



PROPERTY DESCRIPTION

Introducing 50 Portside Drive, an ideal commercial, flex Space available for lease minutes from the Bourne Bridge. This Industrial property boasts a spacious layout ideal for contractors including a small office and private bathroom. The property has a versatile interior floor plan featuring high ceilings and access on both sides with overhead doors/loading docks, making it an ideal canvas for your business needs. The property's proximity to routes MA 28, Route 6, US 195, and 495 ensures convenience and connectivity. Seize this opportunity to elevate your business with an adaptable space on Cape Cod.

PROPERTY HIGHLIGHTS

- Customizable office spaces with flexible floor plans.
- On-site parking for employees and customers.
- Close proximity to major transportation routes.
- Efficient heating, cooling, and energy systems.
- High-speed internet is available in the area.
- Future new construction opportunity at this location.
- 3-Phase
- 200 Amp

OFFERING SUMMARY

Lease Rate:	\$10.00 - 3,000.00 SF/yr (NNN)
Available SF:	1,500 - 3,995 SF
Lot Size:	1 Acres
Building Size:	26,147 SF

DEMOGRAPHICS	0.3 MILES	0.5 MILES	1 MILE
Total Households	34	152	743
Total Population	73	324	1,582
Average HH Income	\$134,927	\$134,927	\$134,021

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UNICORN BROKERAGE



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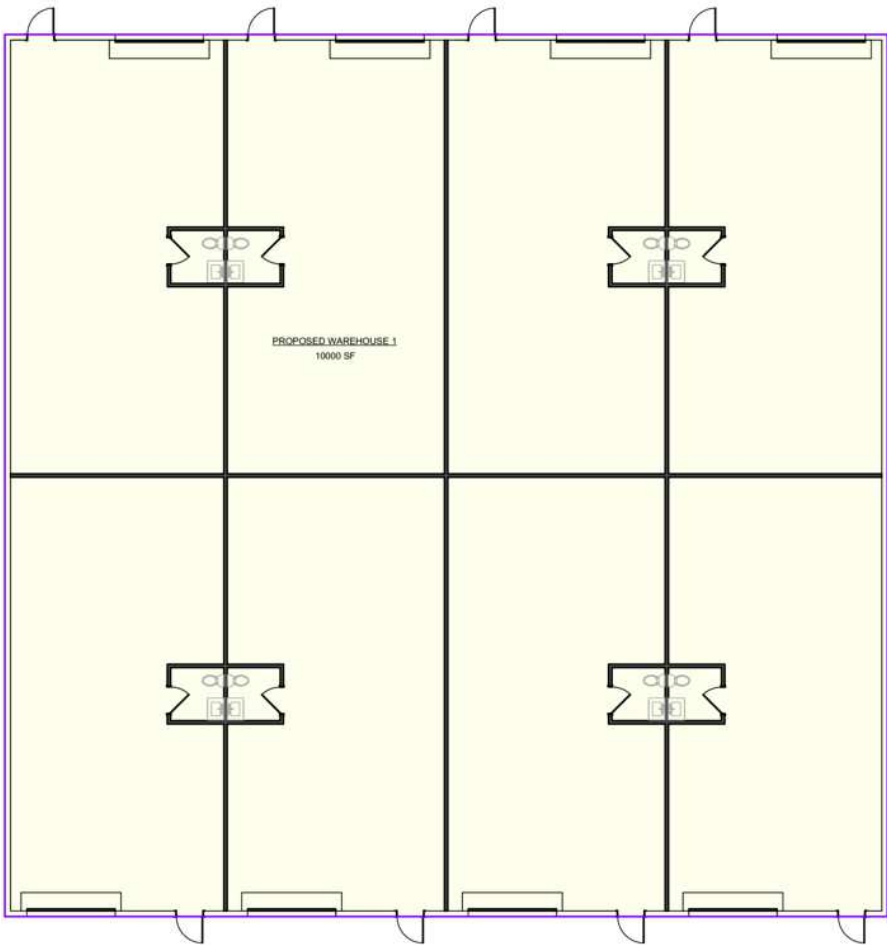
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Existing Gross Building		
Level	Name	Area
LEVEL 1	PROPOSED WAREHOUSE 1	1000
		1000



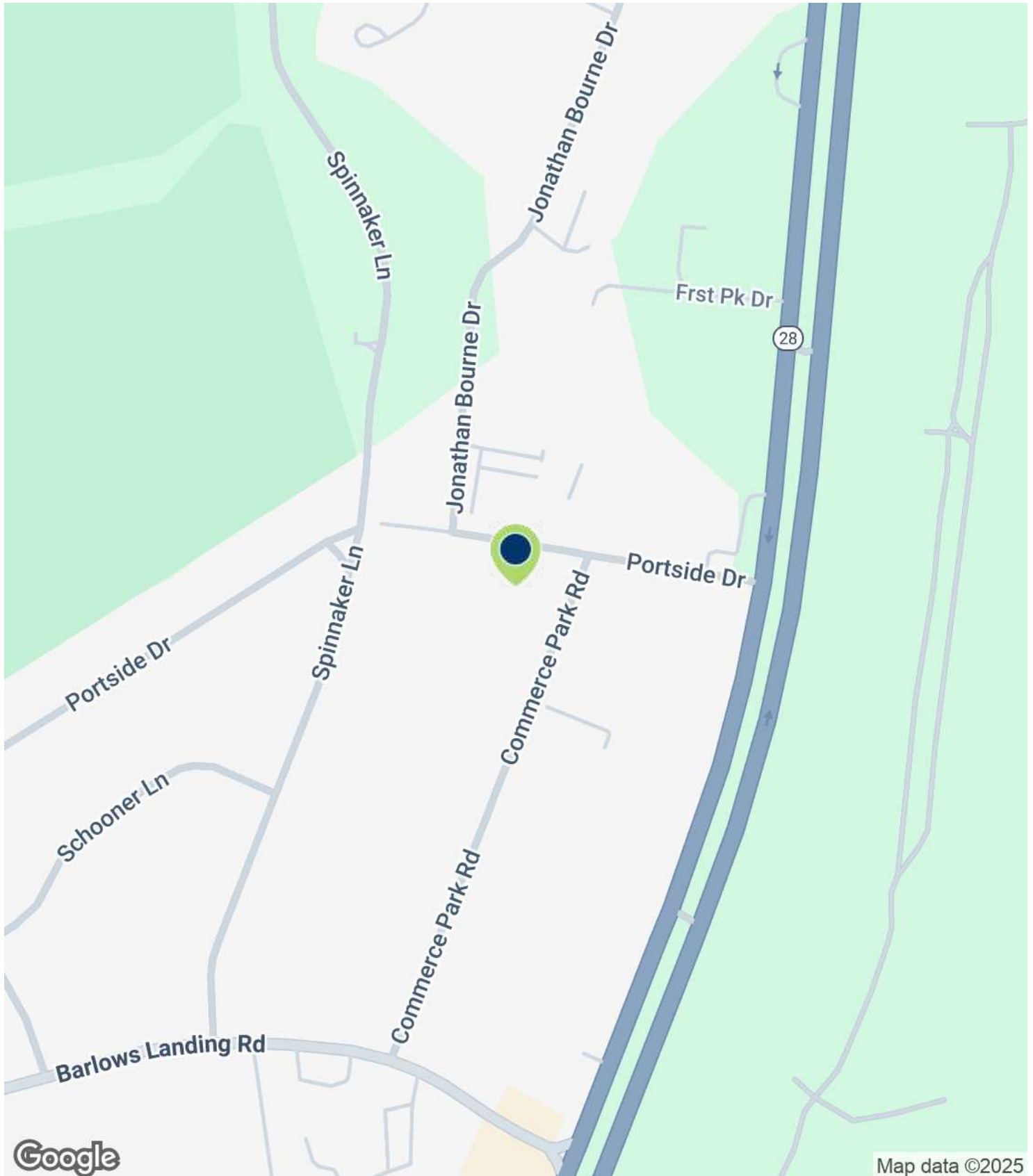
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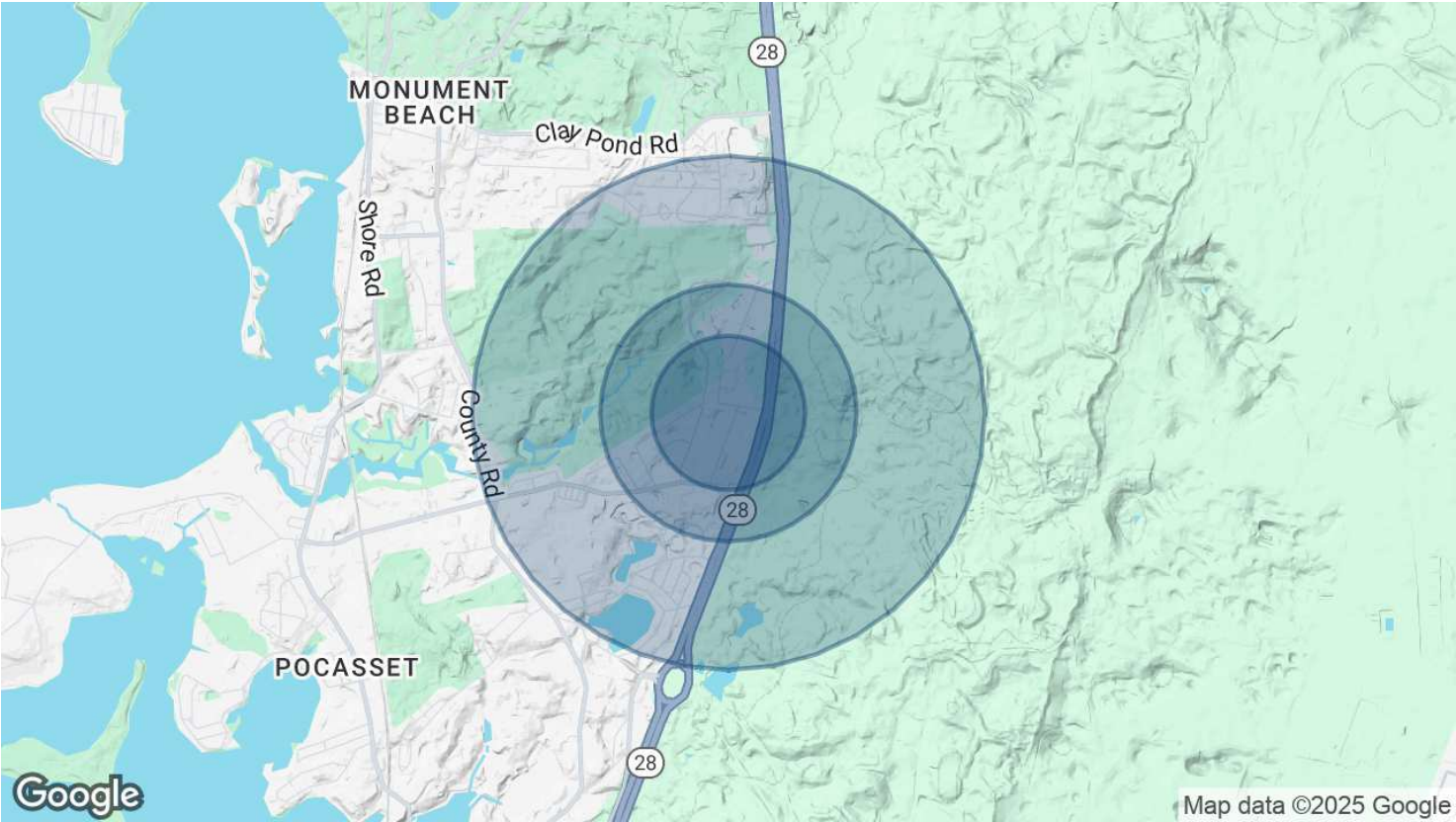
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POPULATION	0.3 MILES	0.5 MILES	1 MILE
Total Population	73	324	1,582
Average Age	48	48	48
Average Age (Male)	46	46	46
Average Age (Female)	50	50	50

HOUSEHOLDS & INCOME	0.3 MILES	0.5 MILES	1 MILE
Total Households	34	152	743
# of Persons per HH	2.1	2.1	2.1
Average HH Income	\$134,927	\$134,927	\$134,021
Average House Value	\$514,279	\$514,279	\$524,673

Demographics data derived from AlphaMap

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