

Contractor's Yard w/ Industrial Building
Centrally Located

**FOR
LEASE**

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23 BOG ROAD

FOR LEASE

ACREAGE

W. Yarmouth, MA

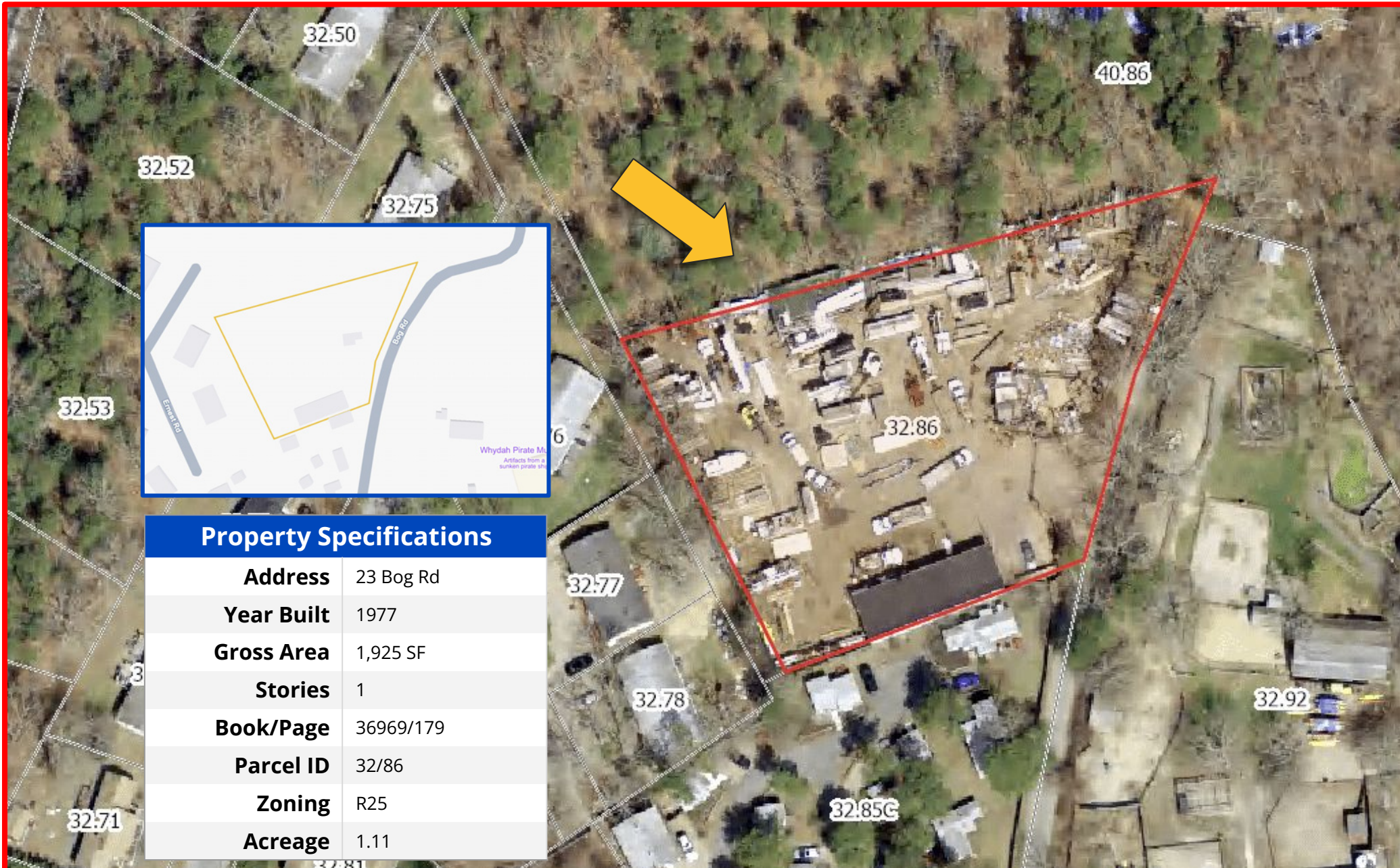
\$5,500/mo
NNN

±1.1 AC

- Currently configured as a Auto Repair Business Lot
- Zoned R25 (Pre-Existing Non-Conforming Use)
- Existing industrial infrastructure saves significant upfront costs
- Ample yard and building layout ideal for trades, fleets, and service industries
- Strong Mid-Cape location for dispatch, customer access, and logistics

PROPERTY MAP

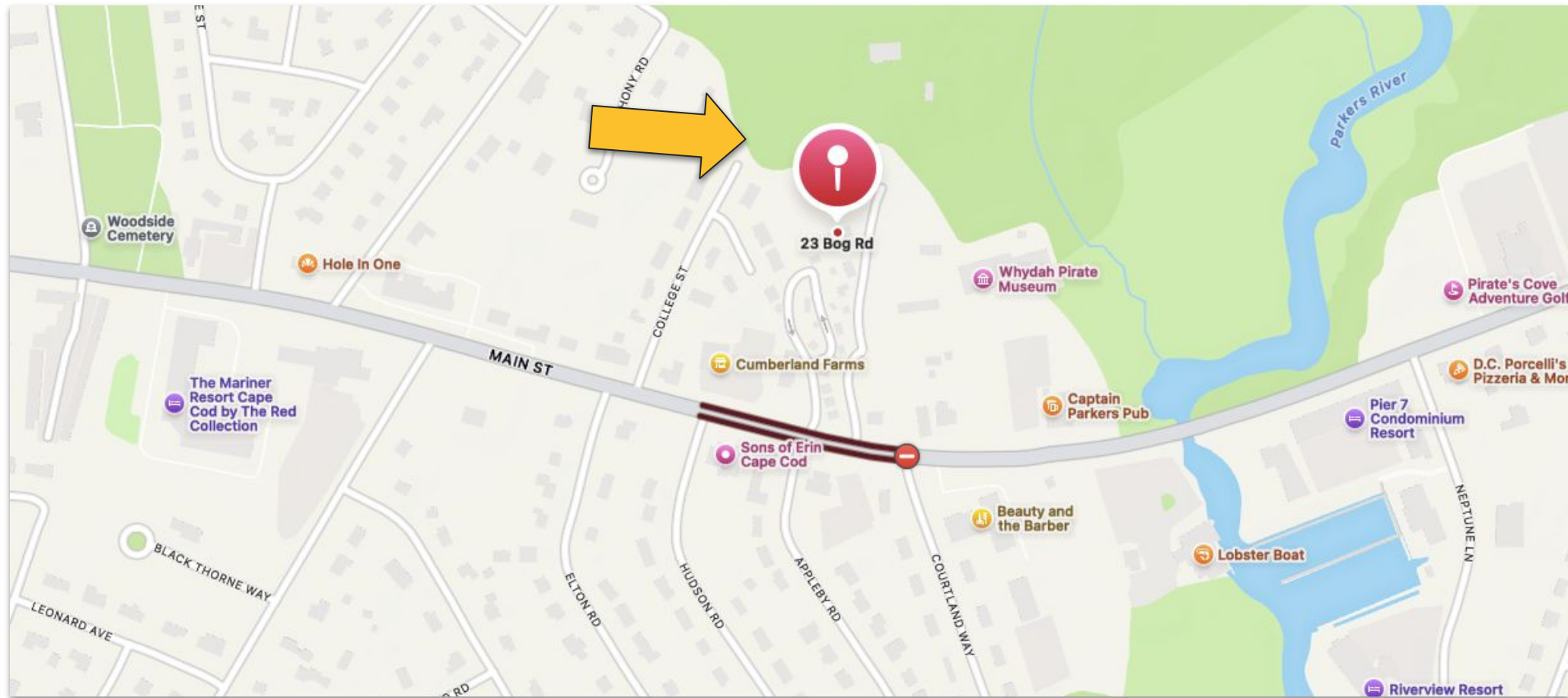
23 Bog Road, West Yarmouth, MA 02673



Property Specifications	
Address	23 Bog Rd
Year Built	1977
Gross Area	1,925 SF
Stories	1
Book/Page	36969/179
Parcel ID	32/86
Zoning	R25
Acreage	1.11

PROPERTY LOCATION

23 Bog Road, West Yarmouth, MA 02673



- **Protected nonconforming use** allows continuation of auto-repair or similar operations with minimal zoning friction.
- **±1.11 acres of land** provides rare yard area, storage capacity, and operational flexibility
- **Industrial configuration**, including service-bay layout, paved areas, outbuildings, and improved infrastructure.
- **Central Mid-Cape location** offers strong access to Route 28 and surrounding service markets.
- **Potential for new uses** via special permit when intensity is equal or lower than the existing use.
- **Large lot and separation from neighbors** improve permitting feasibility for lower-impact commercial or trade uses.
- **Perfect fit for trades and service companies** struggling to find industrial or contractor space in Cape Cod's extremely tight inventory environment.

EXTERIOR PICTURES

23 Bog Road, West Yarmouth, MA 02673



INTERIOR PICTURES

23 Bog Road, West Yarmouth, MA 02673





23 Bog Road offers a rare chance to lease **industrial-style space in a residential zone** thanks to its **pre-existing, non-conforming auto-repair use**.

Property Highlights

- ±1,925 SF building
- Large **1.11-acre lot**
- Existing **service-bay layout**
- **Yard space** for storage, equipment, or vehicles
- Wide access and functional site layout

The property is ideal for **auto repair, contractor, or trade uses**, allowing similar operations to continue with minimal regulatory hurdles. It also presents an excellent opportunity for **lower-intensity commercial uses** by special permit, such as trade offices, workshops, light fabrication, or storage for service businesses.

With a large lot, flexible layout, and **central Mid-Cape location**, 23 Bog Road is a hard-to-find option for businesses seeking practical space in a market with very limited industrial inventory.

Uses Most Likely Allowed As-of-Right (Existing Non-Conforming Use).

These uses can typically continue without new zoning relief as long as intensity does not increase:

Auto-related services (existing use): Auto repair, light mechanical services. Protected as a pre-existing nonconforming use. Minimal zoning friction.

Contractor / Trade Shop: HVAC, plumbing, electrical, carpentry; small fleet operations. Often considered similar in intensity; may continue or require minimal relief depending on scope.

Service-oriented industrial: Small engine repair, equipment service. Fits typical operational footprint already on site.

Commercial
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ABOUT

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