Advisors, Inc. and the agent presenting this opportunity represent the Seller / Lessor, and are neither architects, engineers, inspectors, accountants nor attorneys, and therefore all buyers / tenants must consult with their own architects, engineers, inspectors, accountants or attorneys as to financial, zoning, lot line, handicapped accessibility, flood plain, mechanical, structural, or environmental concerns. Buyer must verify all information and bears all the risk for inaccuracies. Referenced square footage and acreage and sketched outlines are approximate, and this information package is subject to change.

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.



COMMERCIAL REALTY ADVISORS, INC. 222 West Main St. Hyannis, MA 508-862-9000 | comrealty.net



KEVIN PEPE

Managing Director Office: 508-862-9000, ext. 105 kpepe@comrealty.net