

5 Katie Marie Drive, Unit 5, Bourne, MA 02532

1,000+/- Sq. Ft. Industrial Bay Space for Lease Near Bourne Bridge in Bourne, Cape Cod



FOR LEASE!

Contact **Kevin Pepe** at Commercial Realty Advisors at 508-862-9000 ext 105 and kpepe@comrealty.net

Property Summary:

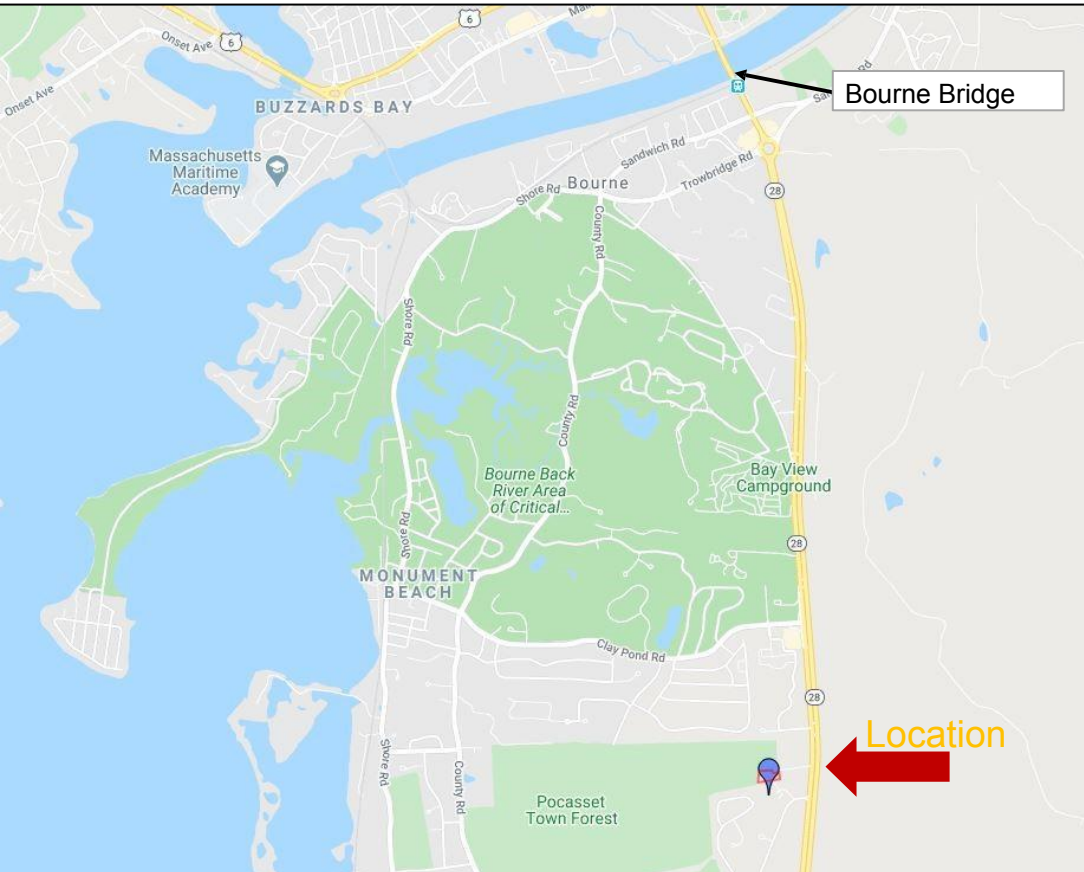
- This 1,000+/- Sq. Ft. industrial space is conveniently located just off of MacArthur Boulevard in Pocasset
- A short distance to the Bourne Bridge gives easy access to Routes 25, 195, and 495
- Recent construction with a 12'x12' overhead door

**For Lease at
\$1,700/Month
+ Utilities**



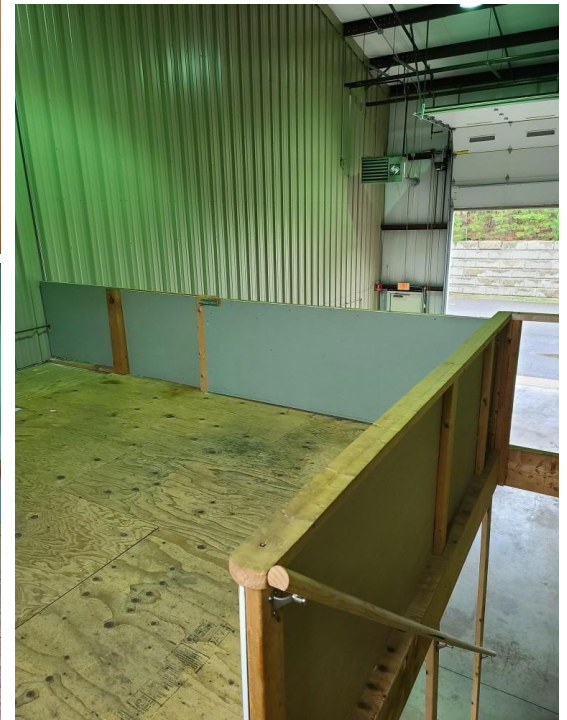
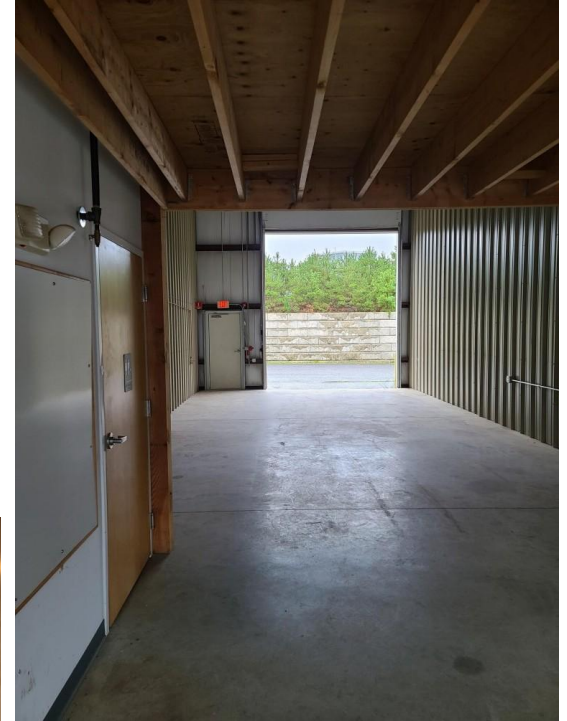
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Property Location Map



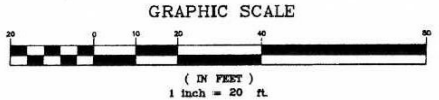
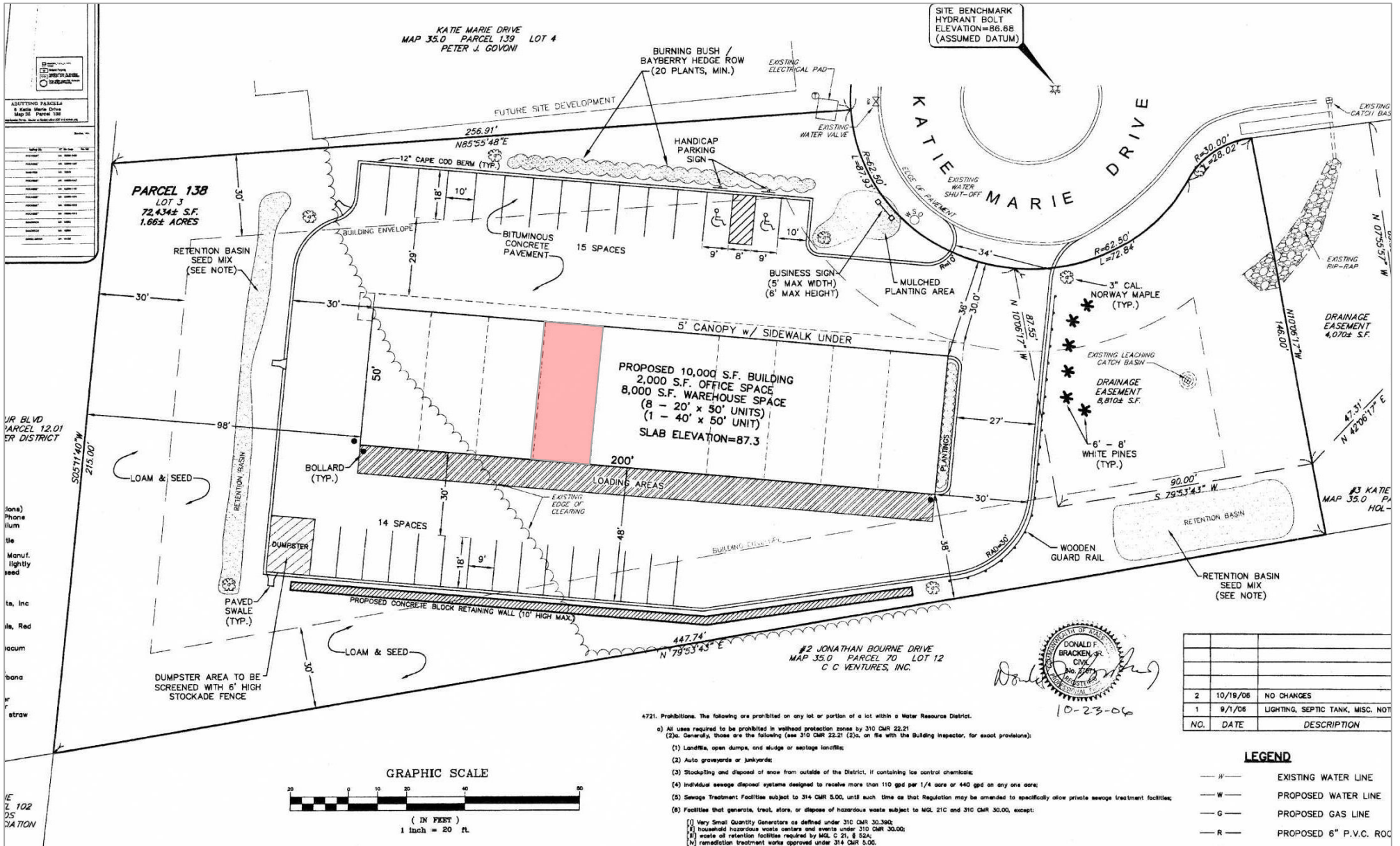
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Property Images



5 Katie Marie Drive, Unit 5, Bourne, MA 02532

Property View



4721. Prohibitions. The following are prohibited on any lot or portion of a lot within a Water Resource District.
- (2)a. Generally, those are the following (see 310 CMR 22.21 (2)), on file with the Building Inspector, for exact provisions):
- (1) Landfills, open dumps, and sludge or seepage landfills;
 - (2) Auto graveyards or junkyards;
 - (3) Stockpiling and disposal of snow from outside of the District, if containing ice control chemicals;
 - (4) Individual sewage disposal systems designed to receive more than 110 gpd per 1/4 acre or 440 gpd on any one acre;
 - (5) Sewage Treatment Facilities subject to 314 CMR 8.00, unless such time as that Regulation may be amended to specifically allow private sewage treatment facilities;
 - (6) Facilities that generate, treat, store, or dispose of hazardous waste subject to MGL 21C and 310 CMR 30.00, except:
 - (i) Very Small Quantity Generators as defined under 310 CMR 30.590;
 - (ii) household hazardous waste centers and events under 310 CMR 30.00;
 - (iii) waste oil retention facilities required by MGL C 21, § 52A;
 - (iv) remediation treatment works approved under 314 CMR 8.00.

NO.	DATE	DESCRIPTION
2	10/19/06	NO CHANGES
1	9/1/06	LIGHTING, SEPTIC TANK, MISC. NOT

LEGEND

— W —	EXISTING WATER LINE
— W —	PROPOSED WATER LINE
— G —	PROPOSED GAS LINE
— R —	PROPOSED 6" P.V.C. R.O.C.

10-23-06

Professional Seal of Donald F. Bracken, Civil Engineer, No. 07797, State of Massachusetts.

