

# OFFERING MEMORANDUM

*Well-Maintained Shop Space  
w/ 8' Overhead Door*

**FOR  
LEASE**

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**114-B STATE RD.  
SAGAMORE BEACH**

114B State Road

FOR LEASE

AREA

SAGAMORE BEACH, MA

\$1,500/month,  
+ Utilities

LOWER LEVEL UNIT:  
1,000 SQ. FT.



# PROPERTY SPECIFICATIONS

114-B State Road, Sagamore Beach, 02562

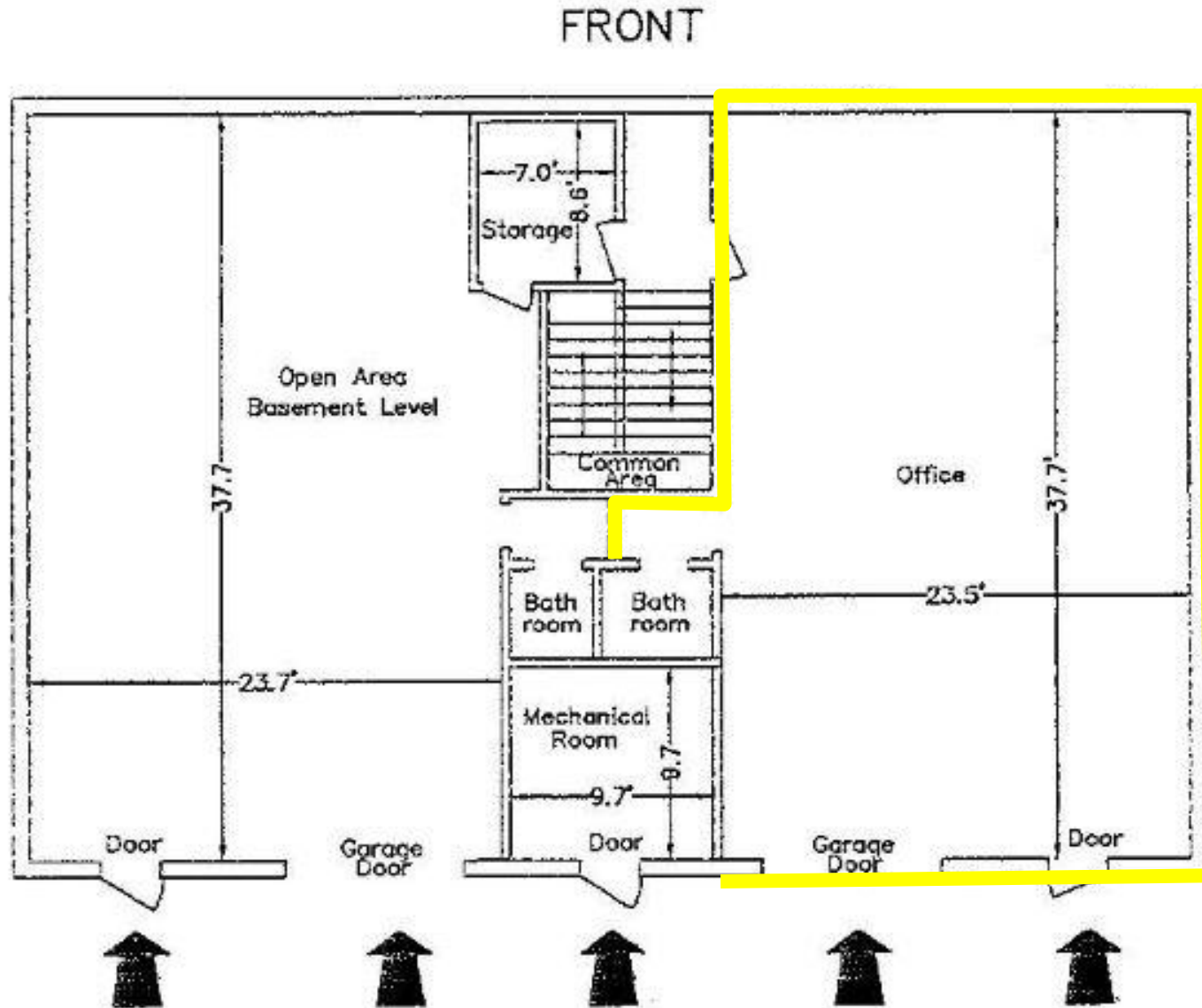
This well-positioned, free-standing condominium (1 of 2) currently has availability for a tenant to occupy a **lower-level unit**. Located approx. 1 mile north of the Sagamore Bridge and 2 miles south of Exit 2 (of Route 3, Cedarville, MA), this site allows for easy access to cover all of Barnstable, Plymouth, and Bristol Counties, as well as Routes 3, 6, 25, 28, 195 and 495.

Discover the perfect space for your business needs with this versatile walk-out lower-level unit, boasting approximately 1,000 sq. ft. of customizable space. Priced attractively at \$1,500 per month, this unit offers accessibility through both a rear door and a rear overhead garage door, making it ideal for various uses such as a personal workshop or a small contractor bay. Take advantage of this opportunity to establish your business in a prime location, ready to meet your specific requirements. The nearly identical sister property shares the use and maintenance of the common parking serviced by a common driveway.



# PROPERTY FLOOR PLAN

114-B State Road, Sagamore Beach, 02562

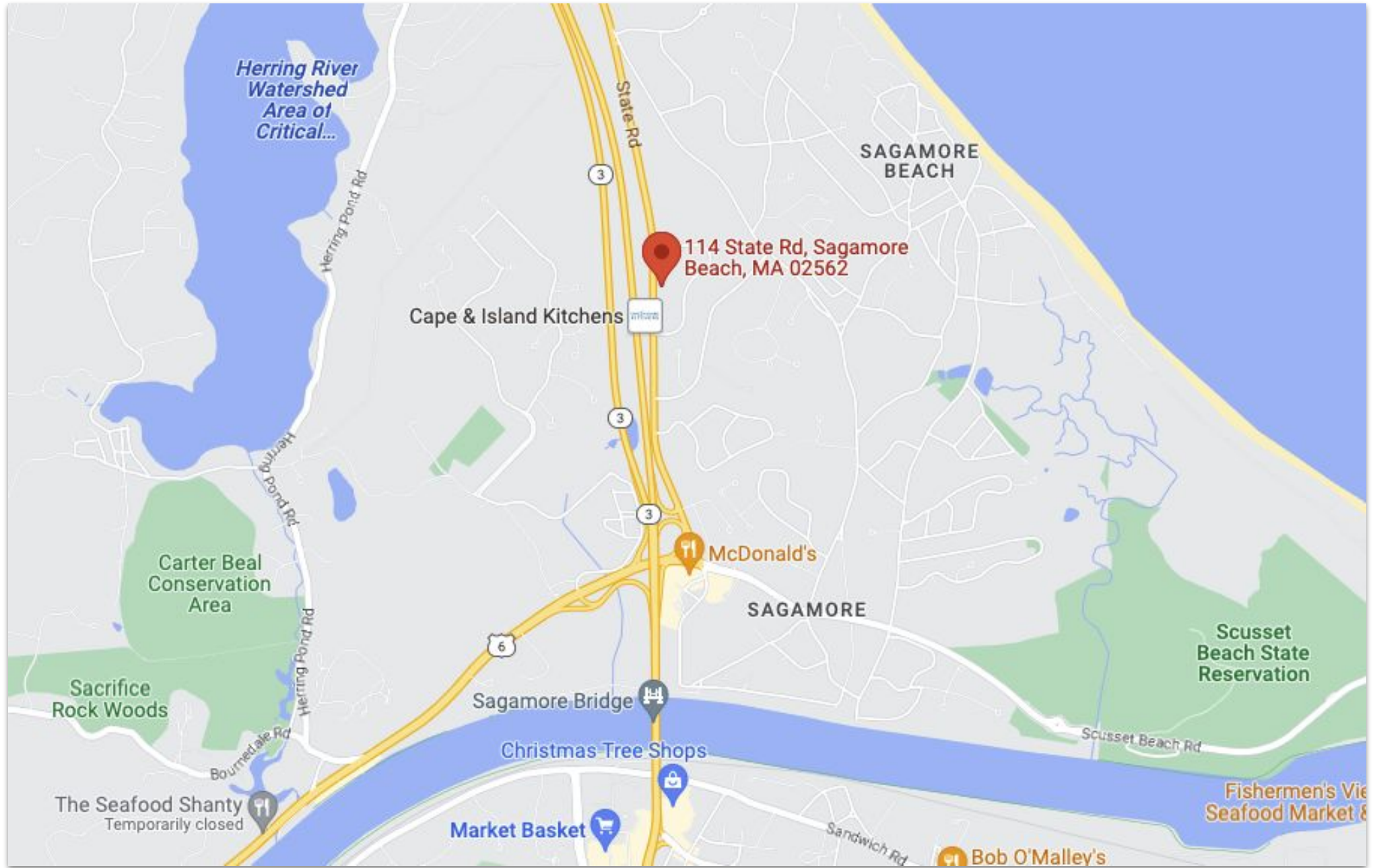


Basement Floor. Bldg B  
2,300 sf ±



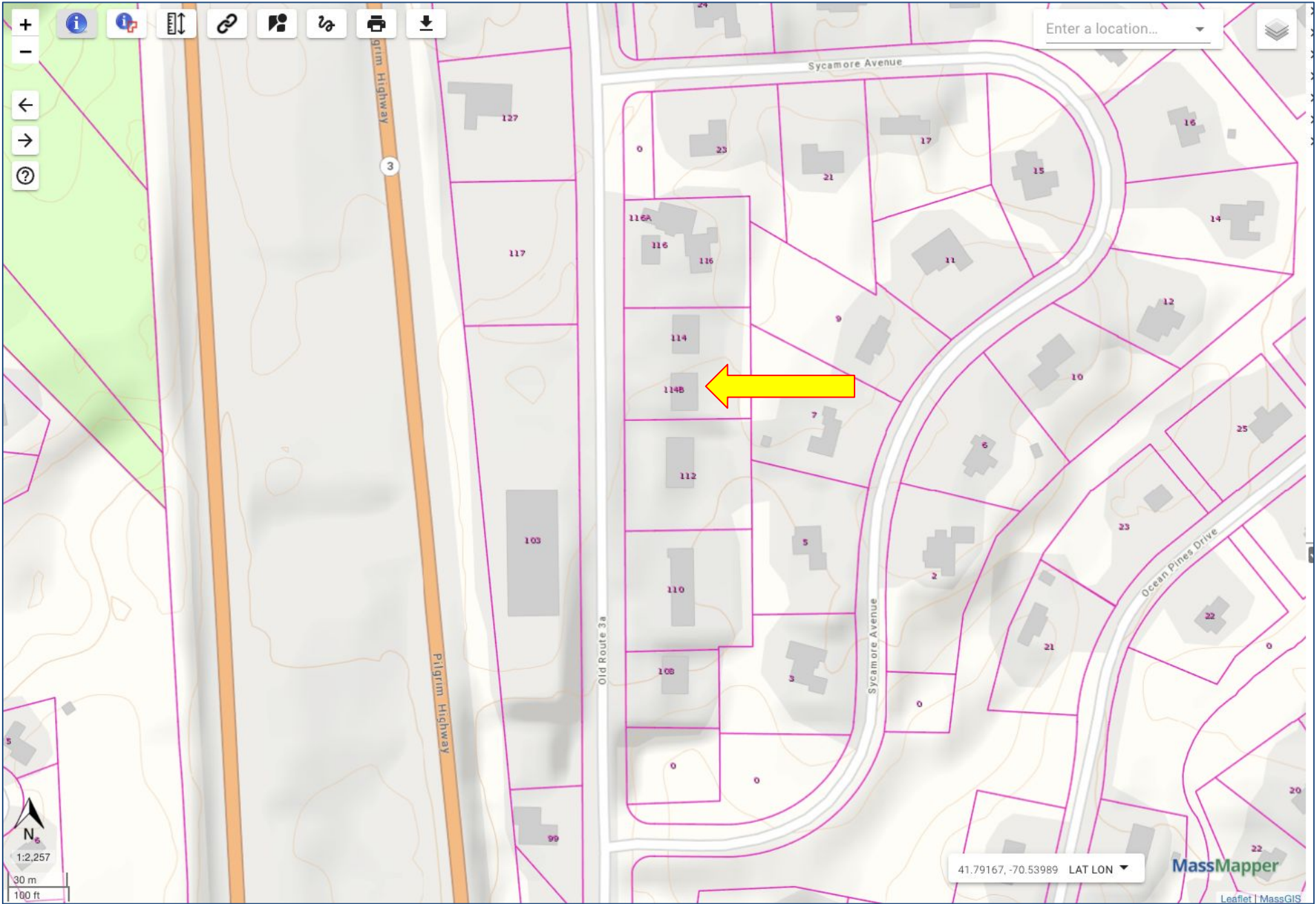
# PROPERTY LOCATION

114 State Road, Sagamore Beach, 02562



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Commercial  
**Realty Advisors**

## Commercial Realty Advisors' Disclaimer

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## ABOUT

Commercial Realty Advisors, Inc. specializes in commercial and industrial real estate, mergers, acquisitions, joint ventures, divestitures, and other business broker strategies. It is a commercial and real estate brokerage based in Hyannis, Massachusetts, specializing in middle-market transitions. The culture of our firm is that of an investment bank with a premium placed on intellectual vitality, relationship management, and knowledge of geographic markets. A cadre of well-educated and successful experts partner with clients to achieve objectives in a cost and time- effective manner. Our business is broadly based. Our real estate practice includes development, investment, and other commercial sale, lease, and management arrangements. Transactions include manufacturing, retailing, food processing, restaurant and hospitality, golf course, marinas, and other businesses.



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