

OFFERING MEMORANDUM

*Commercial Contractor/Warehouse Building
11 Brand New Units Under Construction,
Available for Lease May 2025*

**FOR
LEASE**

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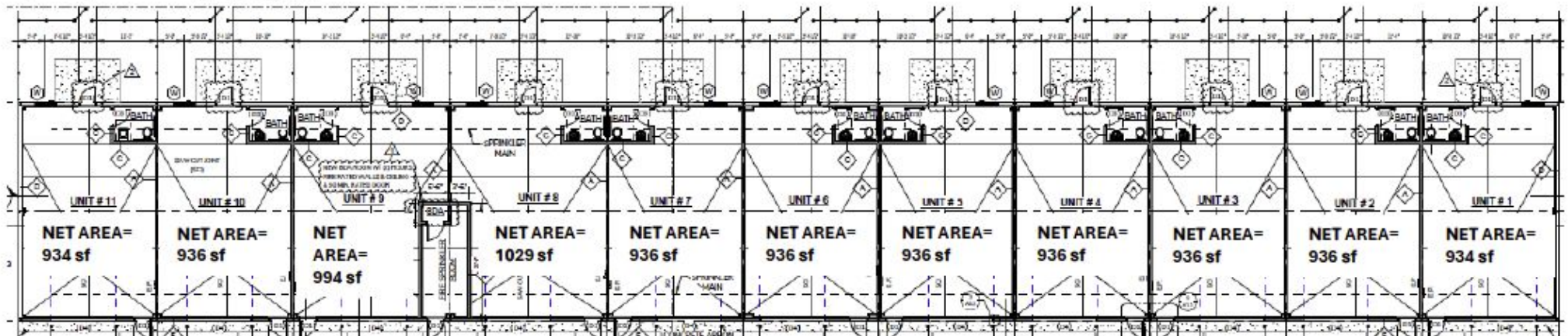
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📍 222 West Main Street, Hyannis, MA

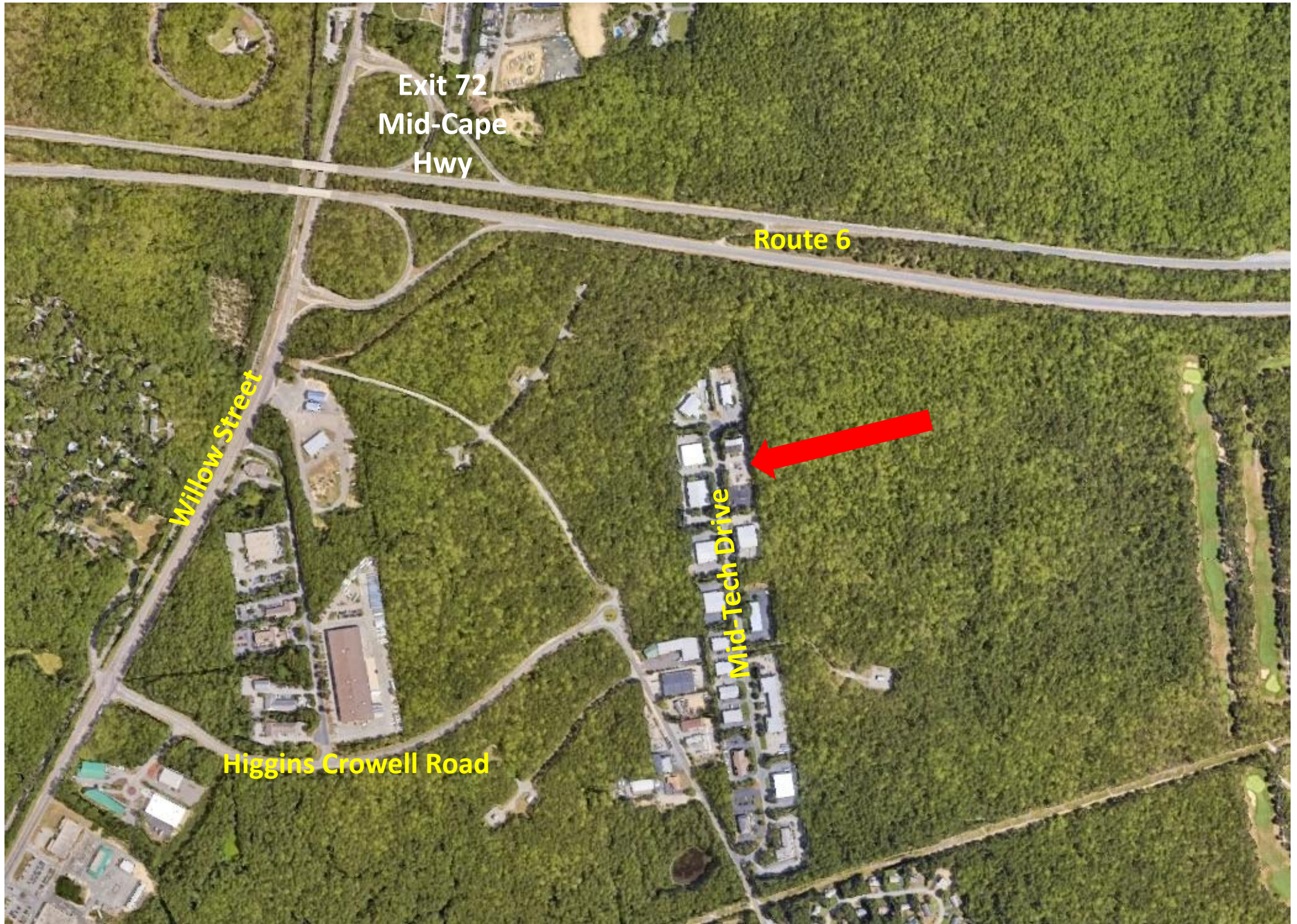
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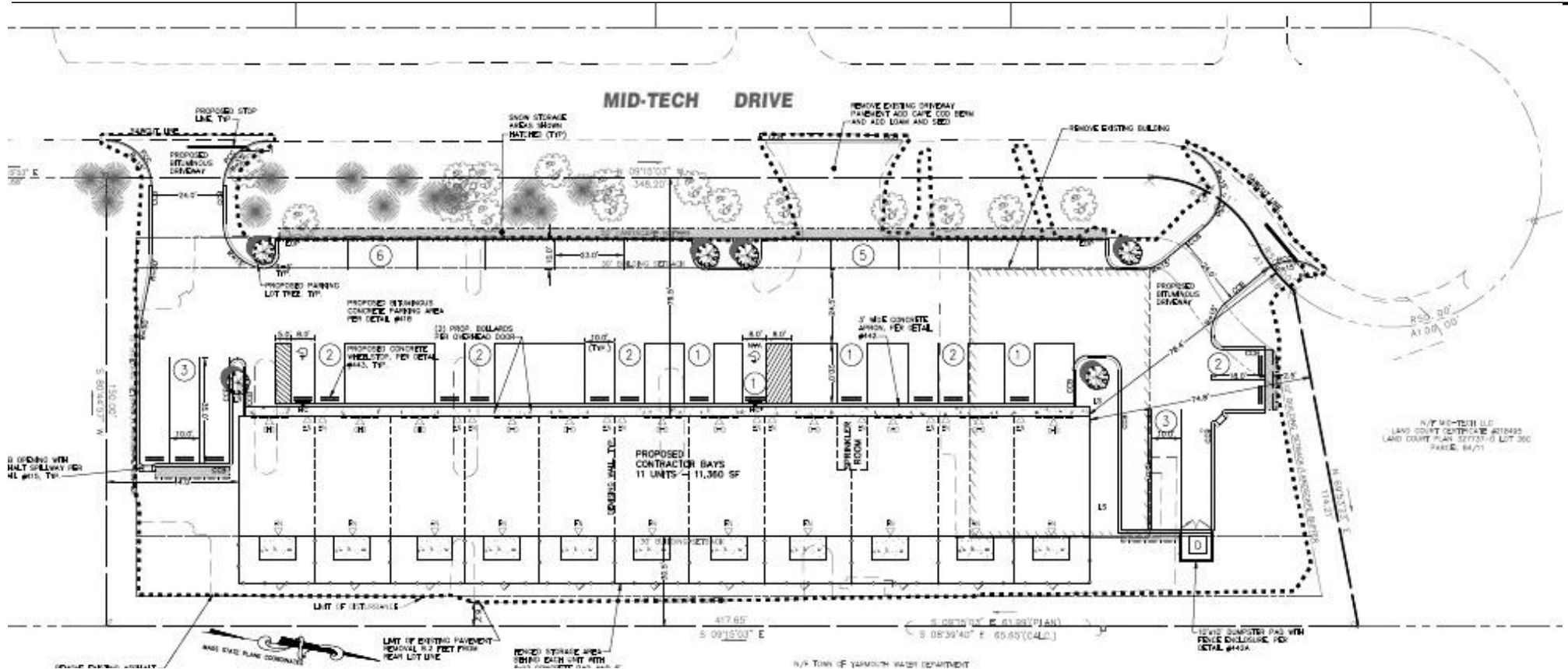
**\$2,040+/- NNN/Month
936-1,029+/- Sq Ft Units**



PROPERTY LOCATION

212 Mid-Tech Drive, W. Yarmouth, MA





Location and Development

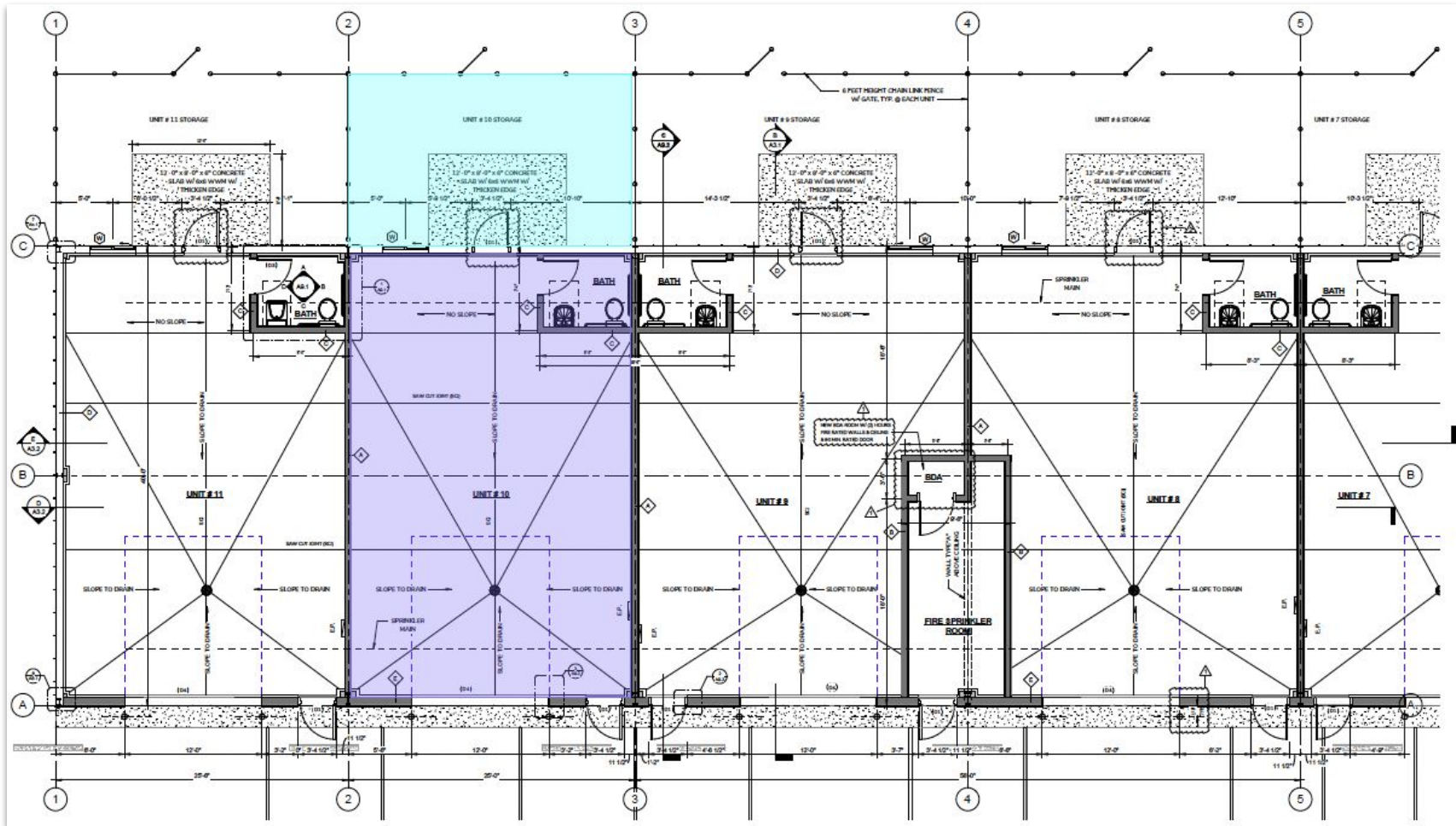
Located at 212 Mid Tech Drive in West Yarmouth, MA, this new commercial bay development offers prime contractor and storage space in the heart of Cape Cod. The facility is strategically positioned to serve businesses across the Mid-Cape area, providing easy access to major highways and the surrounding commercial hubs.

Units and Flexibility

The development consists of 11 contractor/storage bays ranging from approximately 936 to 1,029 square feet each. If a larger space is required, multiple bays can be combined during the current construction phase, allowing tenants to customize their workspace to fit their specific needs.

Outdoor Storage

Each bay is equipped with a dedicated fenced-in stone storage yard of approximately 370 square feet, ideal for securely storing materials or equipment directly adjacent to the unit. The yards are enclosed by 6-foot-high black-coated chain-link fencing, ensuring security while maintaining visibility and access.

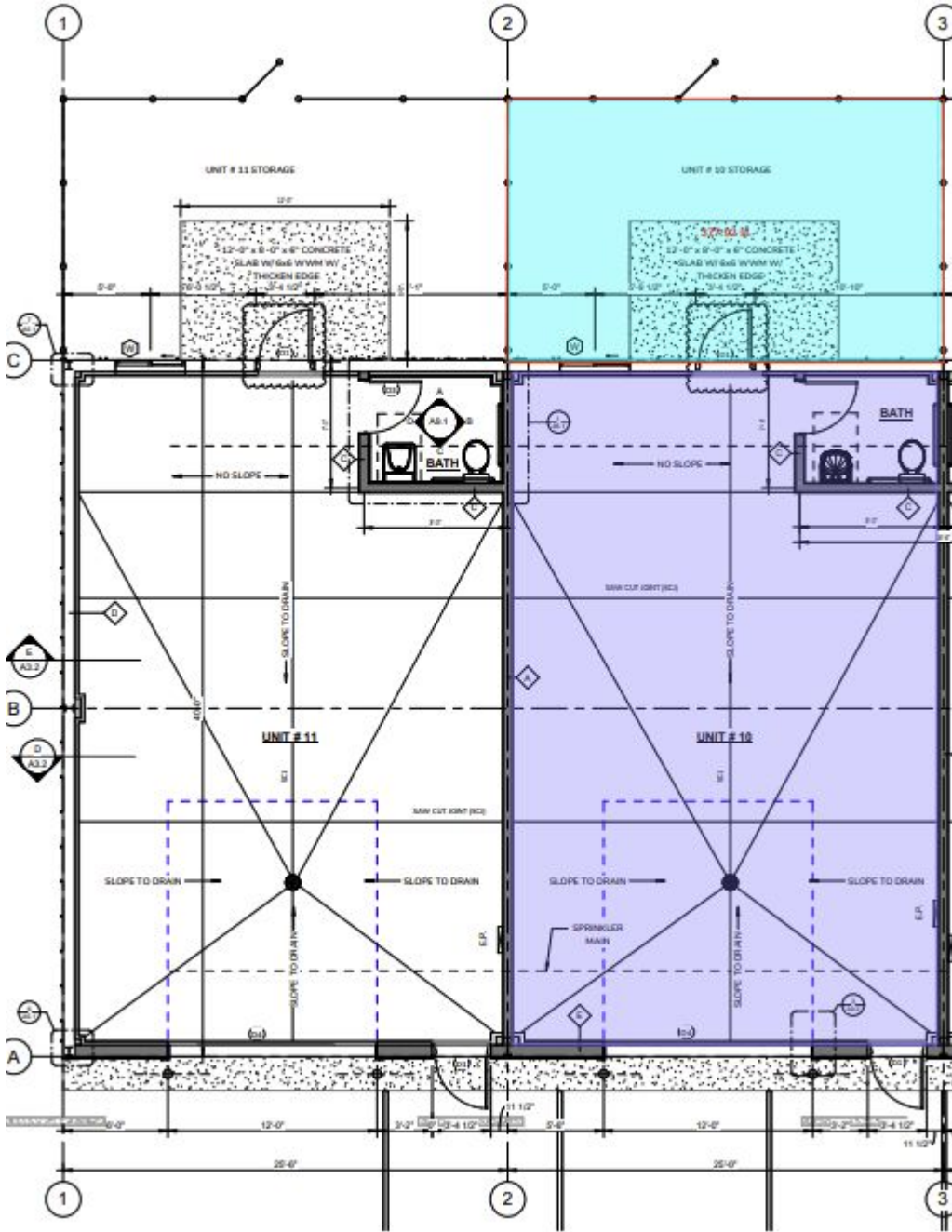


Key Features

- **Base Rent:** Approximately \$2,040 per month, varying slightly depending on unit size.
- **Lease Term:** Landlord seeks initial lease term of 3 years.
- **Occupancy Date:** Units are scheduled for occupancy by May 2025.
- **Bay Design:** Each bay features a wide-open layout with a single restroom, High bay doors (12 feet wide x 14 feet high), and 18-foot-high walls, offering a 24-foot clear height at the middle of the unit.
- **Climate Control:** Gas-fired unit heaters are installed in each bay, ensuring year-round usability.
- **Parking:** Shared parking with 31 spaces is provided, equating to approximately 2.8 spaces per unit. Six oversized parking spaces also available, ideal for trailer parking.

FLOOR PLANS

212 Mid-Tech Drive, W. Yarmouth, MA



Tenant Responsibilities

Tenants are responsible for obtaining their own use permits from the Town of Yarmouth's building, health, and other applicable departments before occupying the space. This ensures that each business can comply with local regulations specific to their operations.

Ideal Uses

These bays are perfect for contractors, storage solutions, light industrial use, or small business operations that require a combination of indoor workspace and outdoor storage. The modern design, high ceilings, and flexible space make these units an attractive option for businesses looking to establish or expand their presence in the Mid-Cape area.

For businesses seeking a versatile and conveniently located commercial space in Cape Cod, 212 Mid Tech Drive offers a compelling opportunity with flexibility, modern amenities, and proximity to key transportation routes.



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