

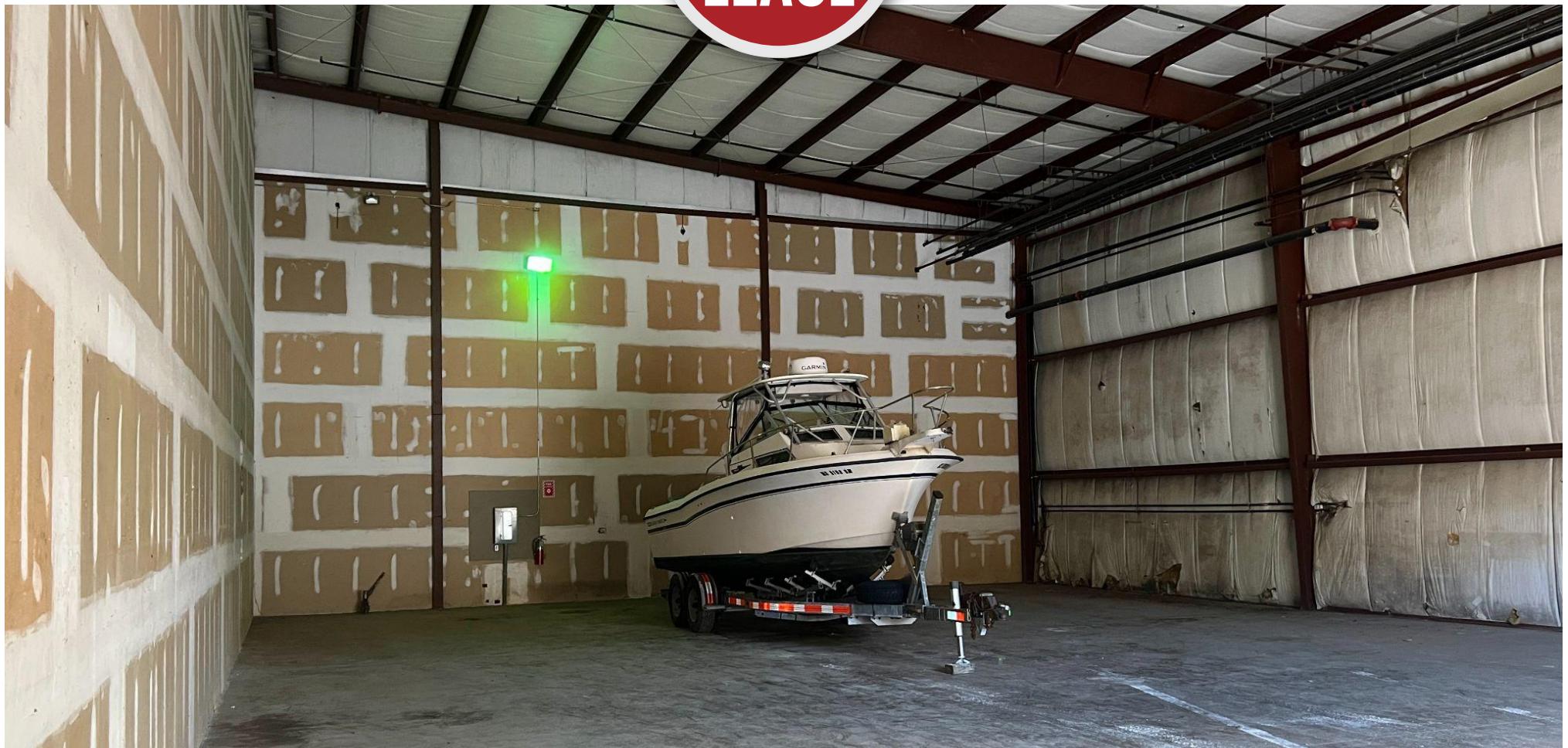
Commercial
Realty Advisors

OFFERING MEMORANDUM
Large High Bay Commercial Condo

**FOR
LEASE**

KEVIN PEPE

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381 Old Falmouth Rd. Unit 43

FOR LEASE

AREA

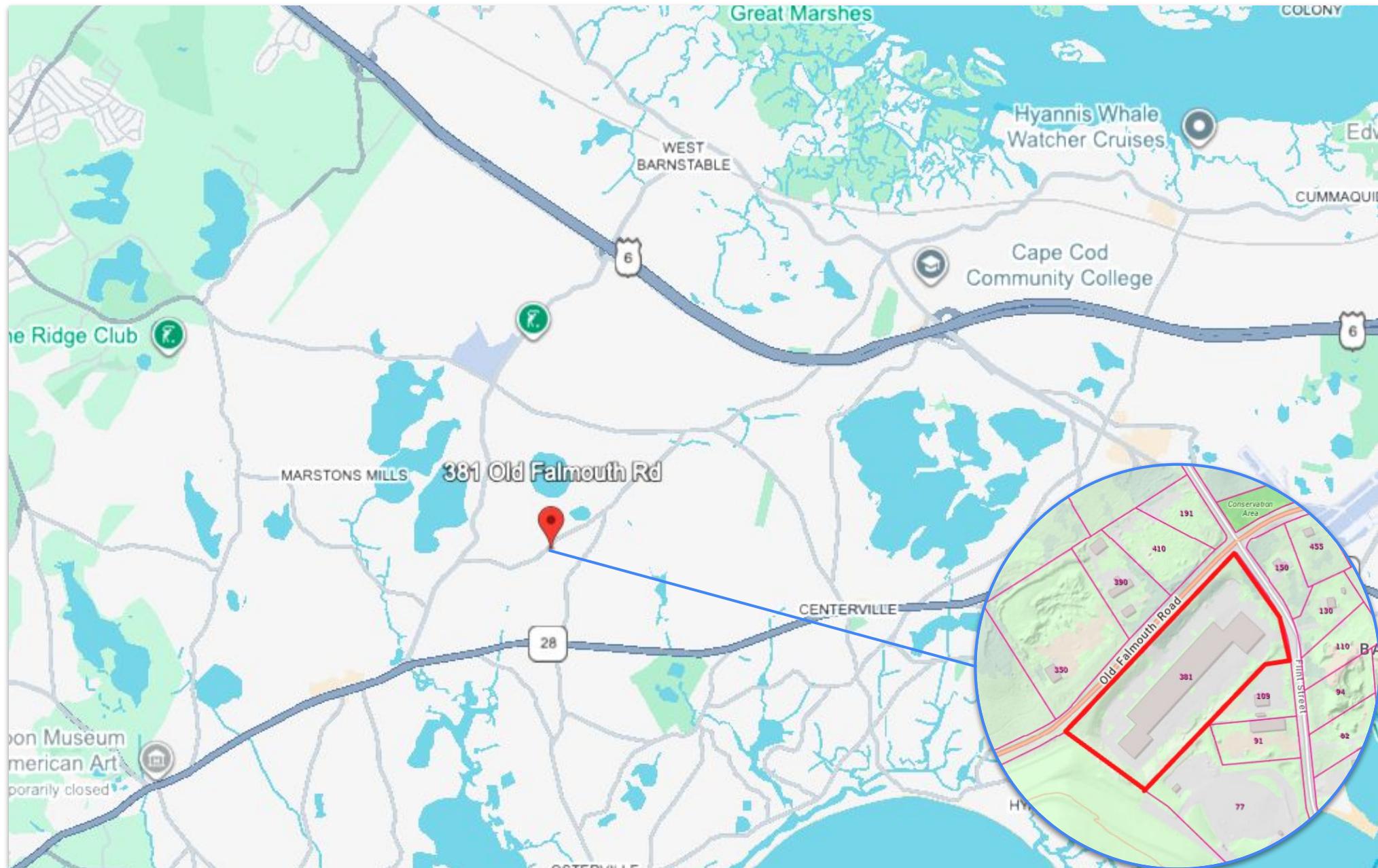
Marstons Mills, MA

**\$6,550/mo
NNN**

±3,600 Sq. Ft.

PROPERTY LOCATION

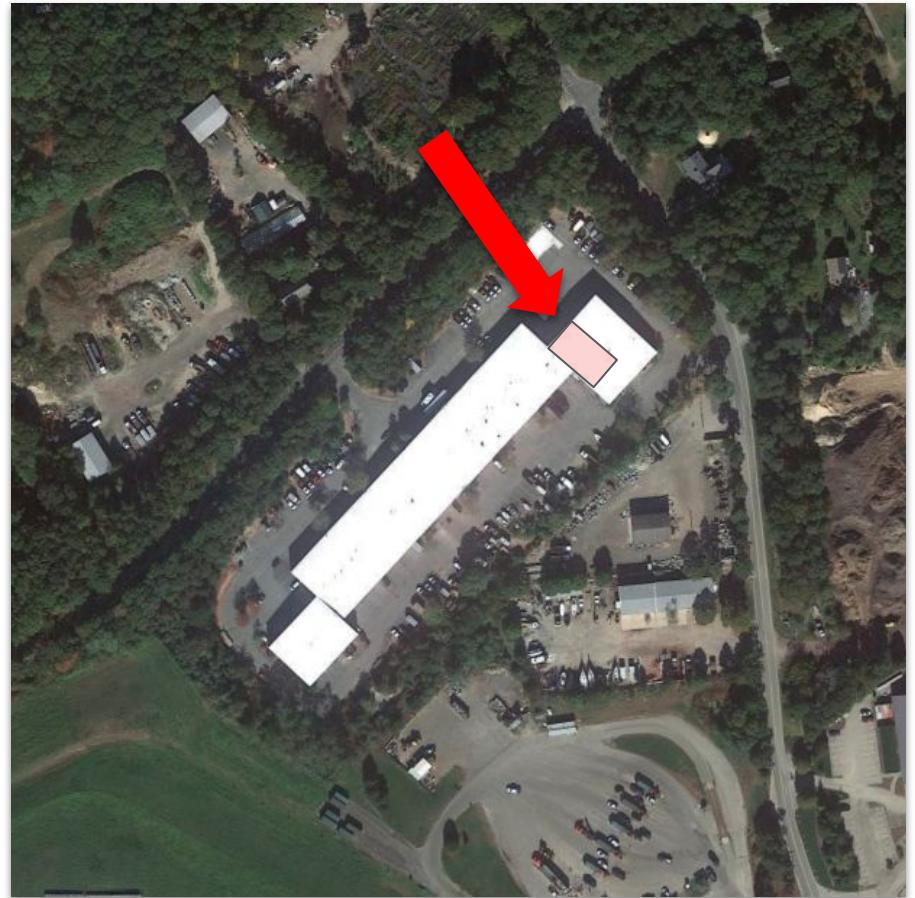
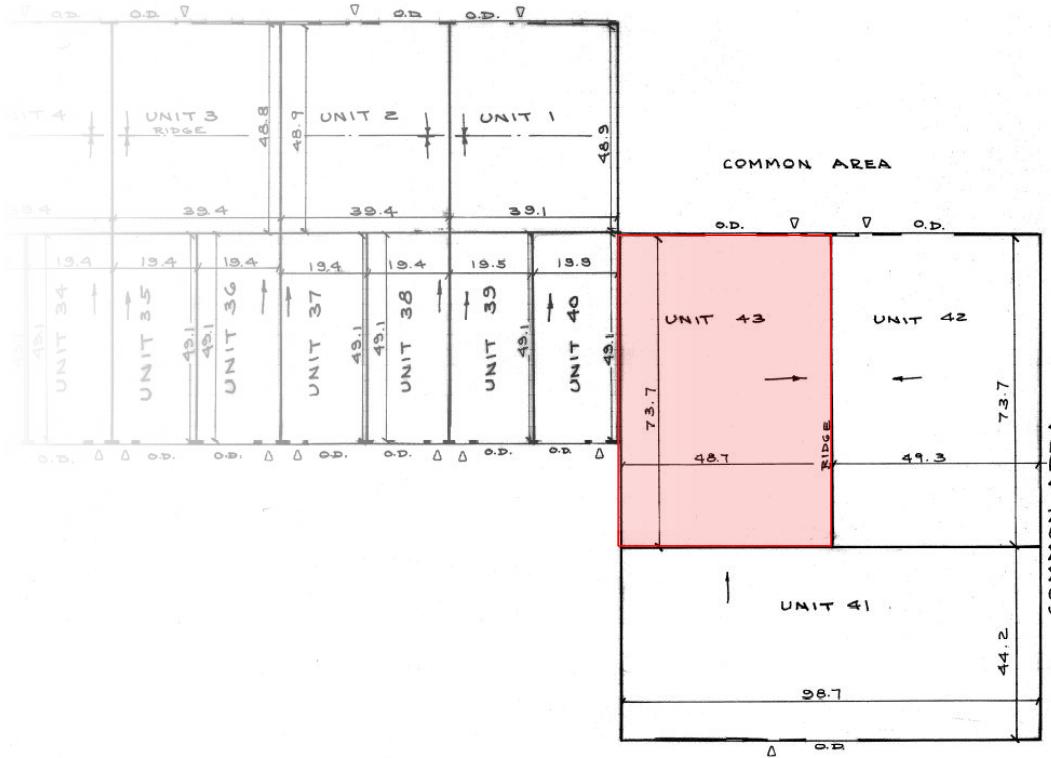
381 Old Falmouth Rd., Unit 43, Marstons Mills, MA



PROPERTY DETAILS

381 Old Falmouth Rd., Unit 43, Marstons Mills, MA

- Open Interior: Wide open 60' x 60' business bay.
- Ample Space: 3,600 sq. ft. of single-story industrial space, ideal for equipment and storage.
- Zoning: Zoned RF and classified as an industrial condo, suitable for various business types needing commercial bay space. Existing Special Permit.
- Plumbing in place for restroom install
- No HVAC
- Fees are \$593/MO



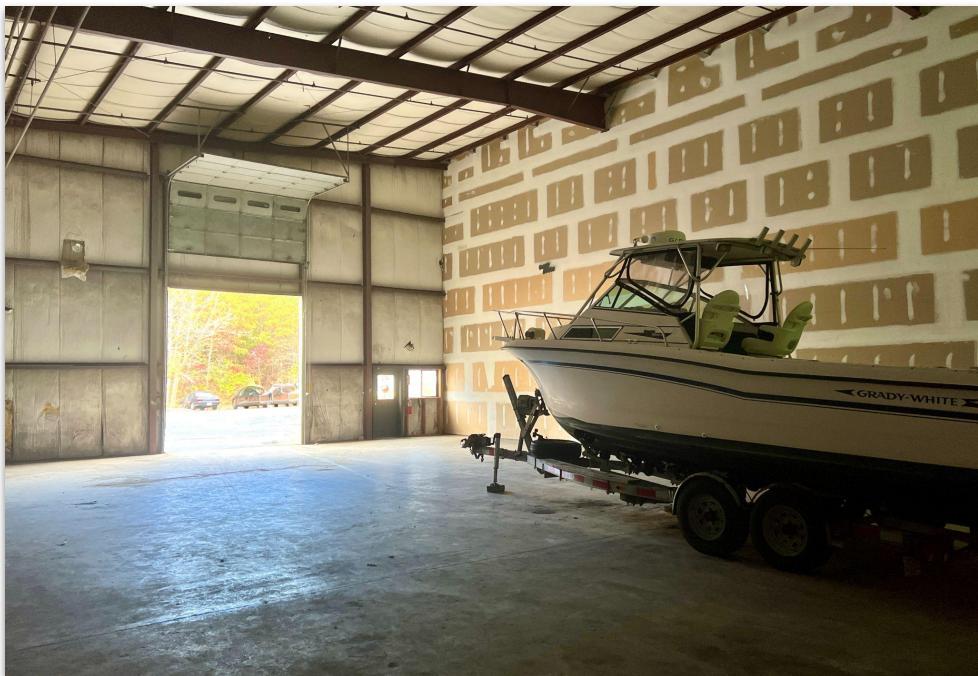
Great location within an industrial park in Marstons Mills, neighboring the Barnstable Transfer Station, Joyce Landscaping, and easy access to Route 149.

Additional Notes

Please note that a **privately owned boat located in front of the unit will remain on-site**. The boat is not affiliated with the lease and may not be relocated. Prospective tenants should factor this into their planning for signage, front access, and exterior use.

PROPERTY PHOTOS

381 Old Falmouth Rd., Unit 43, Marstons Mills, MA



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KEVIN PEPE

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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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