

212 Mid-Tech Drive, West Yarmouth, MA 02673

**10,680+/- Sq. Ft. Industrial Warehouse Investment Property  
on 1.38+/- Acres for Sale in West Yarmouth, Cape Cod**



**FOR SALE!**

Contact **Kevin Pepe** at Commercial Realty Advisors at 508-862-9000 ext 105 and [kpepe@comrealty.net](mailto:kpepe@comrealty.net)

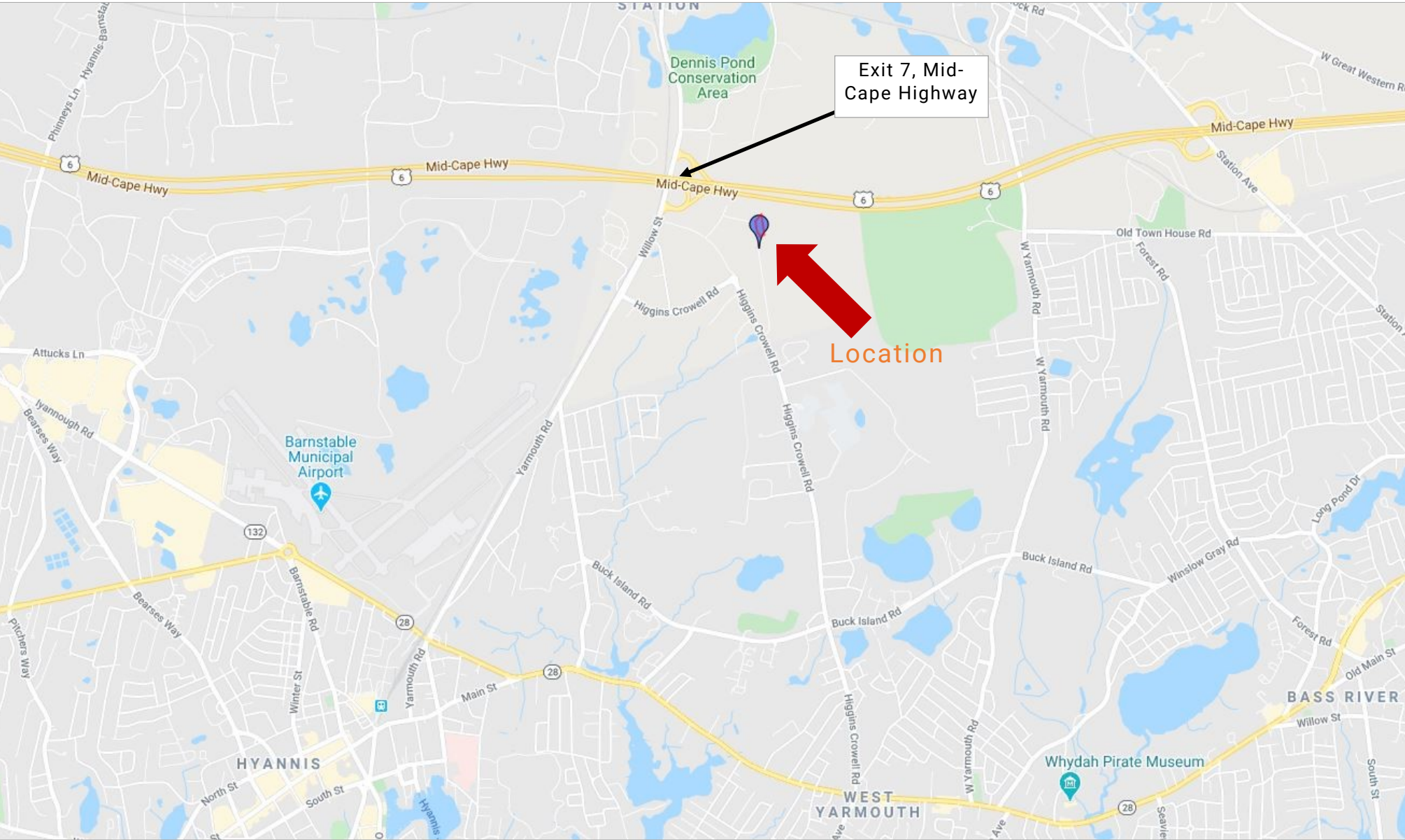
**Property Summary:**

- Location is within the Registered Medical Marijuana Dispensary Overlay District (RMDOD)
- First floor is handicap accessible
- 55 existing parking spaces with an additional 50 if needed
- Signage on the building and at road

**For Sale:  
\$1,995,000**

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Property Location Map

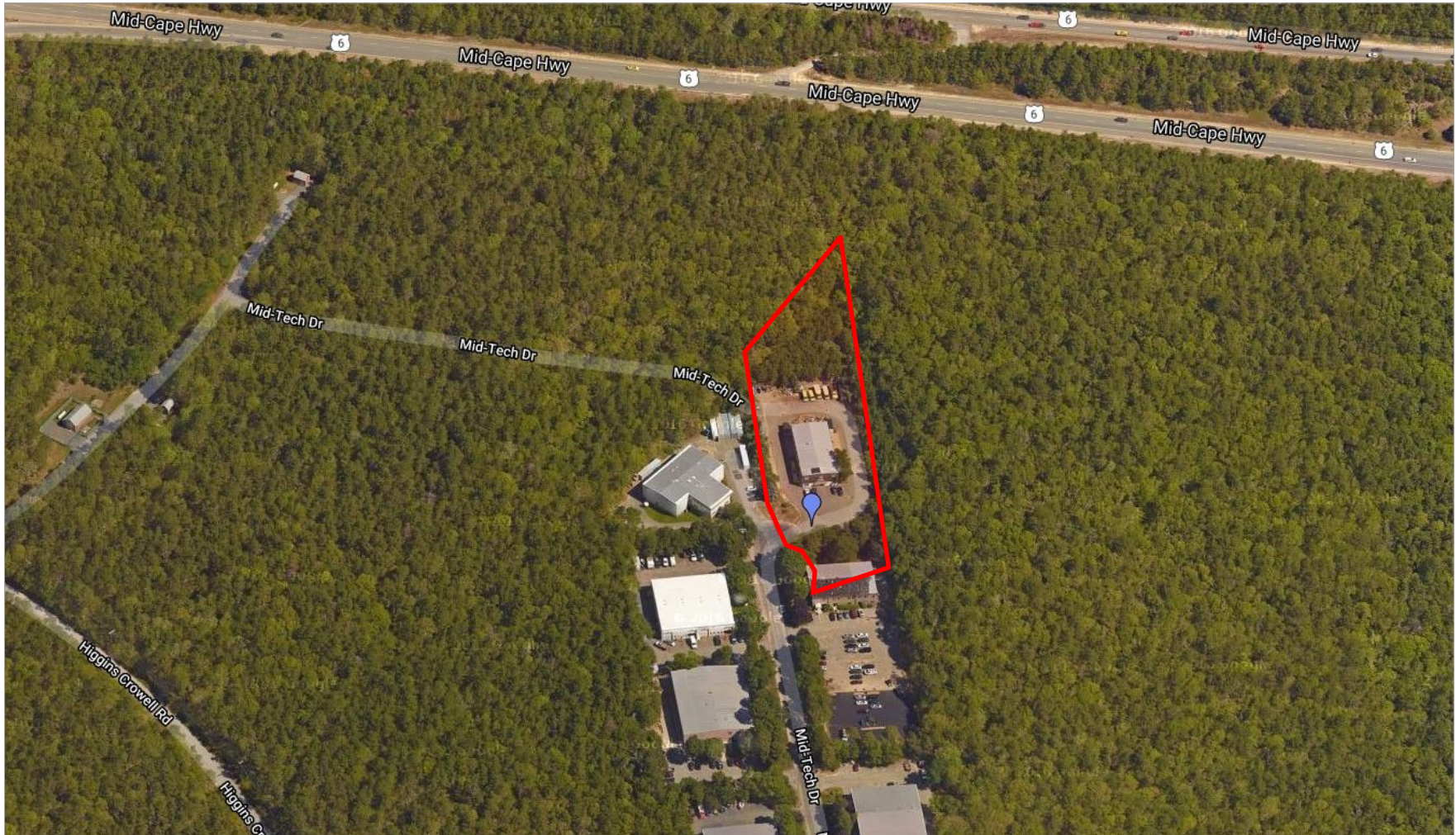




**212 Mid-Tech Drive, West Yarmouth, MA 02673**

Property Aerial View

Commercial  
**Realty Advisors**



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Property View

Commercial  
Realty Advisors



## 212 Mid-Tech Drive, West Yarmouth, MA 02673

### Property Summary

Mid-Tech Drive is a pristine office and industrial park located minutes from Exit 7 of the Mid-Cape Highway. Additional land for future growth an expansion is available in the development. A private septic was installed in 2002. Location is within the Registered Medical Marijuana Dispensary Overlay District (RMDOD).

212 Mid-Tech Drive is a 1.38+/- acre property improved by a 2-story, 10,680+/- Sq. Ft. office building (built in 1998, renovated in 2016/2017). Building structure is clear span (metal trusses, each unit) with poured concrete floors (first floor). First floor is handicap accessible. 55 existing parking spaces with an additional 50 if needed. Signage on the building and at road.



Address	Parcel ID	Assessed Acres	Land Assessment	Building Assessment	Total Assessment
186 & 212 Mid-Tech Drive	84 / 12	1.38	\$255,100	\$438,200	\$693,300

**Title:** Barnstable Registry of Deeds: Certificate D975502

**Assessment & 2020 Taxes:** 2020 Yarmouth RE Taxes: \$3,571

**Zoning:** Property is zoned Industrial (B3) by the Town of Yarmouth





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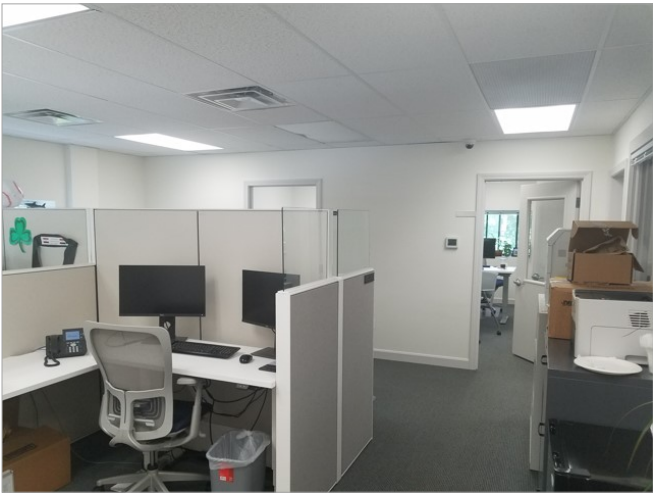
### Property Images





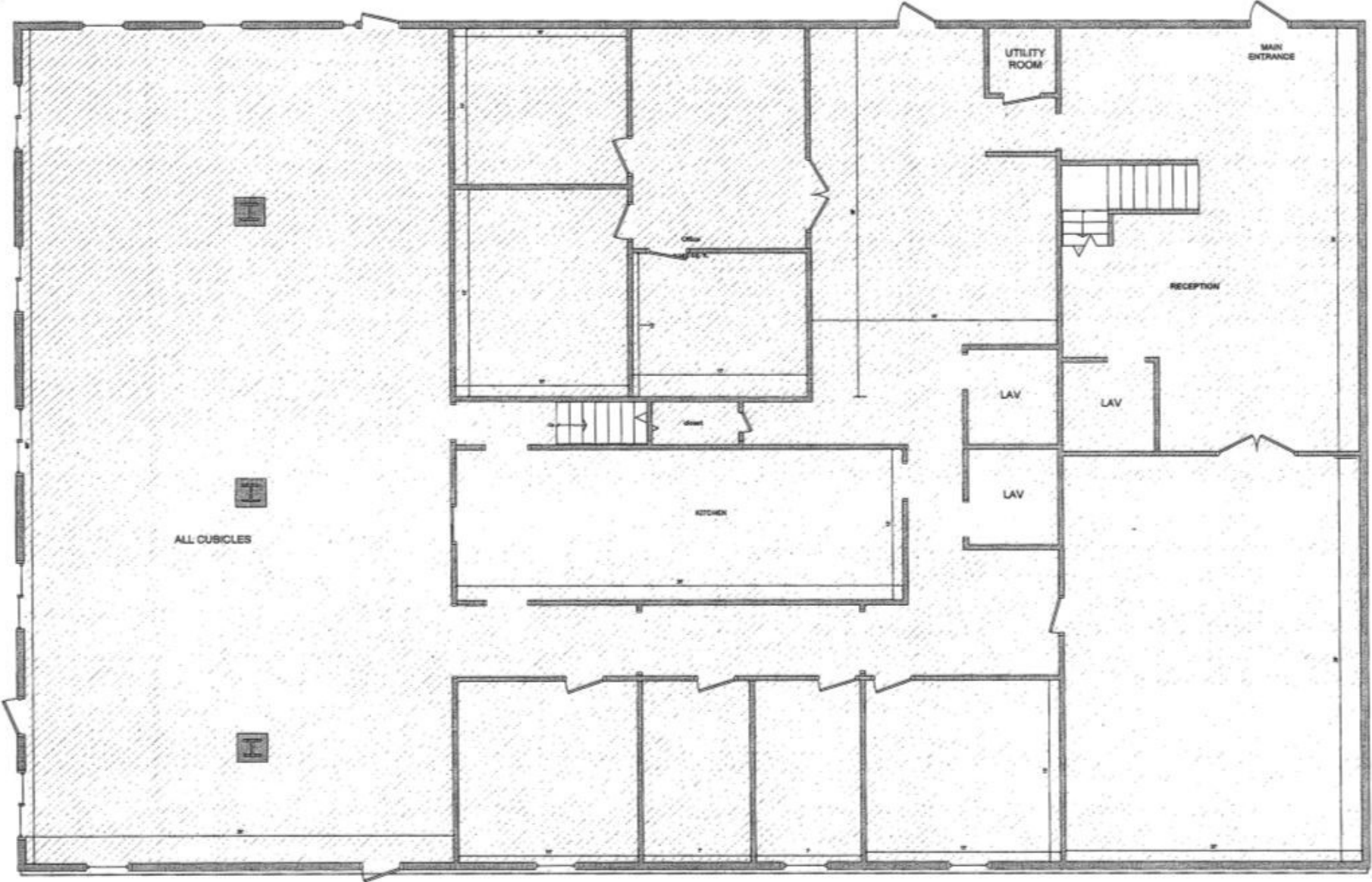
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Property Images



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Floor Plan: 1st Floor

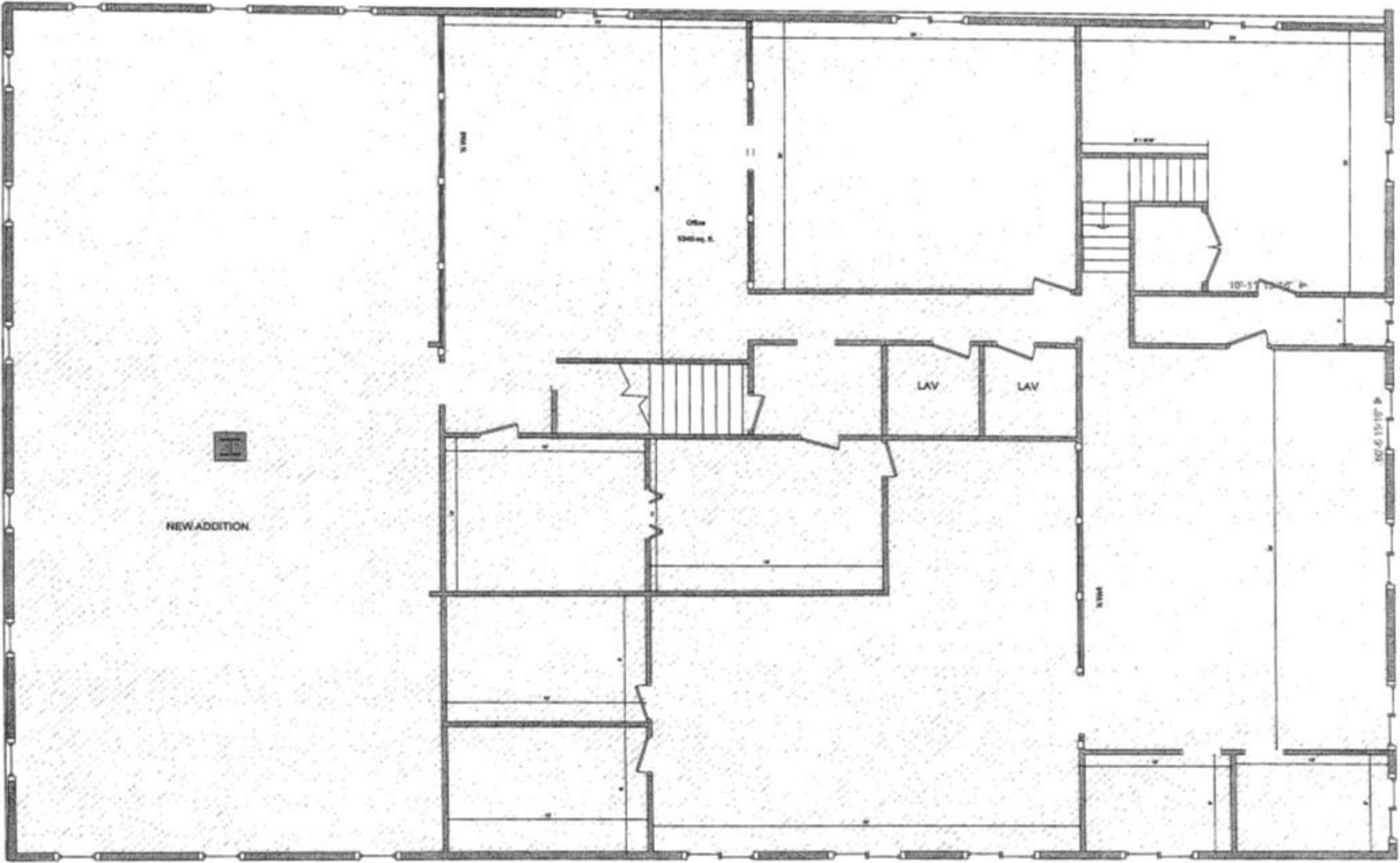


1st Floor Plan



212 Mid-Tech Drive, West Yarmouth, MA 02673

Floor Plan: 2nd Floor



2nd Floor Plan

