

OFFERING MEMORANDUM
STREET FACING Commercial
Contractor/Warehouse Unit



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40 Evergreen Circle
UNIT 1

FOR LEASE

AREA

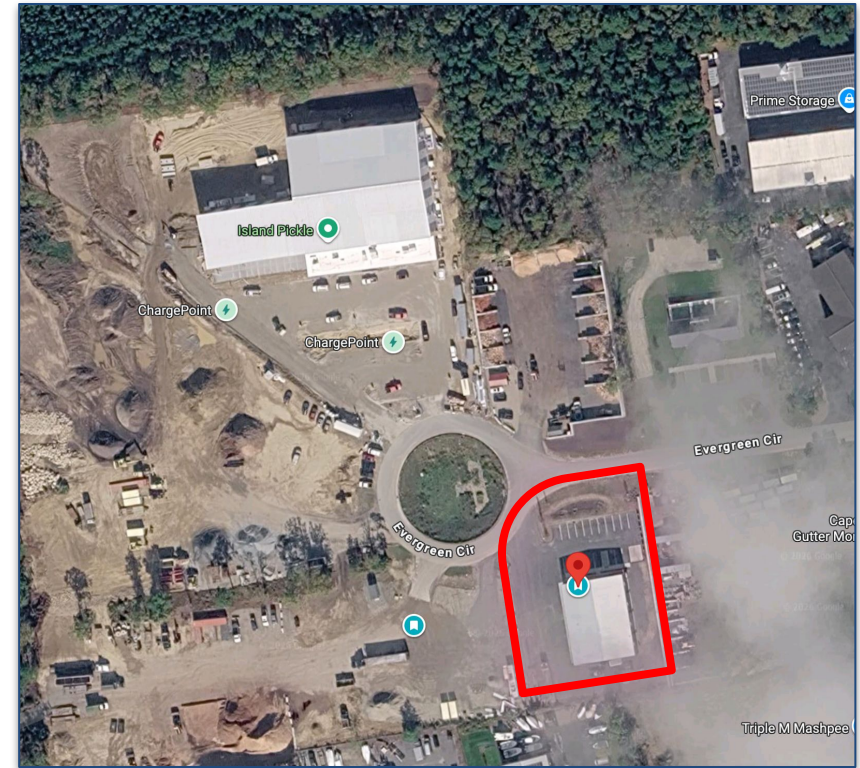
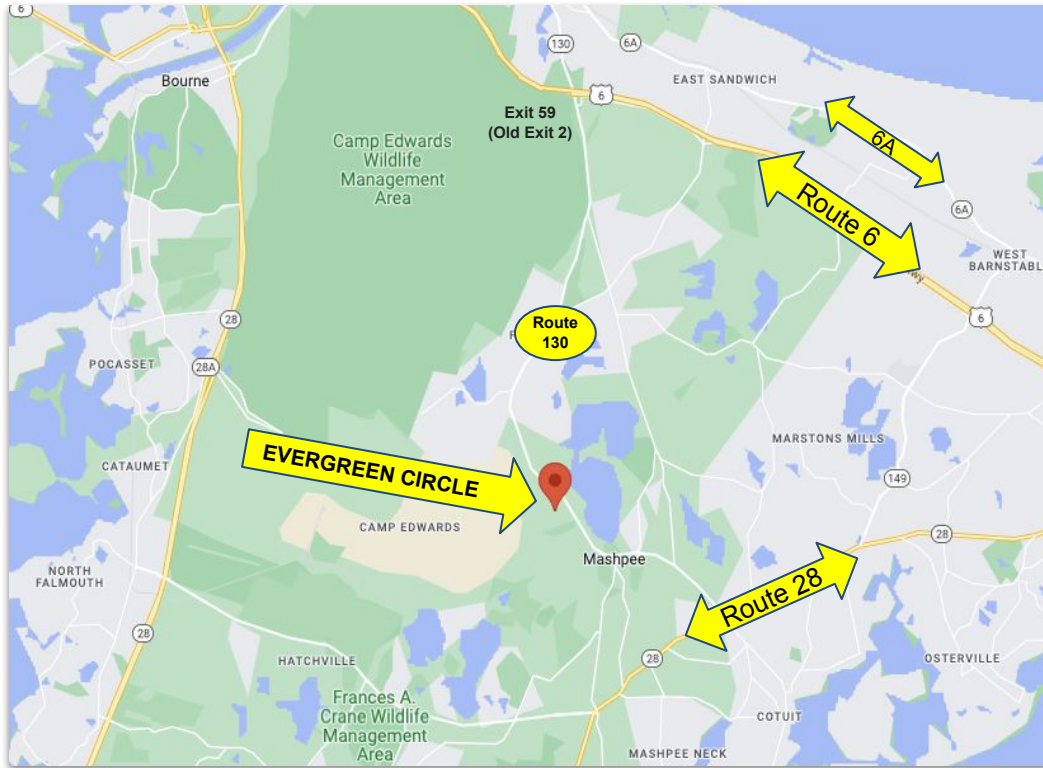
Mashpee, MA

\$3,500/MO NNN

±1,875 Sq Ft

PROPERTY LOCATION

40 Evergreen Circle, Mashpee, MA 02649



- Just minutes from downtown Mashpee and Route 28, a connection to the rest of the Cape.
- Evergreen Circle is off of Route 130, a direct connection to Route 6.
- Neighboring companies include Cape Cod Coffee, Cape Cod Gutter Monkeys, Govoni Forestry Products, and more.



PROPERTY MAP

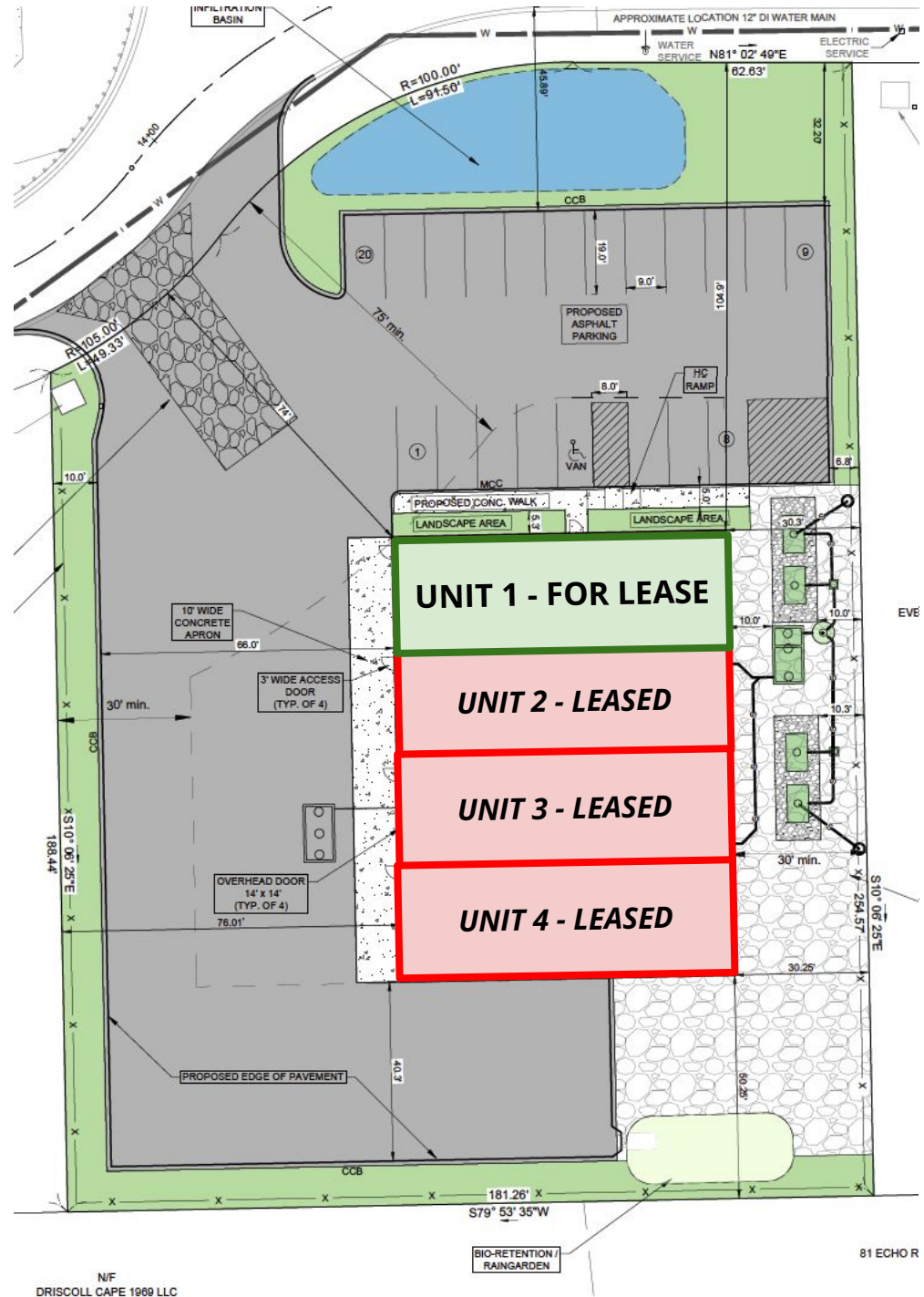
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This **±1,875 square foot** unit is the only vacancy in the **7,500 SF** multi-tenant facility and benefits from a prominent street-facing position at the front of the building.

The space is built out with a functional blend of warehouse and production areas, featuring clean, high-bay ceilings, bright LED lighting, and a large overhead door for efficient loading and delivery access. The warehouse area provides clear span utility with concrete flooring, while the interior buildout includes a finished production/work area with upgraded flooring, lighting, and multiple private office or workspace rooms.

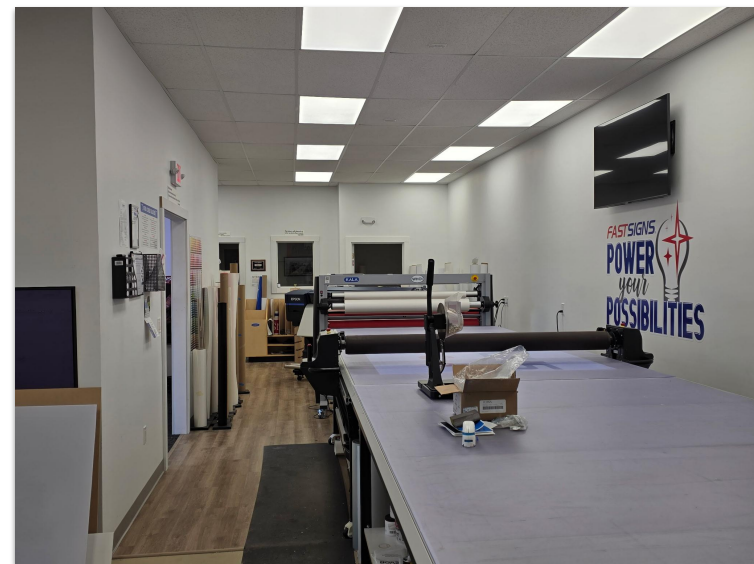
Additional features include a private entry, **handicap accessibility**, and ample on-site parking with dedicated handicap spaces and a freshly paved lot. The building sits on an approximately **one-acre parcel** and is **zoned Industrial 1**, allowing for a wide variety of commercial and industrial uses.

Offered at **\$3,500 per month** NNN, this is a rare opportunity to step into a modern industrial unit in a high-demand location where availability is extremely limited.

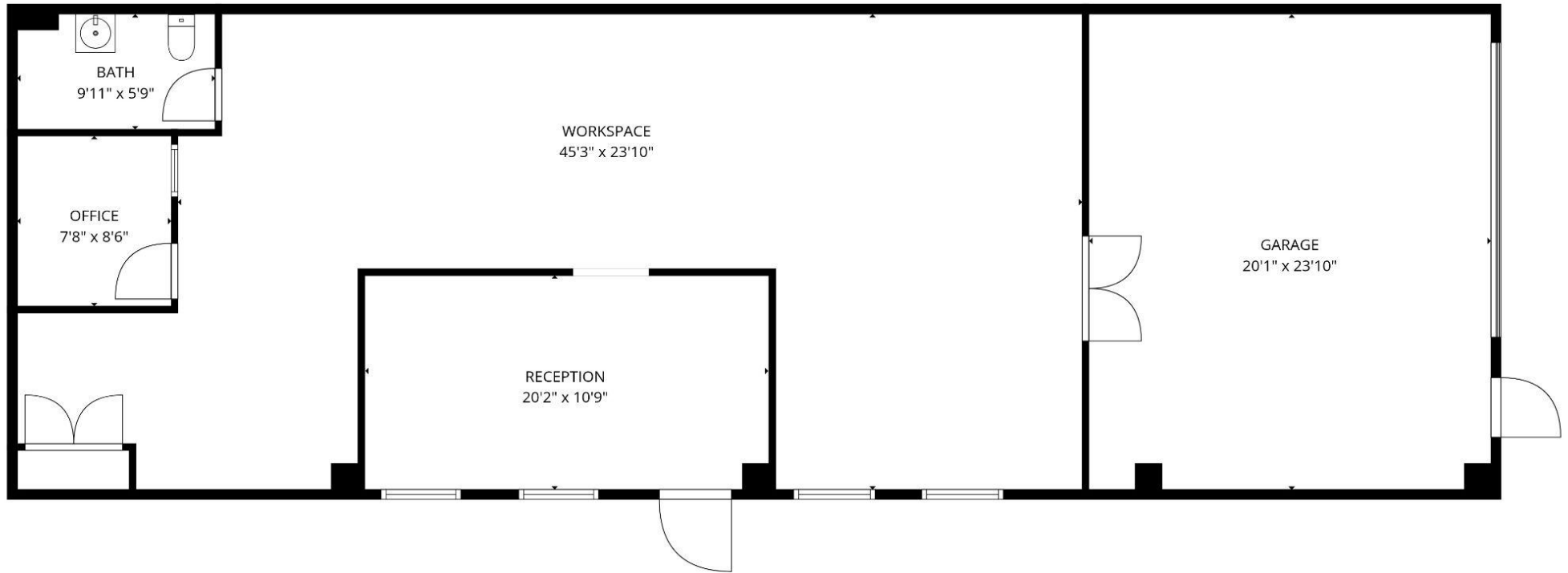


INTERIOR PICTURES

40 Evergreen Circle, Mashpee, MA 02649



Zoned Industrial 1 by the Town of Mashpee
(See Pages 28-41 in Mashpee Zoning Bylaws)



Commercial
Realty Advisors

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ABOUT

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