

OFFERING MEMORANDUM

Large Contractor/Business Bay

Unit E Available for Lease

**FOR
LEASE**

Commercial
Realty Advisors

KEVIN PEPE

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Double Unit with 2 Drive-In Overhead Doors

19E COMMERCE PARK ROAD

FOR LEASE

AREA

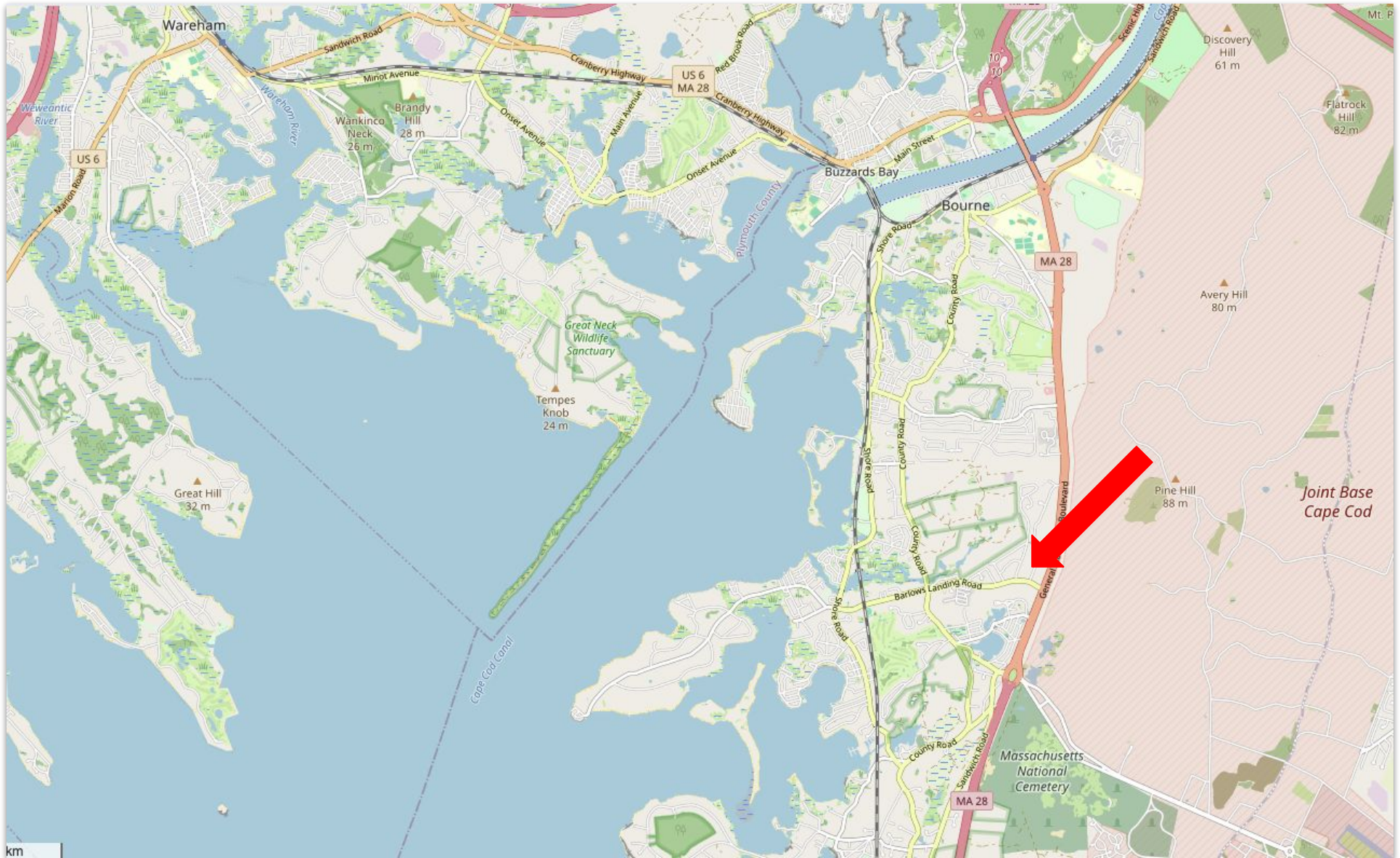
Pocasset, MA

\$15.00/Sq Ft (NNN - LEASE)

**+/- 2,474 sq. ft.
Bay Space**

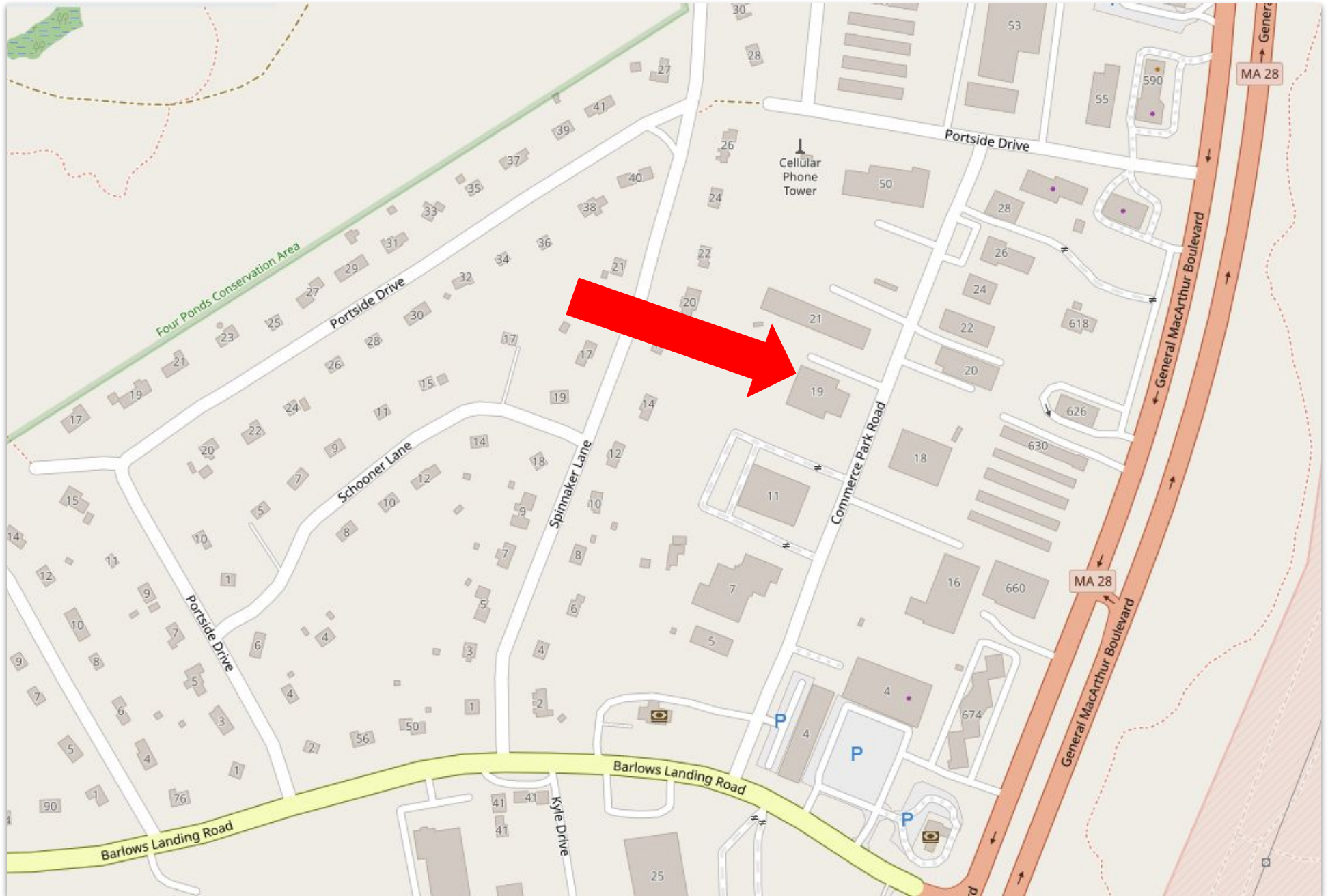
PROPERTY LOCATION

19 Commerce Park Road, Pocasset, MA



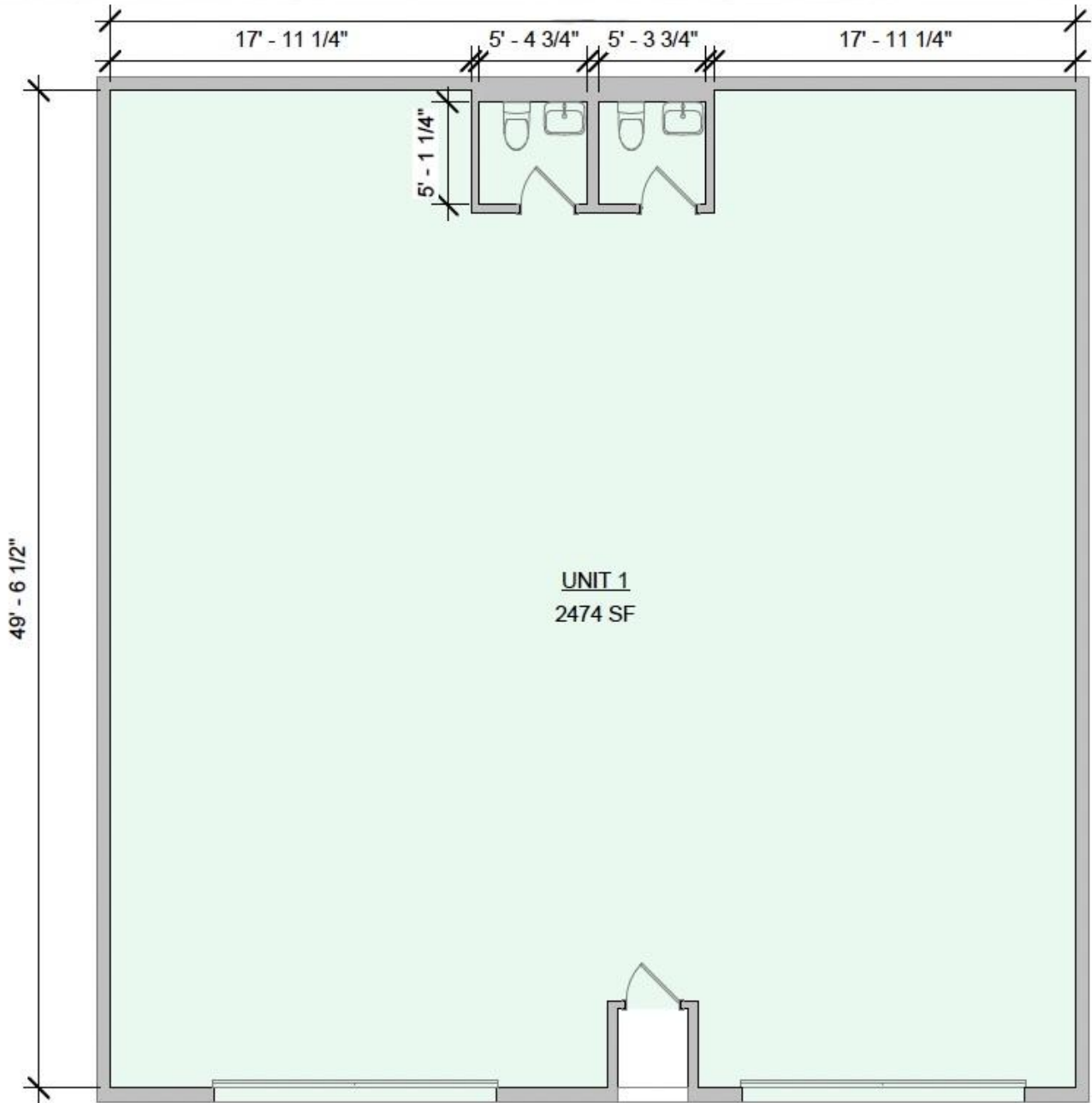
PROPERTY LOCATION

19 Commerce Park Road, Pocasset, MA



Floor Plan

19 Commerce Park Road, Pocasset, MA



Gross Building Area	
Name	Area
UNIT 1	2474 SF
2474 SF	

INTERIOR PHOTOS

19 Commerce Park Road, Pocasset, MA



High Bay Space for Lease

19 Commerce Park Road, Pocasset, MA



Discover the ideal space for your business or storage needs, conveniently located near the Bourne Bridge, with quick access to major routes including MA 28, 25, 6, and US 195 and 495. This property offers large, clean, dry commercial bays perfect for contractors, electricians, plumbers, or other service providers. Boasting two 14' overhead doors, a personnel door, and ample parking, it's designed for easy access and efficient operations. Inside, you'll find two restrooms and plenty of flexible space to suit a variety of uses. Priced competitively at \$15.00 per square foot on a Triple Net (N-N-N) basis, this property provides an exceptional value for a prime location on Cape Cod.

This flexible space can be leased to suit your business needs. For inquiries, please contact **Kevin Pepe** at **508-862-9000, ext. 105**.



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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