

## OFFERING MEMORANDUM

*±1,000 Sq. Ft. Contractor Bay Available for Lease  
within Industrial Building*

**FOR  
LEASE**

**KEVIN PEPE**

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**Commercial Realty Advisors, Inc.**

222 West Main Street, Hyannis, MA

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ComRealty.net [f](#) [@](#) [in](#)



**5 Katie Marie Drive, Unit 6  
BOURNE, MA**

**AREA**

**± 1,000 Sq Ft**

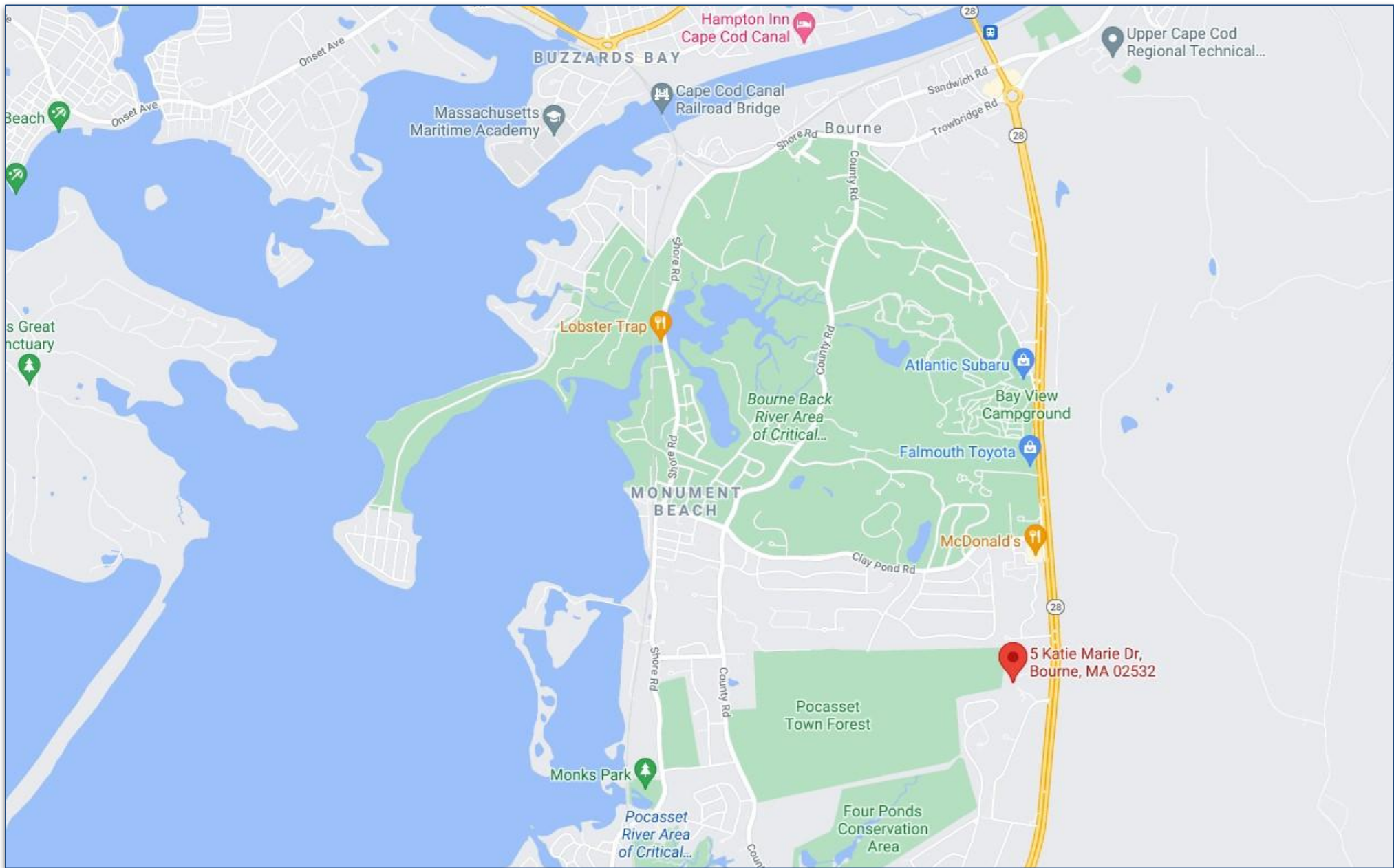
**PRICE**

**\$1,700  
/Month + Utilities**

- 12' x 12' Overhead Door
- Canopied Sidewalk
- Ample Parking
- Proximate to Bourne Bridge with access to Routes 25, 195, and 495.
- Built in 2006
- Zoned B4

# PROPERTY LOCATION

*5 Katie Marie Drive, Bourne, MA 02532*





# PROPERTY SPECIFICATIONS

5 Katie Marie Drive, Bourne, MA 02532

**Year Built** 2006

**Appx. Building Size** ± 10,000 sq. ft.

**Unit Size** Units 1, 4, & 7 are ± 1,000 sq. ft.  
Units 2, 3, 5, & 6 are ±2,000 sq. ft.

**Acreage** 1.663 Acres

**Stories** 1

**Address** 5 KATIE MARIE DRIVE, BOURNE

**Style** Warehouse Condo Unit

**Book/Page** 205095

**Parcel ID** 35.0-138-0

**Zoning** B-4

**Land Assessment** \$475,800

**Building Assessment** \$372,200

**Detached Assessment** \$7,800

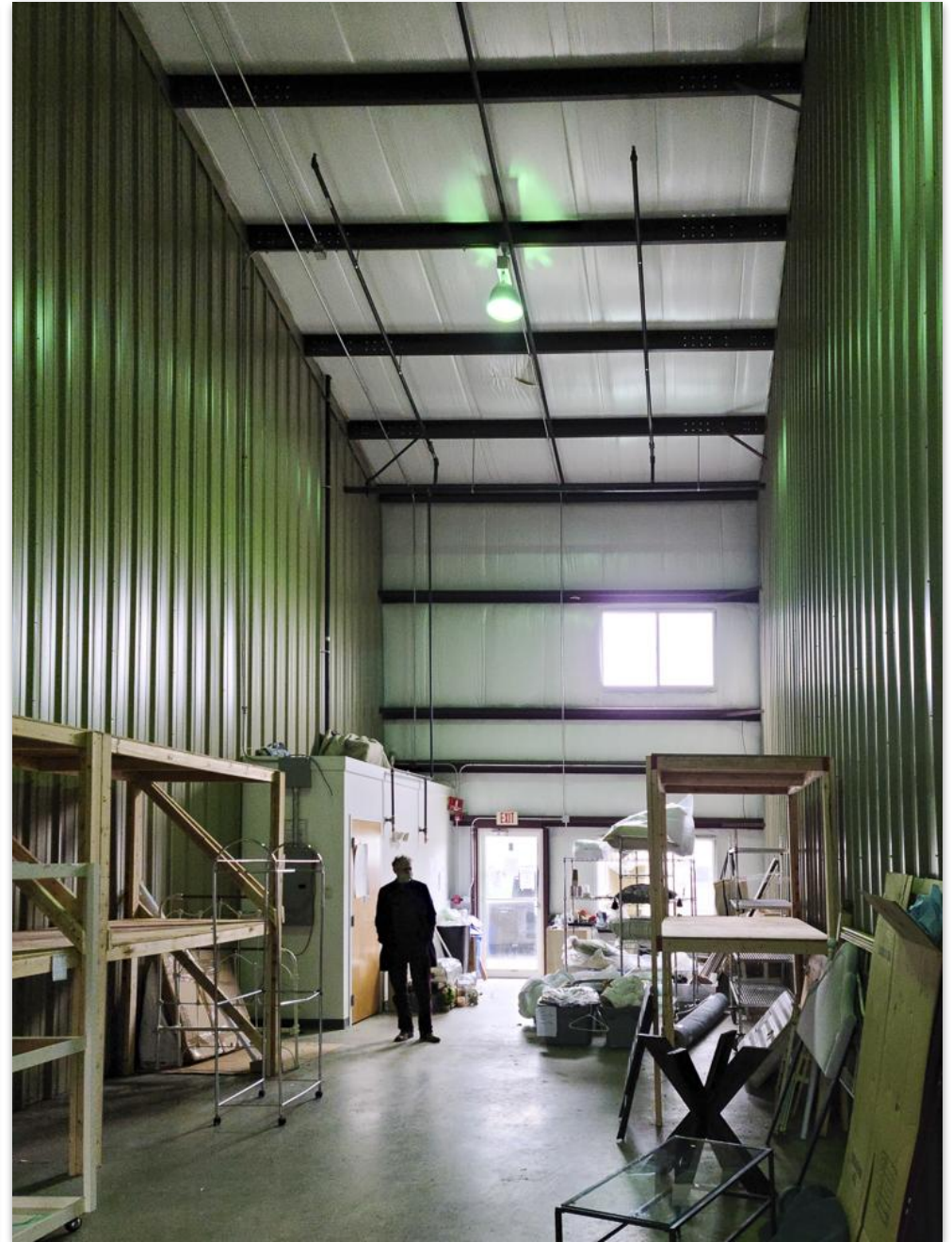
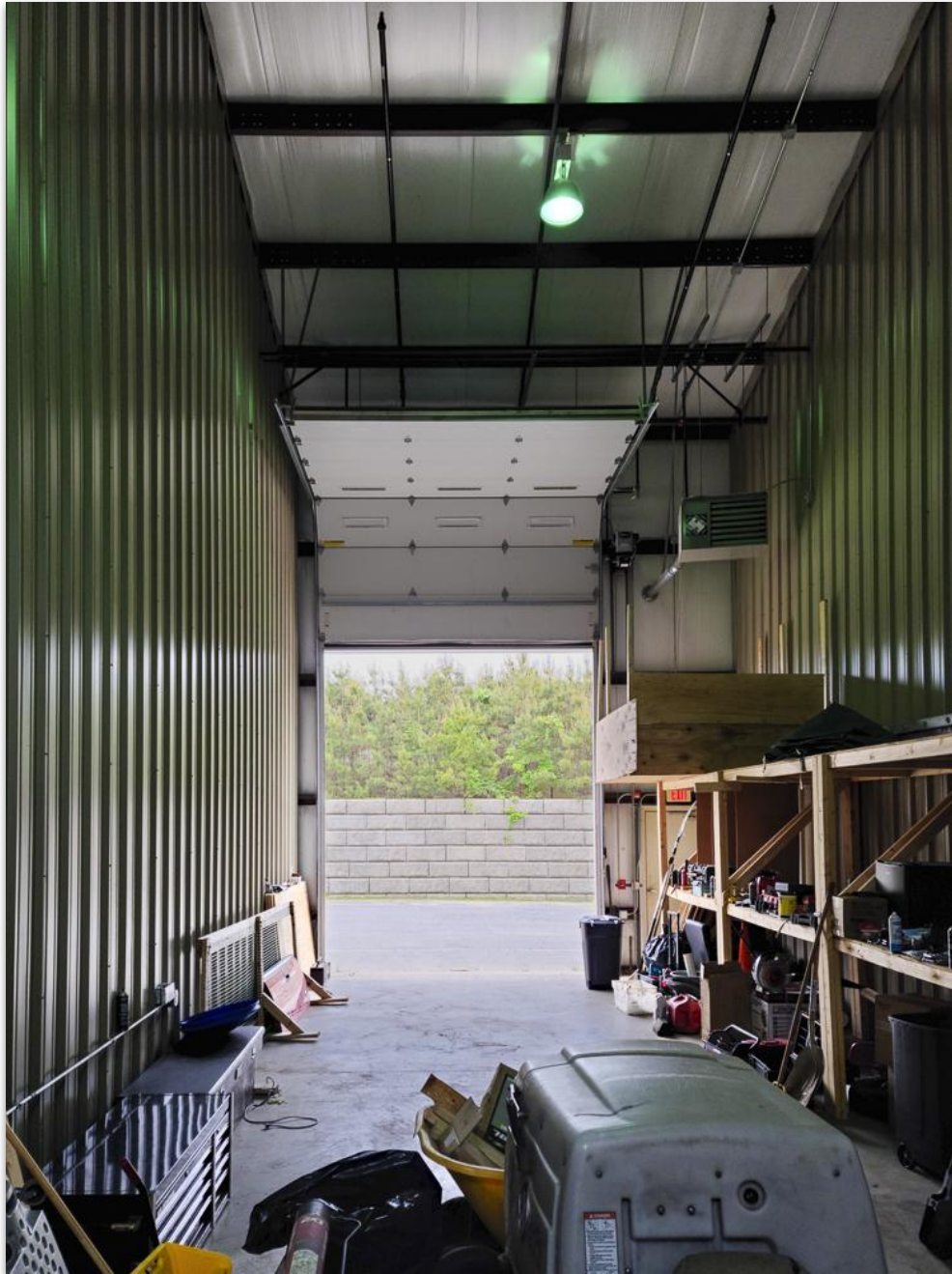
**Total Assessment** \$855,800

## Features

- 12' x 12' Overhead Doors
- Canopied Sidewalk
- Ample Parking
- Proximate to Bourne Bridge with access to Routes 25, 195, and 495.









# EXTERIOR PICTURES

5 Katie Marie Drive, Bourne, MA 02532



UNIT 7



UNIT 6



UNIT 5



UNIT 4



UNIT 3



UNIT 2

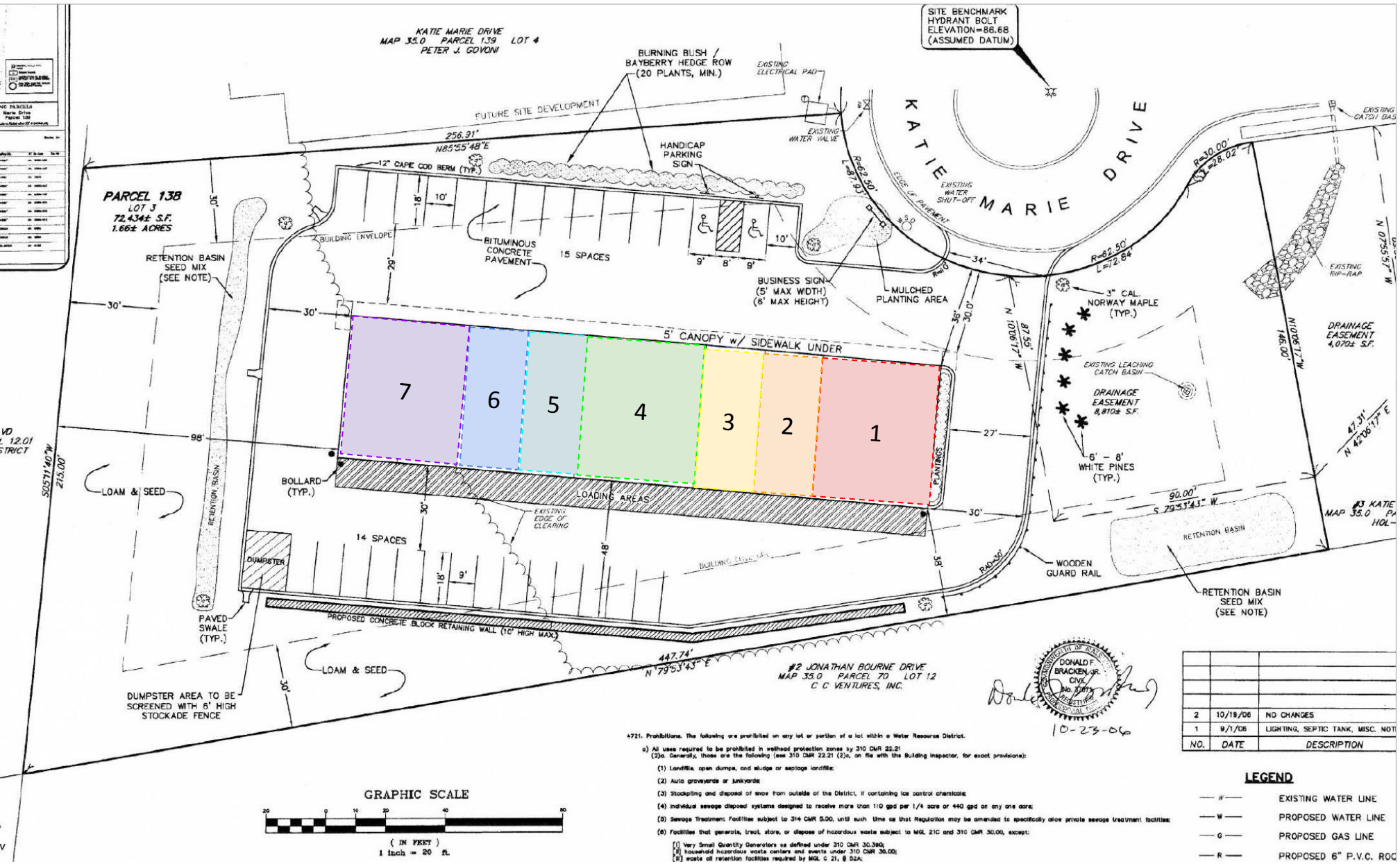


UNIT 1



SITE PLANS

5 Katie Marie Drive, Bourne, MA 02532



Commercial  
**Realty Advisors**

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## 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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