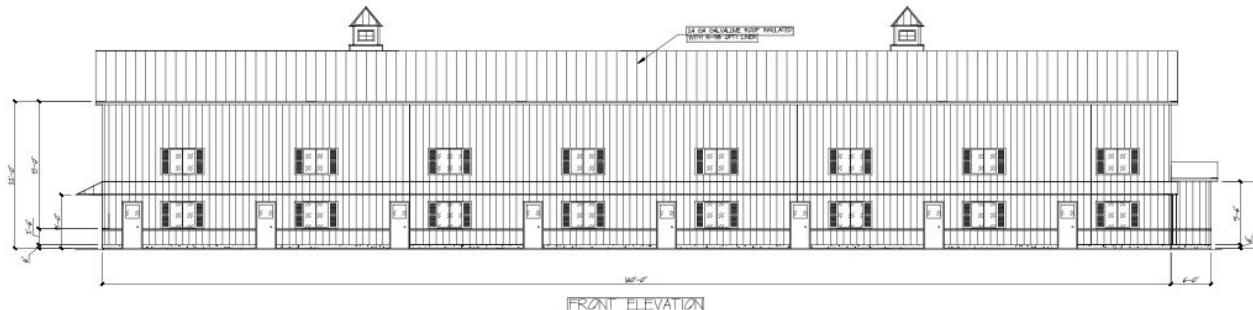


OFFERING MEMORANDUM

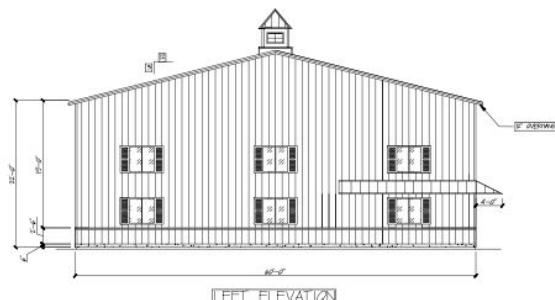
Commercial Contractor/Warehouse Building

Brand New Units (to be built) Available for Lease

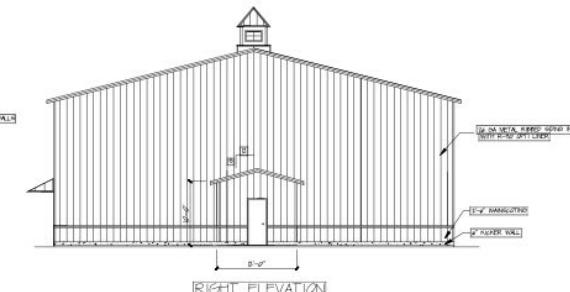
FOR
LEASE



FRONT ELEVATION



LEFT ELEVATION



RIGHT ELEVATION



REAR ELEVATION

50 Evergreen Circle, Mashpee, MA 02649

KEVIN PEPE

Office: 508-862-9000

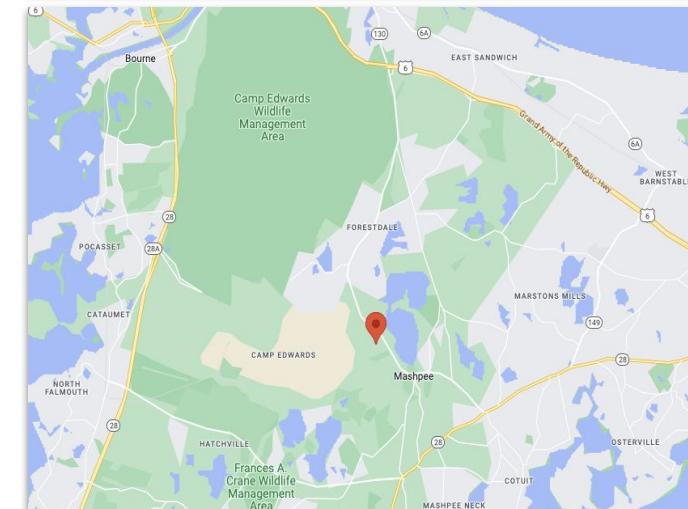
Cell: 508-962-5022

KPepe@ComRealty.net

222 West Main Street, Hyannis, MA 02601

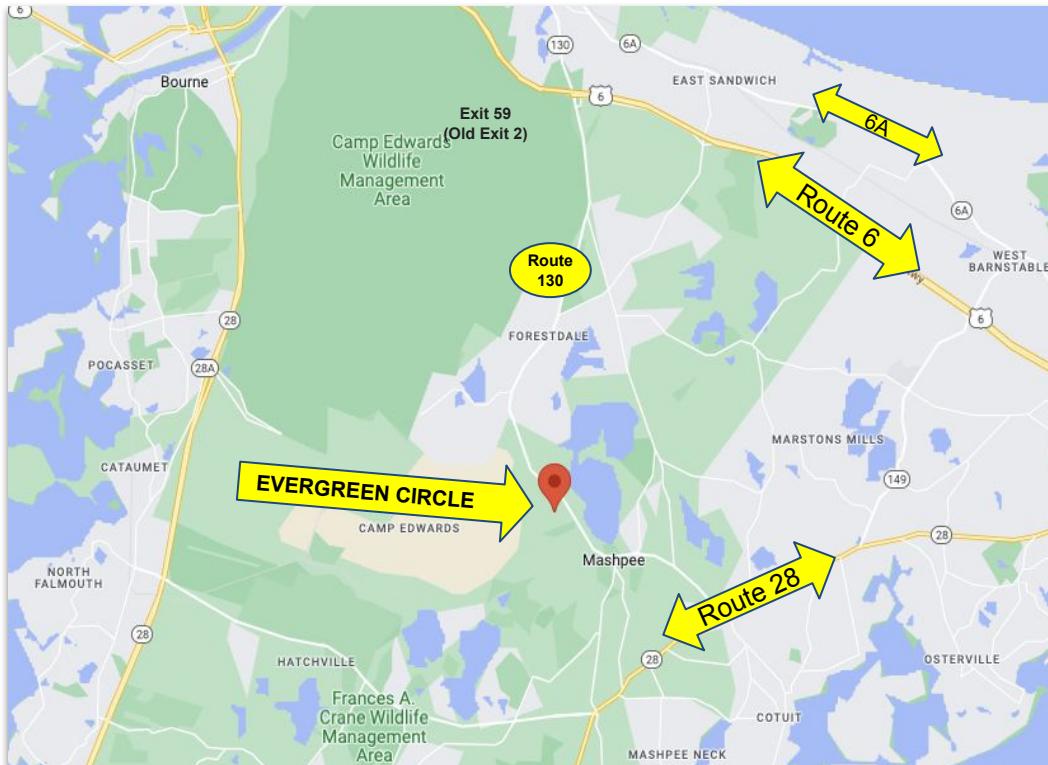
<https://comrealty.net/>

**\$20/Sq Ft NNN
±1,200 Sq. Ft.**



PROPERTY LOCATION

50 Evergreen Circle, Mashpee, MA 02649

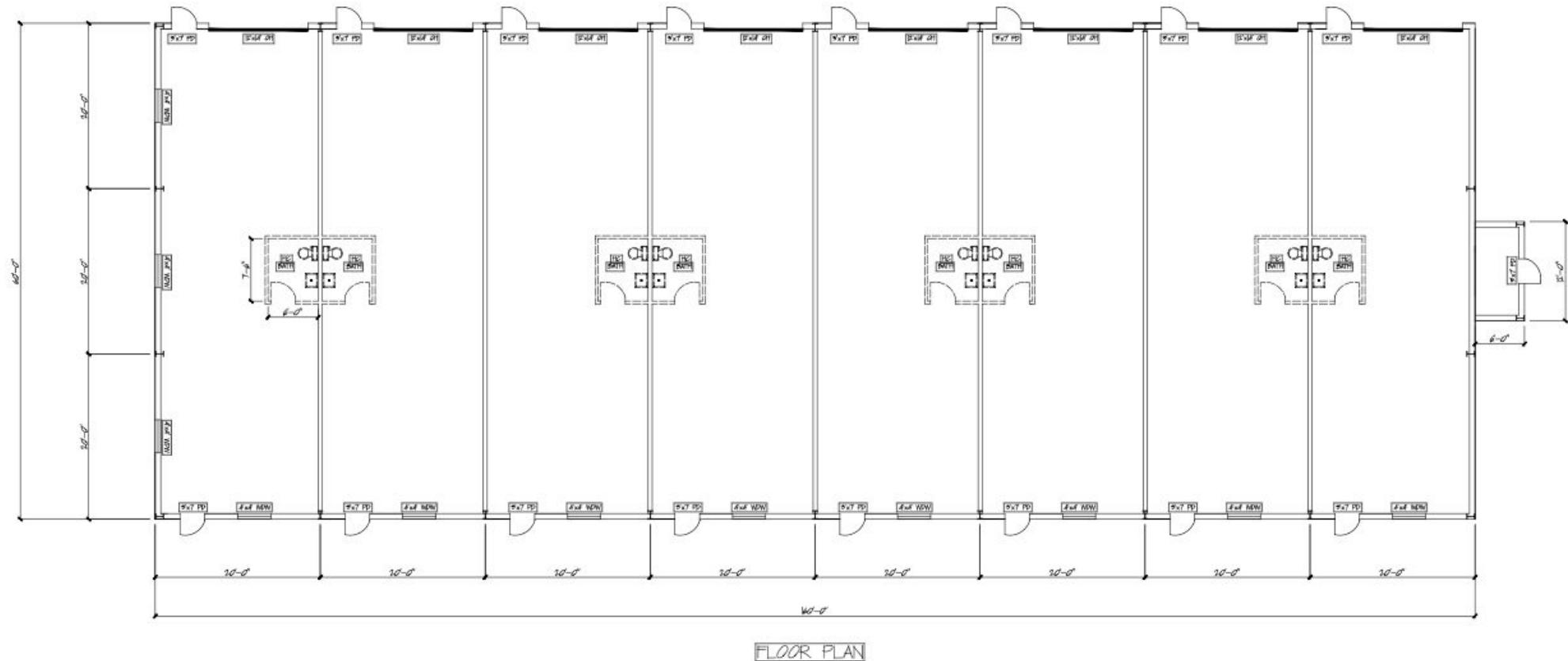


- Just minutes from downtown Mashpee and Route 28, a connection to the rest of the Cape.
- Evergreen Circle is off of Route 130, a direct connection to Route 6.
- Neighboring companies include Cape Cod Coffee, Cape Cod Gutter Monkeys, Govoni Forestry Products, and more.



PROPERTY MAP

50 Evergreen Circle, Mashpee, MA 02649



FLOOR PLAN

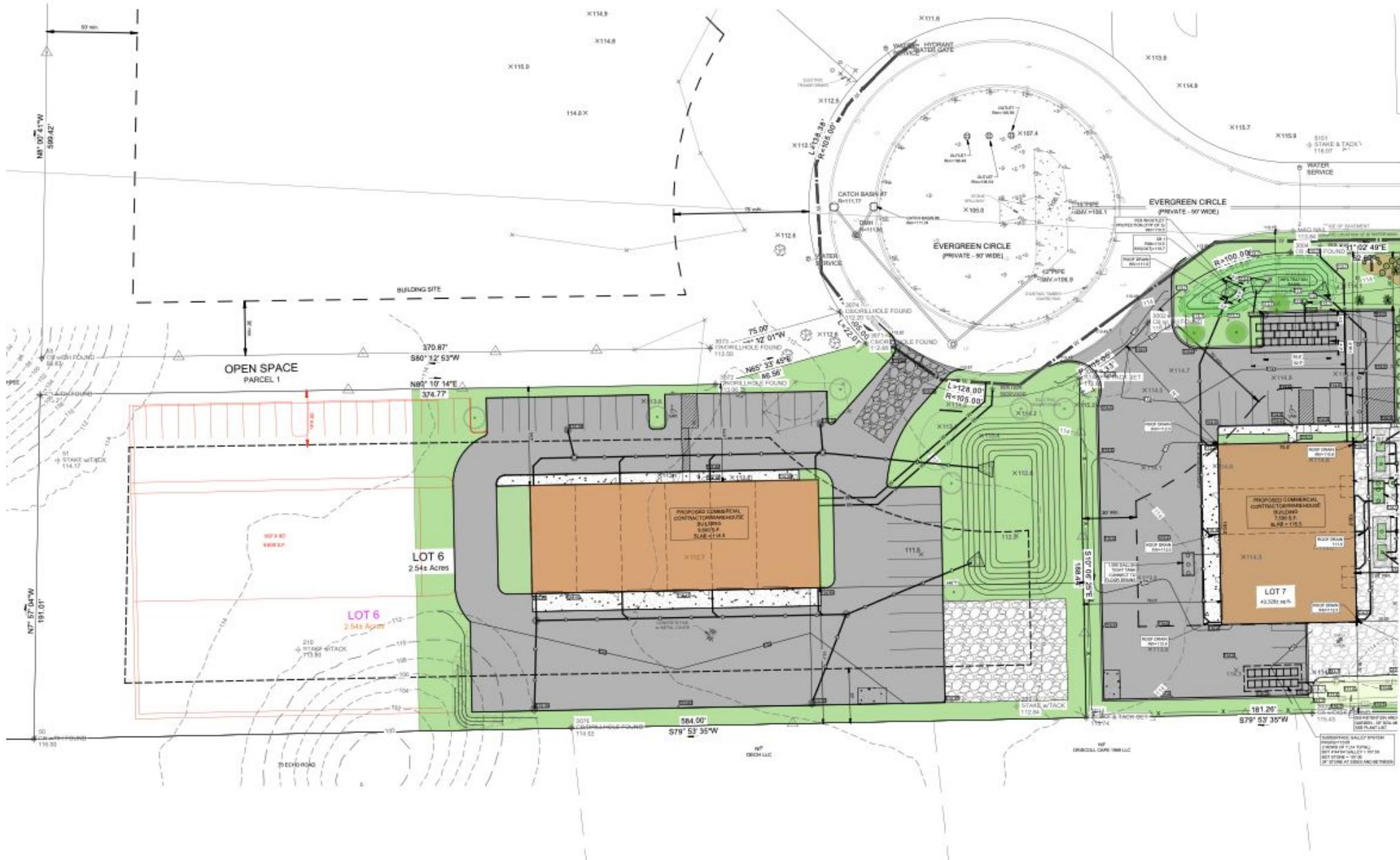
Commercial

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PROPERTY MAP

50 Evergreen Circle, Mashpee, MA 02649



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KEVIN PEPE
Managing Director
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kpepe@comrealty.net

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.



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