



- 2 Industrial Bays - 1,391± - 1397± SF
- Prefabricated Steel Construction/Metal Roof/Built in 2005
- Units 3 & 4 with Private Bath in Each Unit – Overhead Doors

FOR LEASE – 2 Units - \$2,400/Mo/Each Plus Utilities

LOCATION OFF THOMAS B. LANDERS ROAD

Marketed by:

19 Tradesman Circle, East Falmouth, MA



Hartel Commercial Real Estate

230 Jones Road
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Property Overview & Detail

Overview

- **Property Address** 19 Tradesman Circle
East Falmouth, MA
- **Units Available** 3 & 4
- **Tenant Lease Terms** \$2,400/Month/Each
Plus Utilities
- **Total Land Area** 1.04 Acres
- **Town/Well Water** Municipal
- **Town/Private Septic** Private
- **Zoning** LIA - Light Industrial

Detail

- **Property Units** Units 3 & 4
- **Property Unit Sizes** 1,391± SF & 1,397± SF
- **Room Count** 1 plus Bath/Each
- **Access** Overhead Doors
Front Door
- **Floor** Concrete
- **Parking** Ample On-Site
- **Amenities** Landscaped Entrance
Close to Route 28 & Bourne Bridge

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Property Views



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General Overview of Tradesman Circle

Tradesman Circle is comprised of all warehouse/industrial facilities in an area of complementary businesses.

Tradesman Circle is located in the East Falmouth section off Thomas B. Landers Road and Route 28. The area is comprised of mostly industrial uses of retail and commercial businesses. Route 28 is one mile west from Thomas B. Landers Road with easy access to points north and south. This community consists of businesses such as Steamship Authority Parking, Loud Fuel Company, Hamilton Auto Body, Falmouth Ice Arena, J&G Auto Recovery, Fucillo Concrete, are just a few of the businesses along Thomas B. Landers Road, which make up the neighborhood, but there is space for new entities. Adjacent to the west, is a completed 40B rental housing community. Cape Cod Hospital has expanded for more space on Edgerton Drive to house radiology and additional outpatient services.

Units 3,4 at Tradesman Circle consist of 1,391 - 1,397± SF each in a steel built fabricated building. Each unit has a private bath and exterior door as well. There is a mezzanine for an office or storage.

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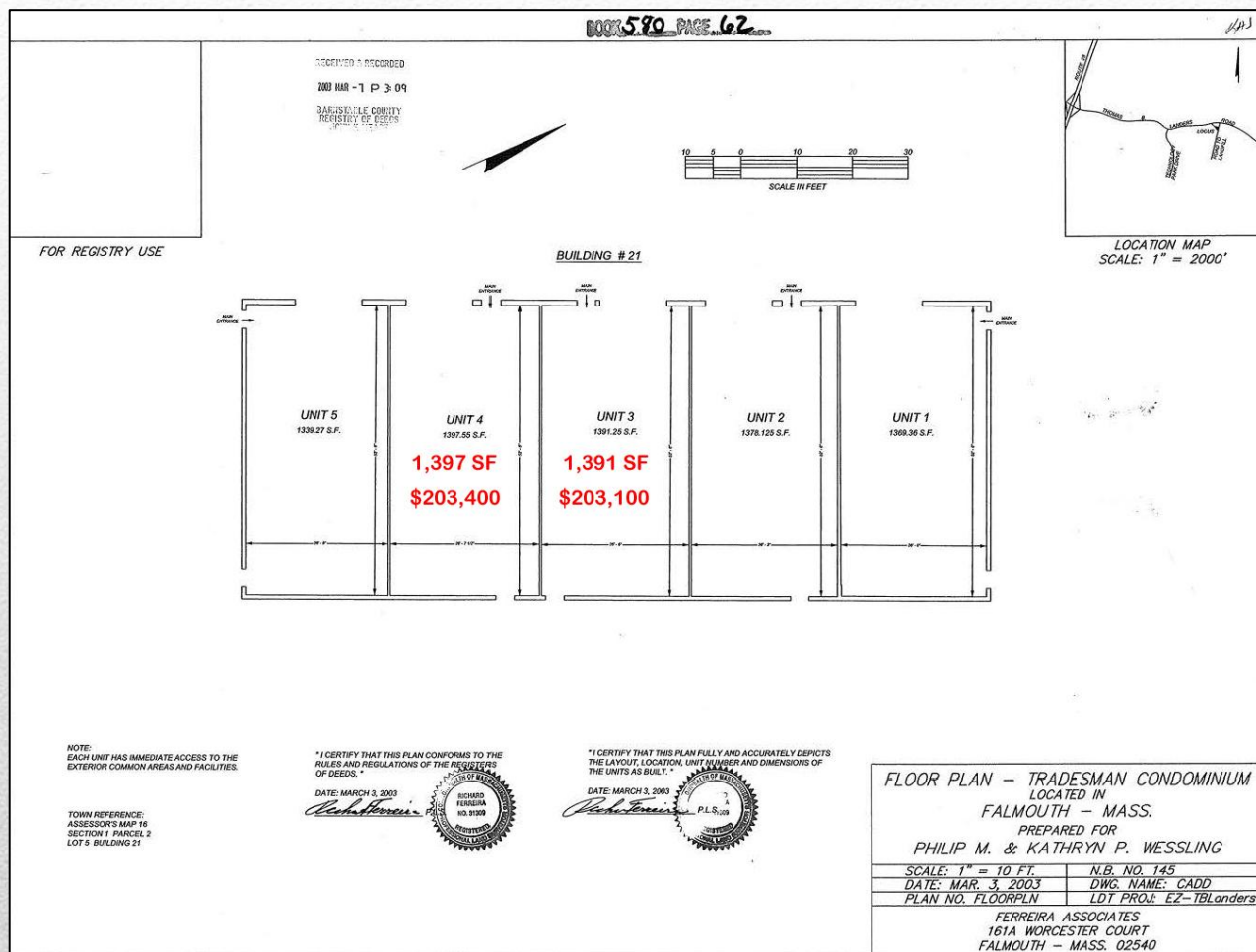
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Floor Plan of 19 Tradesman Circle Units



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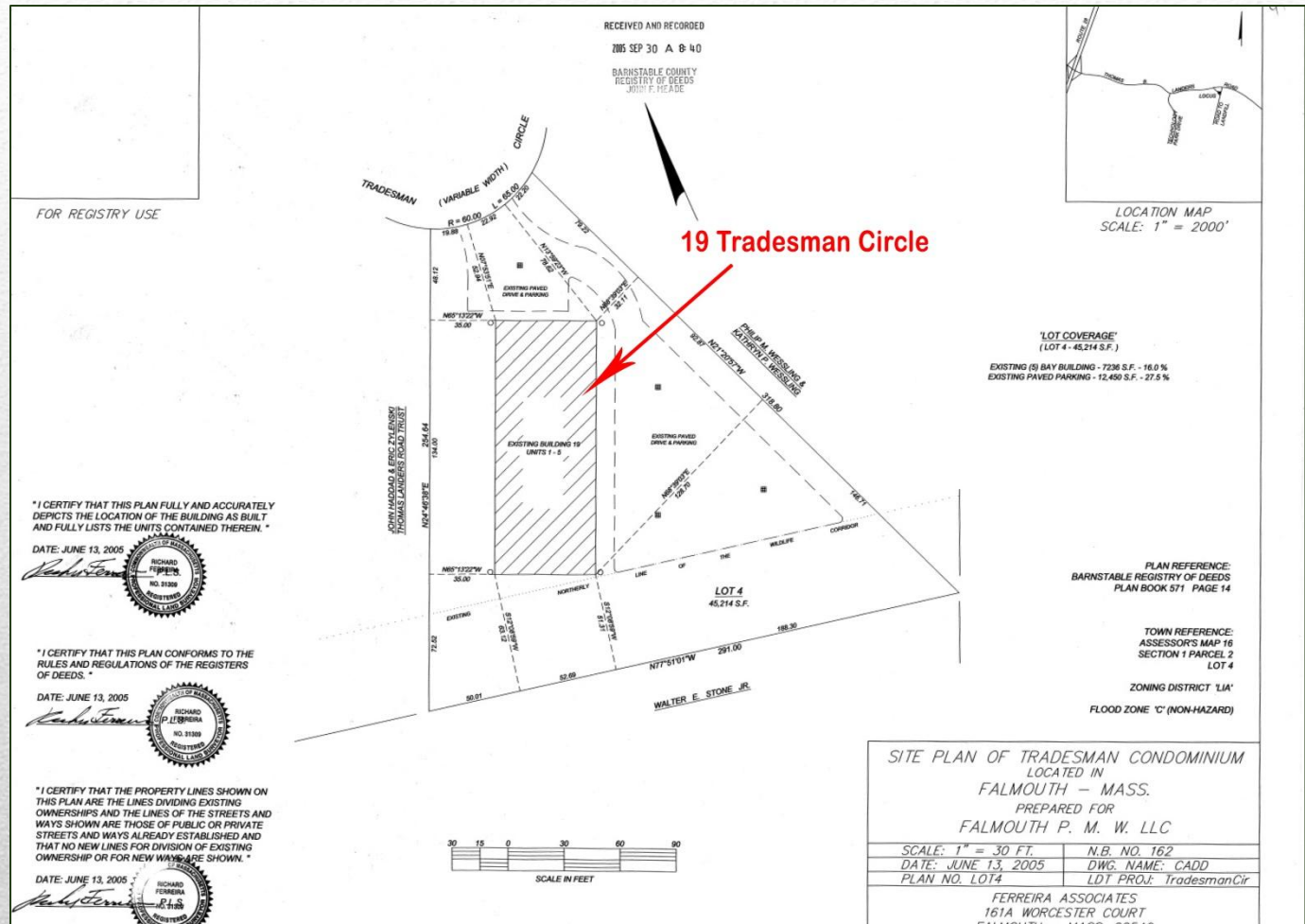
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Site Plan of 19 Tradesman Circle



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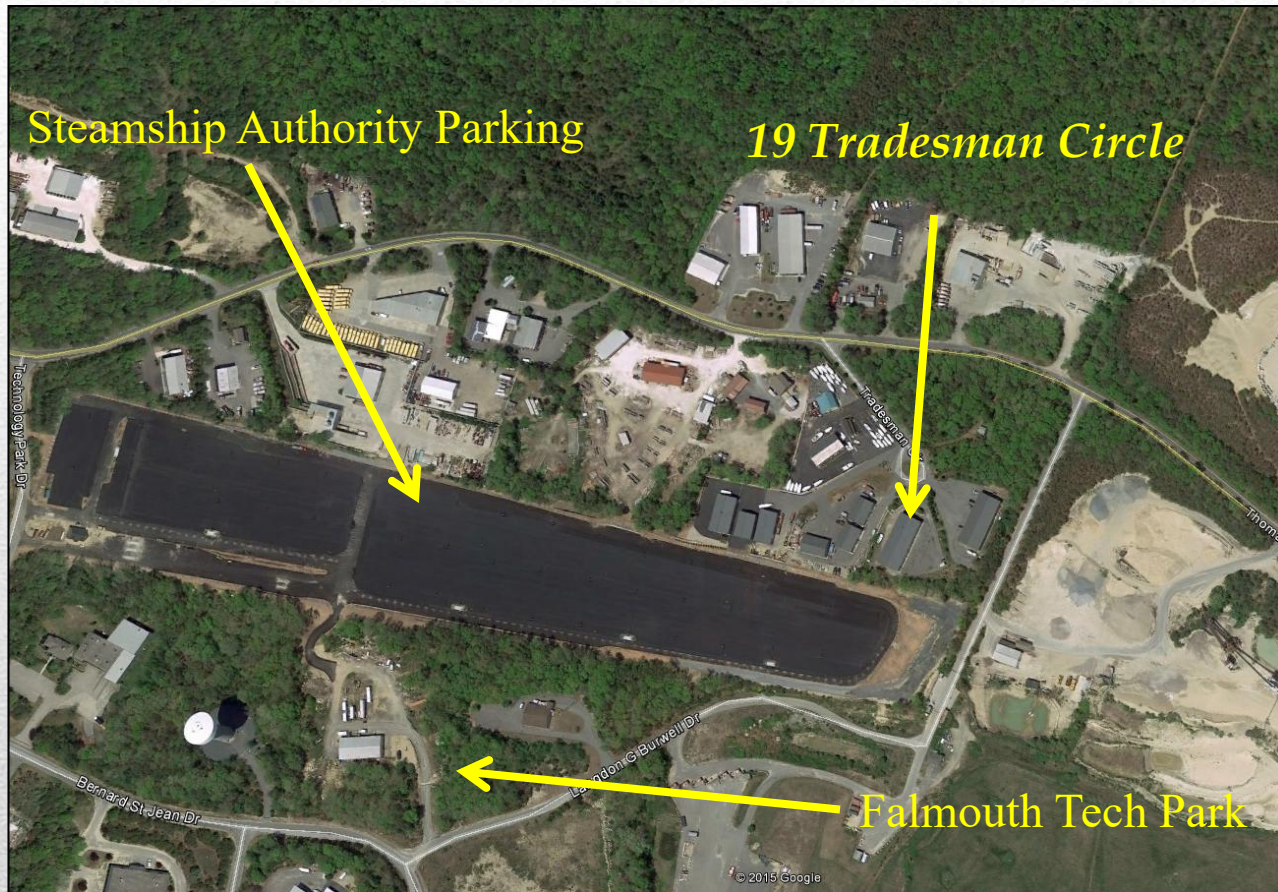
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Satellite



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