

# OFFERING MEMORANDUM

*Contractor Bay*

*Unit 5 Available for Lease*



Commercial  
**Realty Advisors**

KEVIN PEPE

Office: 508-862-9000, ext. 105

KPepe@comrealty.net



**NEW CONSTRUCTION  
COMPLETED AUGUST 2024**

68 Mercantile Way, Unit 5

FOR SALE OR LEASE

AREA

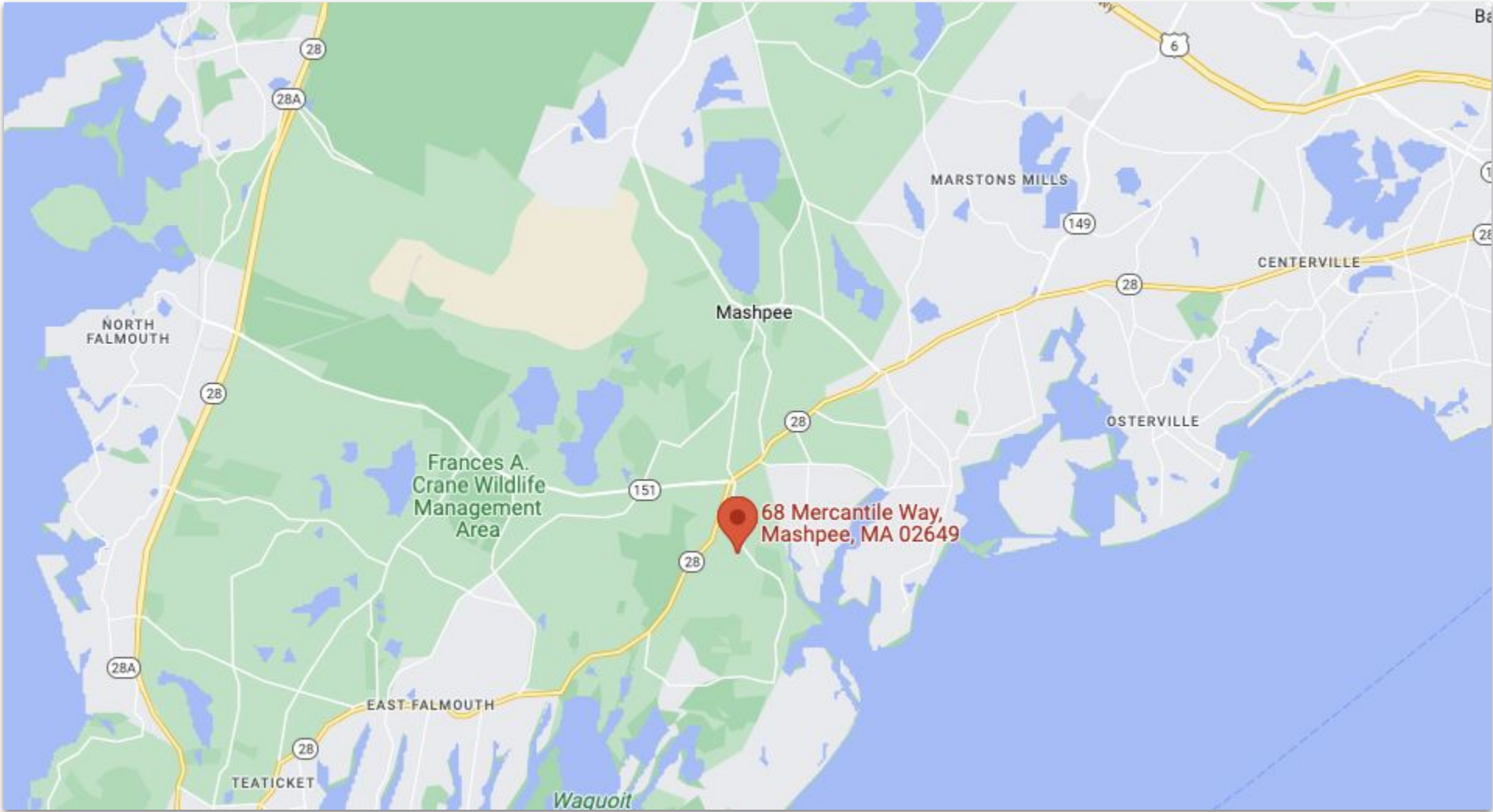
MASHPEE, MA

\$2,000mo (NNN - LEASE)

+/- 1,200 sq. ft.  
Bay Space

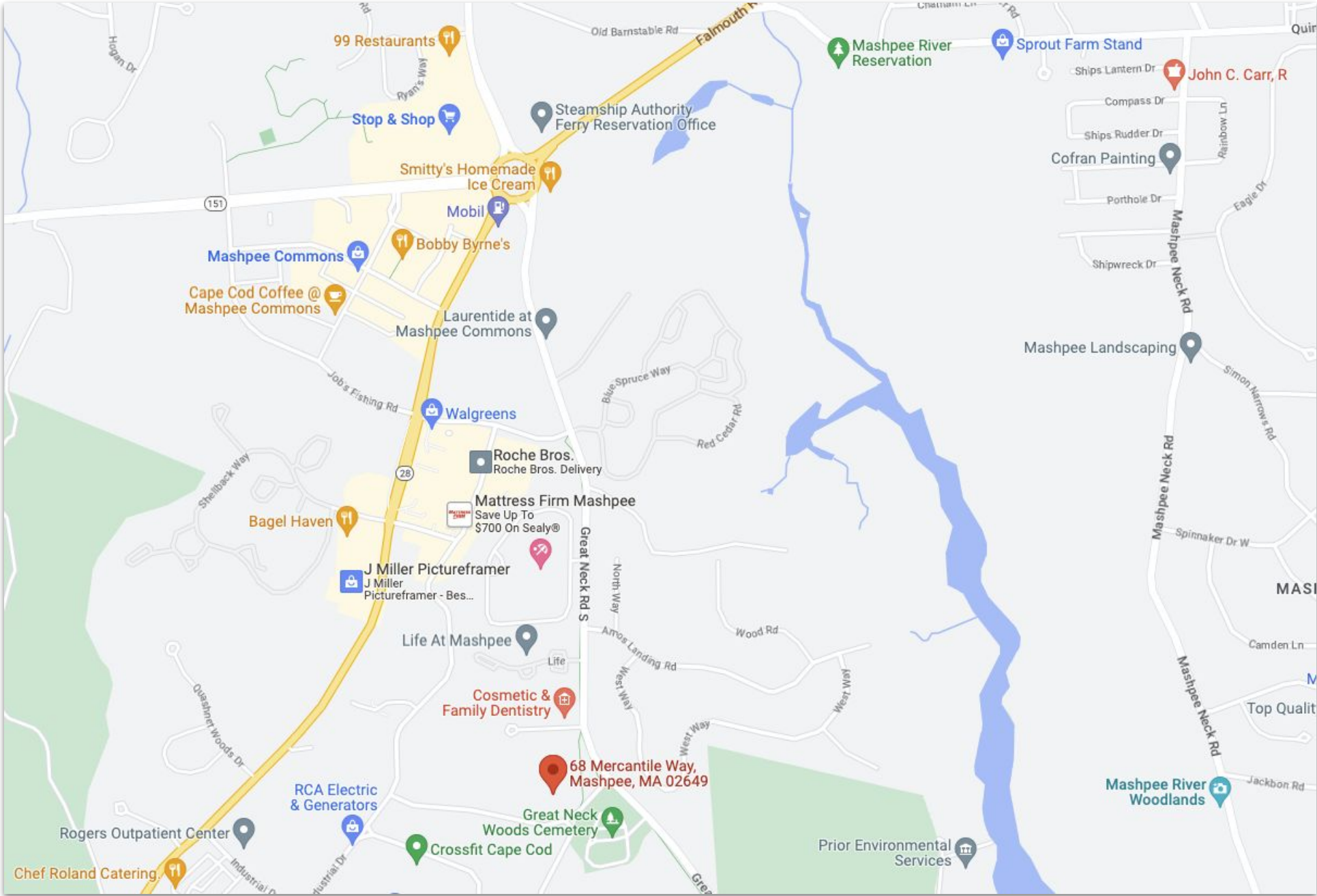
# PROPERTY LOCATION

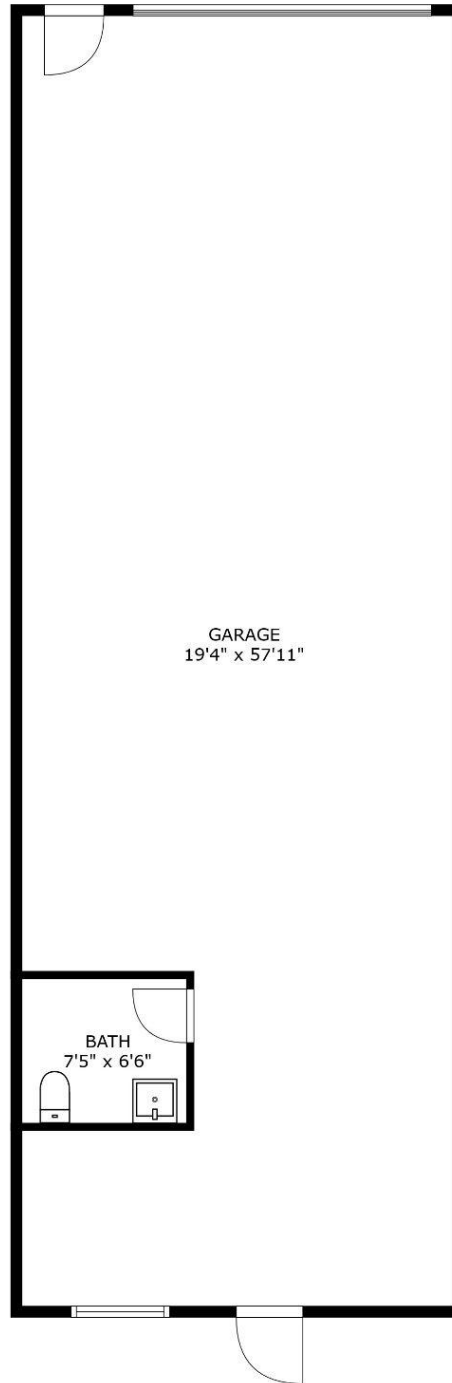
68 Mercantile Way, Mashpee, MA 02649



# PROPERTY LOCATION

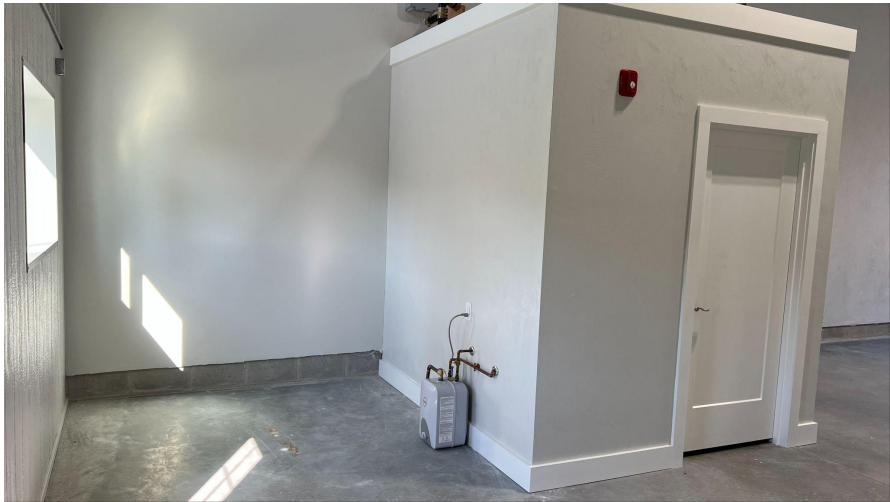
68 Mercantile Way, Mashpee, MA 02649





# INTERIOR PHOTOS

68 Mercantile Way, Mashpee, MA 02649



# New Bay Space for Lease

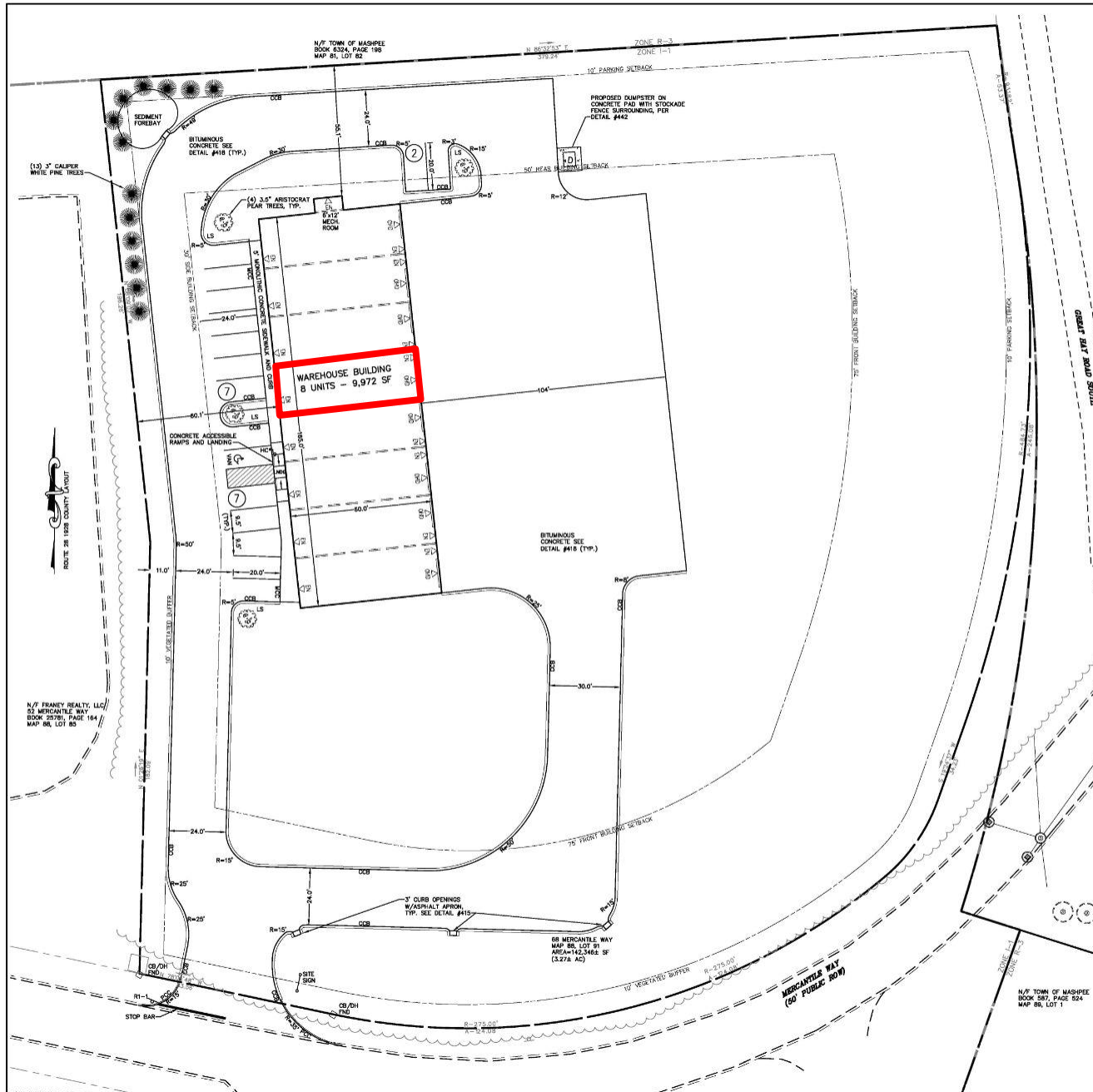
68 Mercantile Way, Mashpee, MA 02649



Available for lease, this brand-new commercial business bay, located at **68 Mercantile Way, Mashpee, MA**, offers an excellent opportunity for businesses seeking a prime location. The **1,200 sq. ft. unit**, with a 14' overhead door, 2 personnel doors, and a rest room. Available at **\$2,500 per month (NNN)**, the property is suitable for a variety of commercial uses.

Conveniently situated near the commercial hub of Mashpee, including **Mashpee Commons**, the property provides easy access to **Massachusetts Routes 28 and 151**, facilitating quick connections to the **Bourne Bridge** and the **Mid-Cape area** via Route 28 (Falmouth Road).

Recently constructed and completed in **August 2024**, this flexible space can be leased to suit your business needs. For inquiries, please contact **Kevin Pepe** at **508-862-9000, ext. 105**.



### ZONING TABLE

ZONING DISTRICT: I-1 (Industrial District)  
OVERLAY DISTRICTS: LIGHT INDUSTRY OVERLAY DISTRICT

ALLOWED USE: WAREHOUSE CONTRACTOR YARD, STORAGE**	PROPOSED USE: - (8) CONTRACTOR BAYS**	
EXIST USE: VACANT	PROPOSED BUILDING: 1-STORY WAREHOUSE 9,972 SF TOTAL BUILDING FLOOR AREA 9,972 SF	
LOT AREA=142,346 SF (3.27± AC)		
MIN. LOT AREA	REQUIRED/ALLOWED	PROVIDED/PROPOSED
40,000	142,346 SF	142,346 SF
FRONTAGE	200 FT	332 FT (MERCANTILE WAY)
FRONT SETBACK	75 FT	164.9 FT
SIDE SETBACK	30 FT (50' FROM RES.)	60.1 FT
REAR SETBACK	50 FT	55.1 FT
PARKING AREA SETBACK TO PROPERTY	10 FEET	10.0 FT
LANDSCAPE TO PARKING RATIO:	1:5	20.6%
MAX. BLDG. HEIGHT (STORIES)	2 STORIES/35 FEET	1 STORY/29.5 FEET
PARKING X LOT COVERAGE (STRUCTURES)	25% (35,587± SF)	7.0% (9,972 SF)
PARKING TABLE	WAREHOUSE (1/900 SF OFA) = 9972/900	11.1 SPACES
TOTAL PARKING	11 SPACES	11 SPACES
HANDICAP PARKING (TOTAL/VAN)	1/1	1/1
DESIGN VEHICLE		AASHTO SU

\*\*REQUIRES SPECIAL PERMIT FROM ZBA.

- #### NOTES:
1. ALL CONSTRUCTION SHALL BE PERFORMED IN ACCORDANCE WITH MASS. TOWN ORDINANCES, REQUIREMENTS, AND SPECIFICATIONS.
  2. THE CONTRACTOR SHALL CONTACT THE ENGINEER TO SCHEDULE A PRE-CONSTRUCTION MEETING AT LEAST TWO (2) WEEKS PRIOR TO COMMENCING CONSTRUCTION.
  3. THE CONTRACTOR SHALL MAKE SUBMITTALS TO THE ENGINEER FOR APPROVAL BEFORE ANY FABRICATION OR DELIVERY OF PRODUCTS OR MATERIALS.
  4. ALL PROPOSED WALKWAYS WILL BE HANDICAPPED ACCESSIBLE WHERE REQUIRED. ALL PROPOSED RUNNING SLOPES ON WALKWAYS SHALL BE LESS THAN 5% AND ALL CROSS SLOPES < 2%. THESE ARE MAXIMUM SLOPES WITH NO TOLERANCE. ALL WORK WILL BE IN ACCORDANCE WITH THE MOST CURRENT REQUIREMENTS OF THE U.S. ACCESS BOARD, AMERICANS WITH DISABILITIES ACT & COMMONWEALTH OF MASSACHUSETTS, ARCHITECTURAL ACCESS BOARD.
  5. CONTRACTOR SHALL CONFIRM AND PROVIDE ALL LANDINGS OUTSIDE OF DOORWAYS AT THE TOP AND BOTTOM OF STEPS, AND AT TOP AND BOTTOM OF RAMPS, TO BE CONSTRUCTED TO THE LANDING IS 5 FT X 5 FT MIN. (O.CM) AND IS LESS THAN A 2% SLOPE IN ALL DIRECTIONS ON THE LANDING.
  6. DEMOLISH/REMOVE ALL EXISTING STRUCTURES, FOUNDATIONS, CONCRETE PADS, FENCES AND ADJUTANT ITEMS UNLESS OTHERWISE NOTED TO SAVE. GRAVE OR BRISTL SALVAGE EXISTING PAVEMENT IN AREA OF PARKING WHERE ASPHALT IS STRUCTURALLY SOUND, SHOWS NO SIGN OF CRACKING, AND MEETS PROPOSED GRADIES SHOWN ON GRADING PLAN.
  7. EXISTING PAVING EDGES SHALL BE SAWCUT TO CREATE A CLEAN EDGE WHERE IT IS TO BE TIED INTO NEW PAVING, OR WHERE ASPHALT IS REMOVED ADJACENT TO ASPHALT WHICH IS TO REMAIN. SPREAD OR UNPAVED PAVEMENT SHALL BE REMOVED AND SURFACE REPLACED WITH SUITABLE COMPACTED MATERIAL PER PAVEMENT SECTION DETAIL HEREIN. ANY SAWCUT LINES SHOWN ON THE PLANS ARE APPROXIMATE ONLY. THE EXACT EDGE OF SAWCUT SHALL BE DETERMINED BY THE CONTRACTOR IN THE FIELD TO PROPERLY BLEND TO THE SURROUNDING GRADIES. PROPOSED ASPHALT SHALL BE PROPERLY BITTED AND BLENDED TO SURROUNDING ASPHALT WHICH IS TO REMAIN. THE BLENDED TRANSITION BETWEEN PROPOSED AND EXISTING ASPHALT SHALL BE WITH AN APPROXIMATE 1:3% GRADIE UNLESS OTHERWISE IDENTIFIED. THE JOINT SHALL NOT BE ABRUPT.
  8. DIMENSIONS SHOWN ARE TO OUTSIDE FACE OF FOUNDATION OR TO THE FACE OF CURB/BERM WHERE APPLICABLE. SETBACKS TO PROPERTY LINES SHOWN ARE FOR THE PROPERTY LINE SET BY THE REGISTERED PROFESSIONAL LAND SURVEYOR (PLS) AS SHOWN ON THE EXISTING CONDITIONS PLAN AS SEALED BY THE PLS WITHIN THIS PLAN SET.
  9. ALL CURBING SHALL BE INSTALLED SO THAT WHEN A TERMINAL END OF A CURB EXISTS IT SHALL HAVE A TAPERED END PER MOST SPECIFICATIONS SO THAT THERE IS NOT A BLUNT SQUARE END PROTRUSING.
  10. THE CONTRACTOR SHALL NOTIFY AND COORDINATE A SITE MEETING WITH THE ENGINEER PRIOR TO PAVING FINAL PAVING COURSE. SETBACKS AND FINAL REQUIRE DIMENSIONS ARE TO BE REVIEWED AT THIS MEETING PRIOR TO PAVING OPERATION. REQUIREMENTS SHALL BE PER MASSDOT STANDARD SPECIFICATIONS.
  11. ALL PAVEMENT MARKINGS AND STRIPING SHALL FOLLOW MUTCD STANDARDS. TYPICAL LINE WIDTH FOR LANES AND PARKING SHALL BE 4 INCHES UNLESS OTHERWISE NOTED. PARKING STALL COLOR SHALL BE WHITE, TYPICAL UNLESS OTHERWISE NOTED.
  12. BUILDING AND SITE SIGNAGE SHALL MEET REQUIREMENTS OF TOWN ZONING AND/OR SIGN ORDINANCES.
  13. ALL WORK WITHIN THESE PLANS SHALL BE PERFORMED AND PROVIDED BY THE CONTRACTOR IN ACCORDANCE WITH THE CONSTRUCTION DETAILS PROVIDED IN THIS PLAN SET WHETHER OR NOT THE DETAIL NUMBER IS SPECIFICALLY REFERENCED.

#### SIGN SUMMARY

M.U.T.C.D. NUMBER	SPECIFICATION	TEXT	QUANTITY
HC*	12" x 18"	STOP	1
RI-1	24" x 24"	STOP	1

SIGN INSTALLER SHALL COORDINATE SPECIFIC SIGN INFORMATION AND WORDING REQUIREMENTS WITH LOCAL AGENCIES AS NECESSARY.

ALL SIGNAGE MUST BE IN CONFORMANCE WITH THE FEDERAL HIGHWAY ADMINISTRATION "MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES" (MUTCD), LATEST EDITION, ALL APPLICABLE CODES, AND LOCAL REQUIREMENTS. LOCAL REQUIREMENTS, WHEN THEY EXIST, SHALL SUPERSEDE MUTCD.

\* ADD "VAN ACCESSIBLE" WHERE APPROPRIATE  
\* COLOR AND WORDING PER LOCAL REQUIREMENTS

**BAXTER NYE**  
ENGINEERING & SURVEYING

**BAXTER NYE**  
ENGINEERING & SURVEYING

Registered Professional Engineers and Land Surveyors  
78 North Street - 3rd Floor  
Hyannis, Massachusetts 02601  
Phone - (508) 771-7502  
Fax - (508) 771-7622  
www.baxter-nye.com

STAMP      STAMP

CONSULTANT

CONSULTANT

PREPARED FOR:  
**Daniel Hostetter**  
7 Parker Road  
Osterville, MA 02655

PROJECT TITLE  
**Proposed Contractor Bays**  
68 Mercantile Way  
Mashpee, MA 02649

DATE DESCRIPTION  
SHEET TITLE

**Site Layout Plan**

SHEET NO  
**C3.0**

DATE: MAY 17, 2022  
SCALE IN FEET  
SCALE: 1"=20'

DRAWN BY: ML      CHECKED BY: MK  
JOB NO: 2022-007

**FOR PERMIT ONLY - NOT FOR CONSTRUCTION**



## 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.

## Commercial Realty Advisors' Disclaimer

This information has been secured from sources we believe to be reliable, but we make no representation or warranties, expressed or implied, as to the accuracy of the information contained herein. Commercial Realty Advisors, Inc. and the agent presenting this opportunity represent the Seller / Lessor, and are neither architects, engineers, inspectors, accountants nor attorneys, and therefore all buyers / tenants must consult with their own architects, engineers, inspectors, accountants or attorneys as to financial, zoning, lot line, handicapped accessibility, flood plain, mechanical, structural, or environmental concerns. Buyer must verify all information and bears all the risk for inaccuracies. Referenced square footage and acreage and sketched outlines are approximate, and this information package is subject to change.

### COMMERCIAL REALTY ADVISORS

222 West Main St.  
Hyannis, MA  
508-862-9000 | comrealty.net

### KEVIN PEPE

Office: 508-862-9000, ext. 105  
KPepe@comrealty.net