

13 Commerce Drive, Orleans MA 02653

9,600+/- Sq. Ft. Steel Frame Warehouse Situated on 1.34+/- Acres



**FOR SALE!**

Contact **Brad Kuhrtz** at Commercial Realty Advisors at 508-862-9000 ext 118 and [bkuhrtz@comrealty.net](mailto:bkuhrtz@comrealty.net)

### Property Highlights:

- Zoned industrial and located outside of the groundwater protection area
- Multiple overhead doors with both grade level & dock height access
- 3-phase power, 2 bathrooms, and gas heat throughout, central air (a portion)
- High ceilings

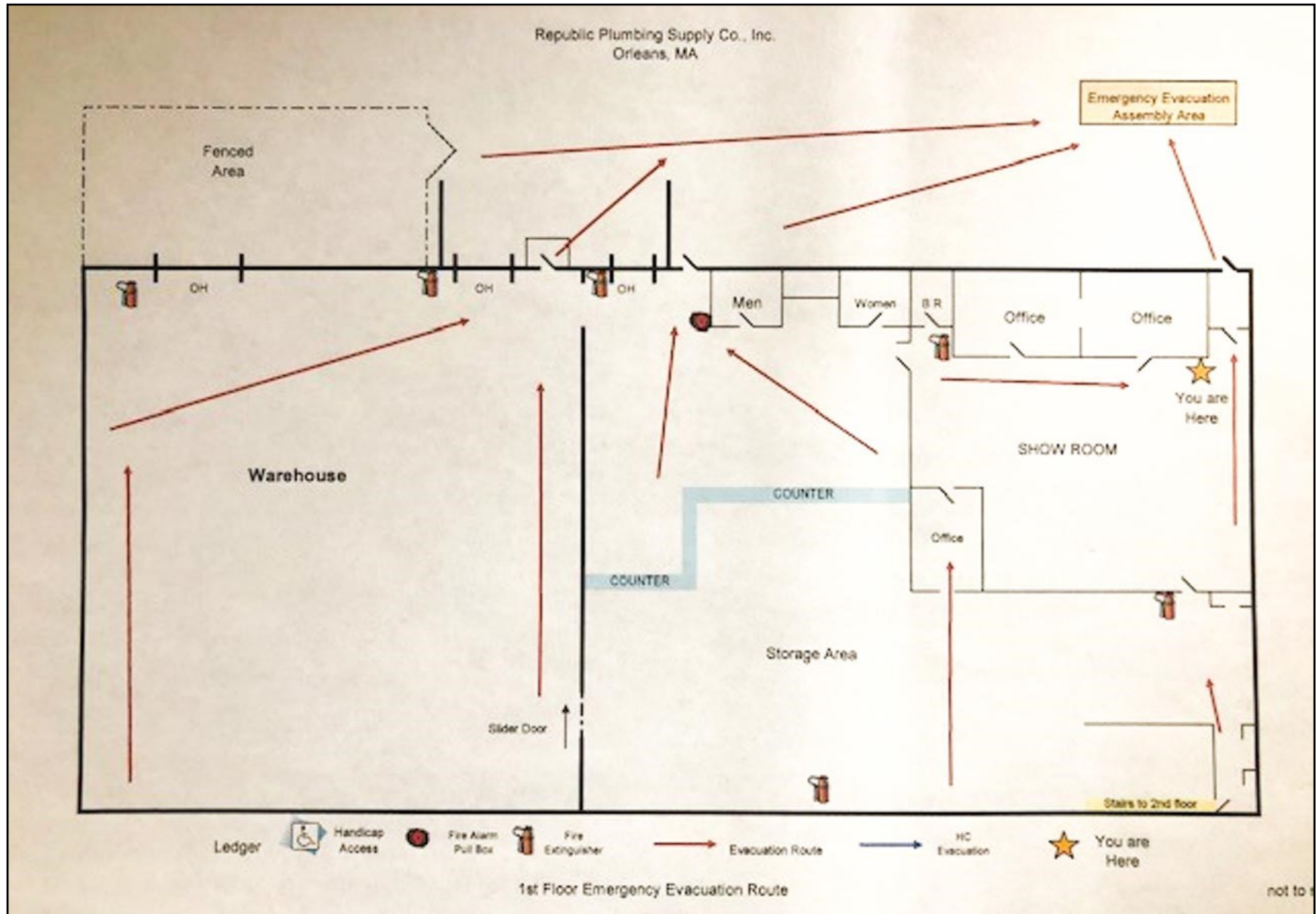
**For Sale at  
\$1,000,000**

**Property Summary:**

- 9,600 sq. ft. steel frame warehouse situated on 1.34 acres.
- Zoned industrial and located outside of the groundwater protection area
- Multiple overhead doors with both grade level & dock height access
- 3-phase power
- 2 bathrooms
- Gas heat throughout, central air (a portion)
- High ceilings
- Expansion potential
- Located within minutes of downtown Orleans
- Convenient to all Lower Cape Points
- Exit 12 off the Mid Cape Highway

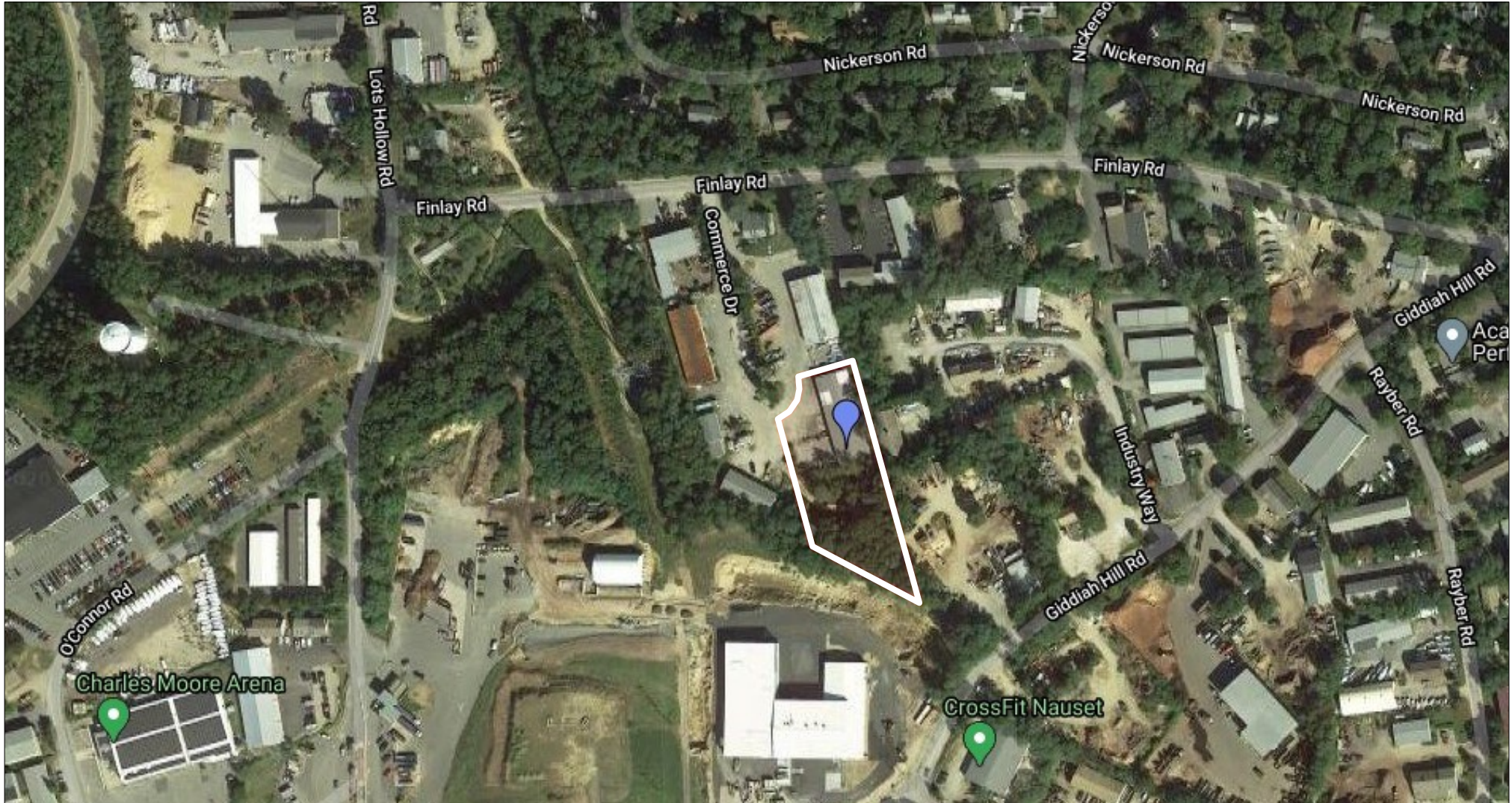






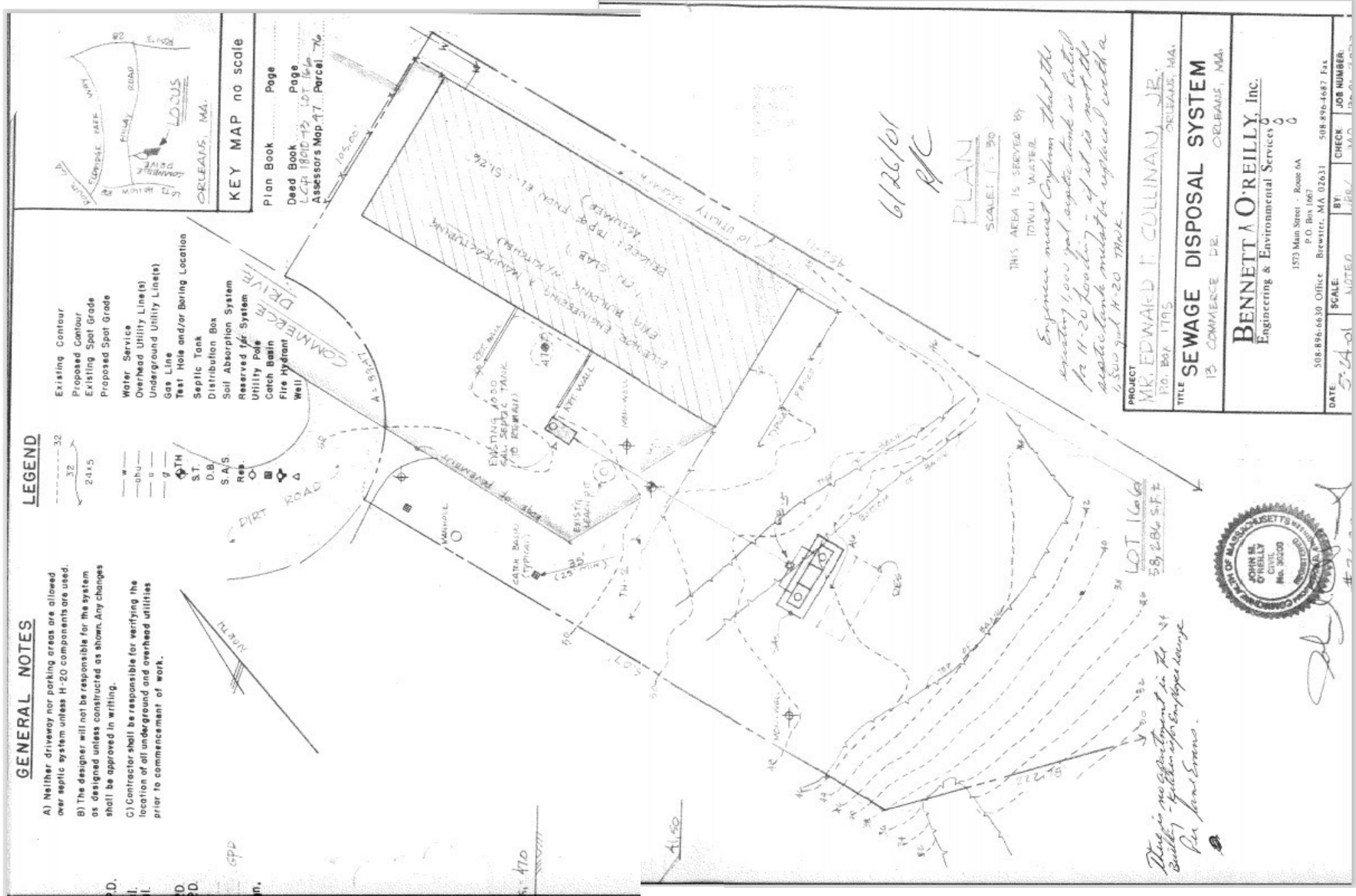
# 13 Commerce Drive, Orleans MA 02653

Property Aerial Map



# 13 Commerce Drive, Orleans MA 02653

## Property Site Plan





# 13 Commerce Drive, Orleans MA 02653

Property Location Map



## Commercial Realty Advisors' Disclaimer

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