

1400 Route 28A, Cataumet, Bourne, MA 02532

**8,692+/- Sq. Ft. Professional Office / Industrial Building for Sale  
or Lease on 0.92+/- Acres in Bourne, Cape Cod**



**FOR SALE!**

Contact **Chris Bailey** at Commercial Realty Advisors at 508-862-9000 ext 132 and [cbailey@comrealty.net](mailto:cbailey@comrealty.net)

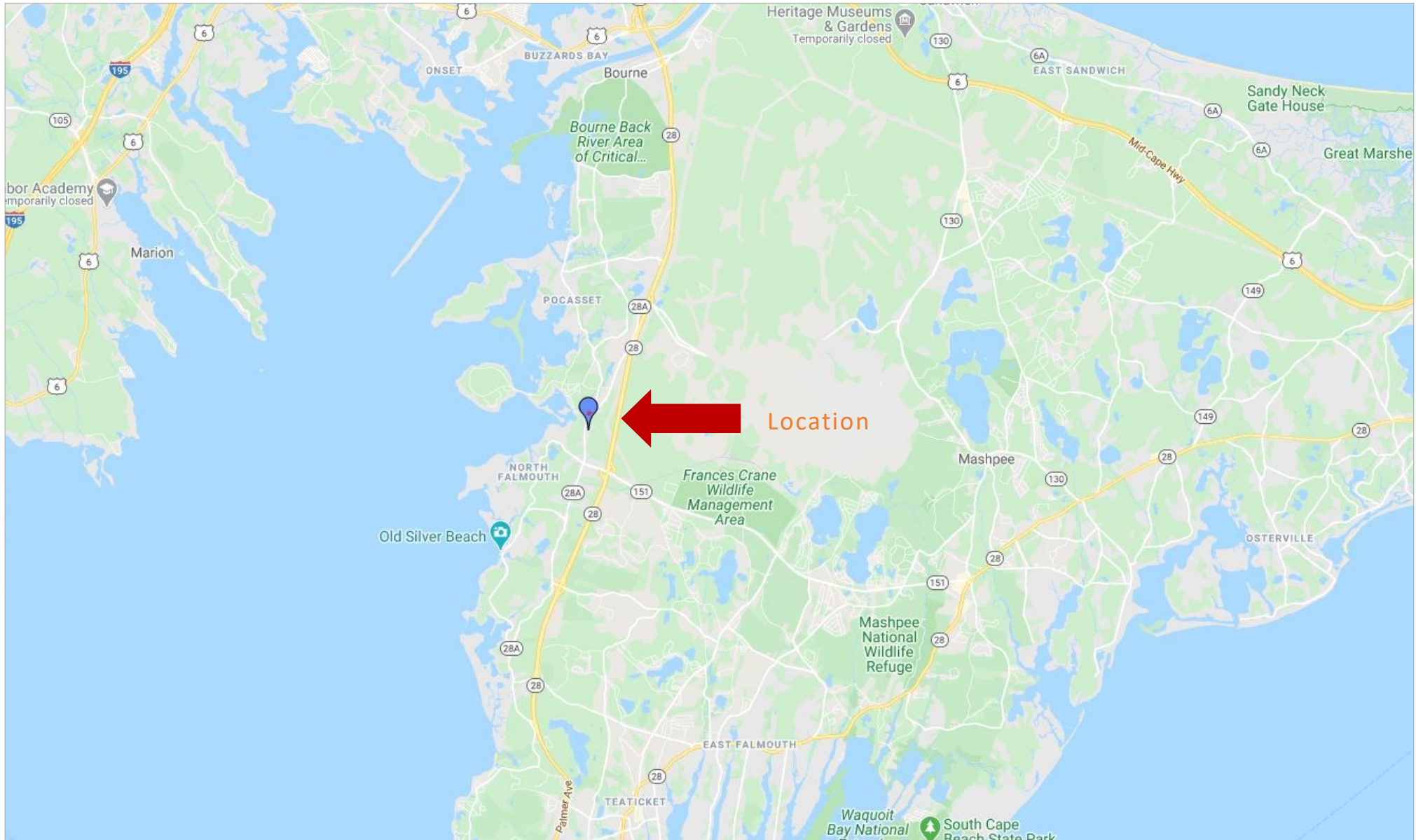
### Property Summary:

This building is suitable for R&D, light manufacturing, product assembly, and all supporting business functions. It could also be a professional office on top floor and light industrial/tradesman on lower floor. There are 2 walk-out floors. The top floor opens to a large front parking lot and features reception/waiting areas, 14 private offices, a conference room, 2 bathrooms, and an employee break room. The downstairs has 4 large lab/work spaces and more.

**For Sale: \$850,000  
or for Lease:  
\$10/Sq. Ft. Gross**

# 1400 Route 28A, Cataumet, Bourne, MA 02532

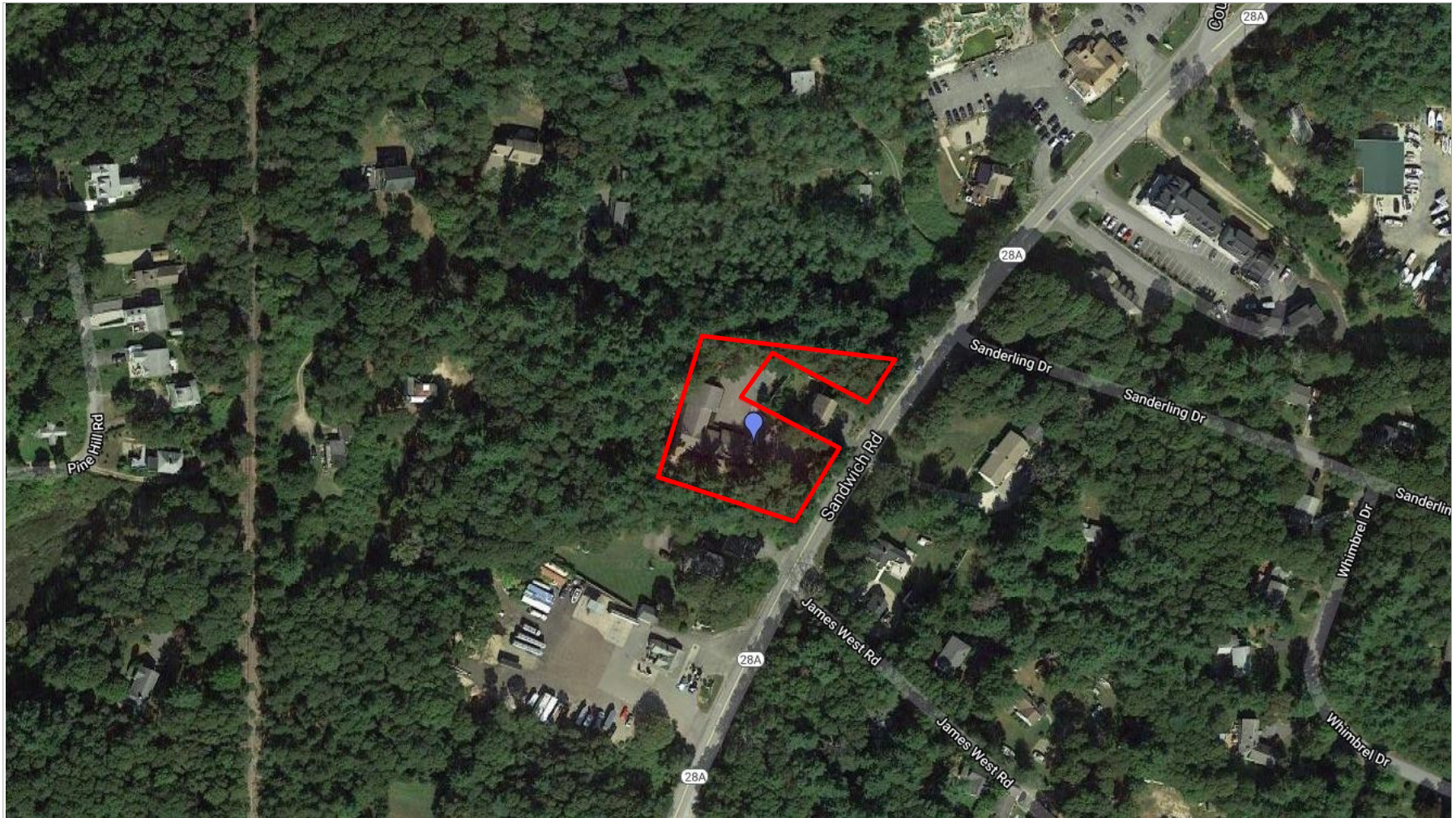
## Property Location Map



**1400 Route 28A, Cataumet, Bourne, MA 02532**

Property Aerial View

Commercial  
**Realty Advisors**



### 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

## **1400 Route 28A, Cataumet, Bourne, MA 02532**

### **Property Summary**

This 8,692+/- Sq. Ft. office building, situated in Cataumet Village, is suitable for R&D, light manufacturing, product assembly, and all supporting business functions. It could also be a professional office on top floor and light industrial/tradesman on lower floor.

There are 2 walk-out floors. The top floor opens to a large front parking lot and features reception/waiting areas, 14 private offices, a conference room, 2 bathrooms, and an employee break room. Two interior staircases connect to the lower level, which walks outside to the back driveway and a

raised loading dock.

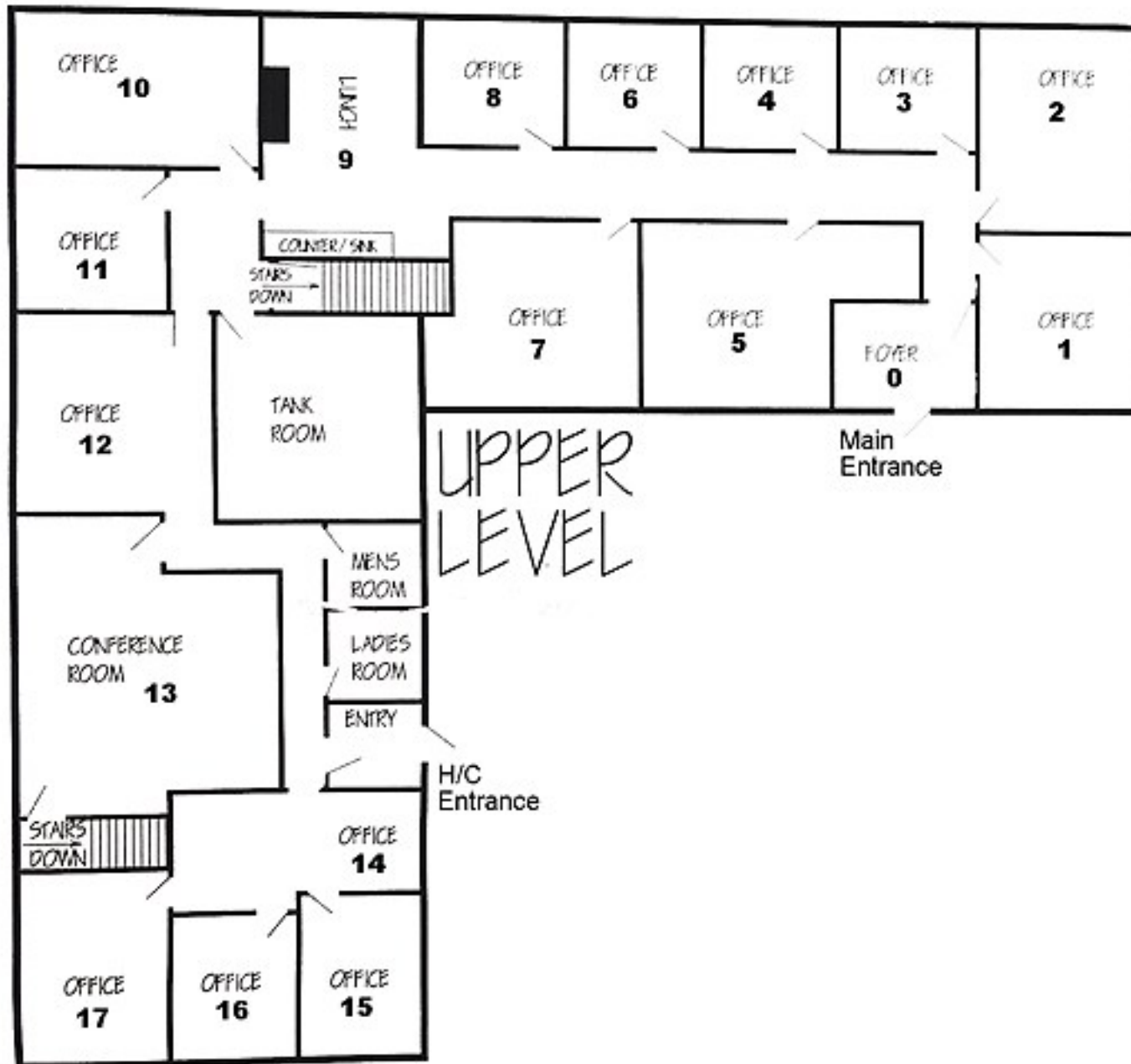
The downstairs is divided into 4 large lab/work spaces, a bathroom with shower, and numerous storage spaces. The current tenant is moving this summer. The building is to be delivered vacant. The property is also available for long term lease, \$10/Sq. Ft. gross + utilities. There's lots of space to run your business in a beautiful location!

View our video tour on our website so you can see the space. Showings will be limited to protect the existing tenant. Make your offer contingent on site visit/inspection. Call for details.



1400 Route 28A, Cataumet, Bourne, MA 02532

Floor Plan: [See Photos](#) pages to match photos to numbers on floor plan



**1400 Route 28A, Cataumet, Bourne, MA 02532**

Property Images: Upper Level

Pictures Numbered According to Floor Plan

Commercial  
**Realty Advisors**

Private Office (#1)



Large Office (#7)



Employee Lunch Table (#9)



Ensuite Meeting Table (#14)



Office (#15)



Office (#16)



1400 Route 28A, Cataumet, Bourne, MA 02532

Floor Plan: See Photos pages to match photos to numbers on floor plan



# 1400 Route 28A, Cataumet, Bourne, MA 02532

Property Images: Lower Level

Pictures Numbered According to Floor Plan

Assembly Room (#18)



Assembly Room (alt view) (#18)



Backside Exterior (#20)



Back Door Loading Dock (#21)



Lab Space (#23)



Lab Space (#24)



# 1400 Route 28A, Cataumet, Bourne, MA 02532

## Property Images

Waiting Area (#0) looking into Receptionist office (#5)



Large parking private lot



South side driveway, Red loading dock doors (#21)



Back side, Overhang storage in foreground (#20)

