

OFFERING MEMORANDUM

Large Contractor/Business Bay

Unit D Available for Lease

**FOR
LEASE**

Commercial
Realty Advisors

KEVIN PEPE

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Double Unit with 2 Loading Docks

20 COMMERCE PARK ROAD

FOR LEASE

AREA

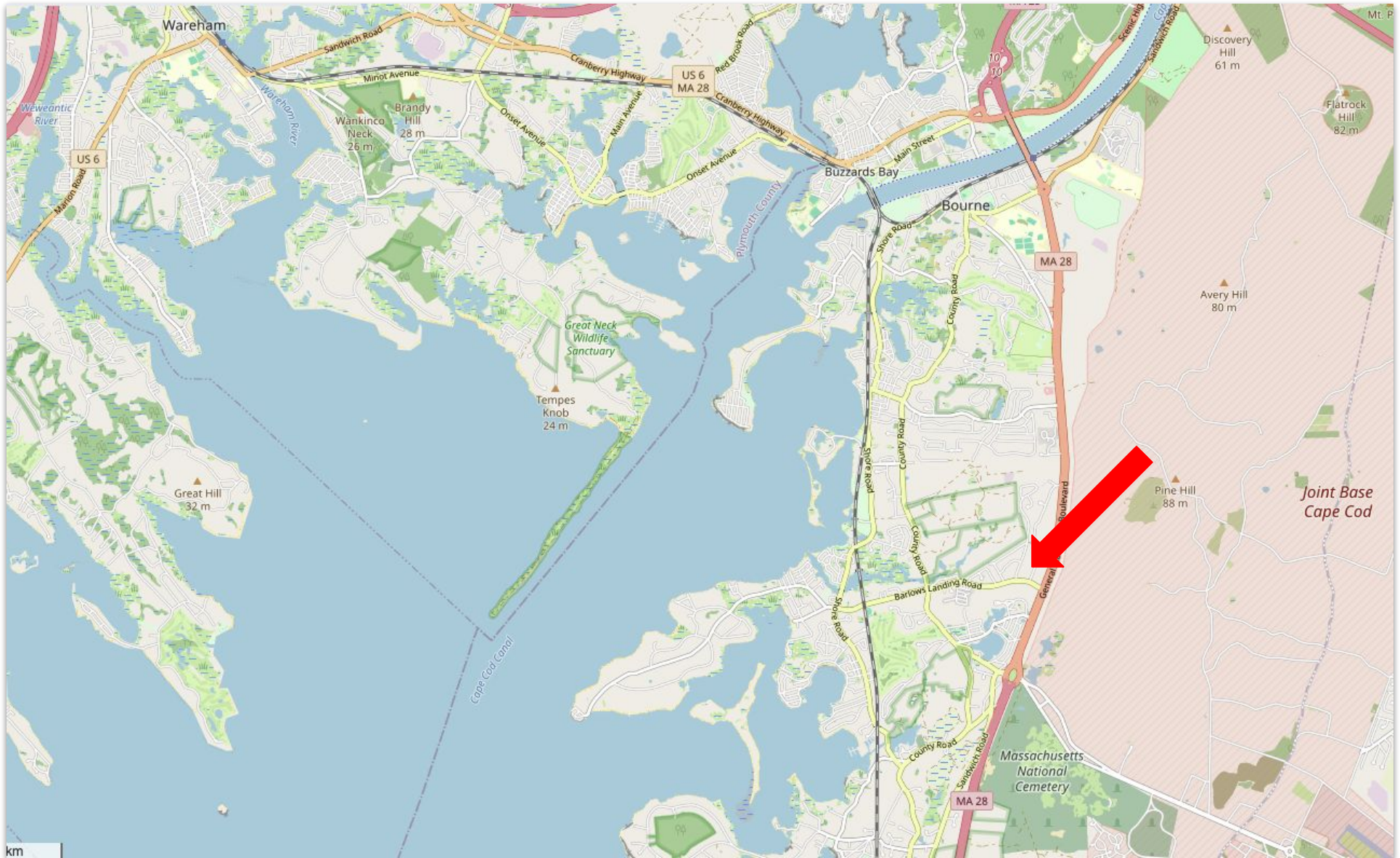
Pocasset, MA

\$15.00/Sq Ft (NNN - LEASE)

**+/- 2,015 sq. ft.
Bay Space**

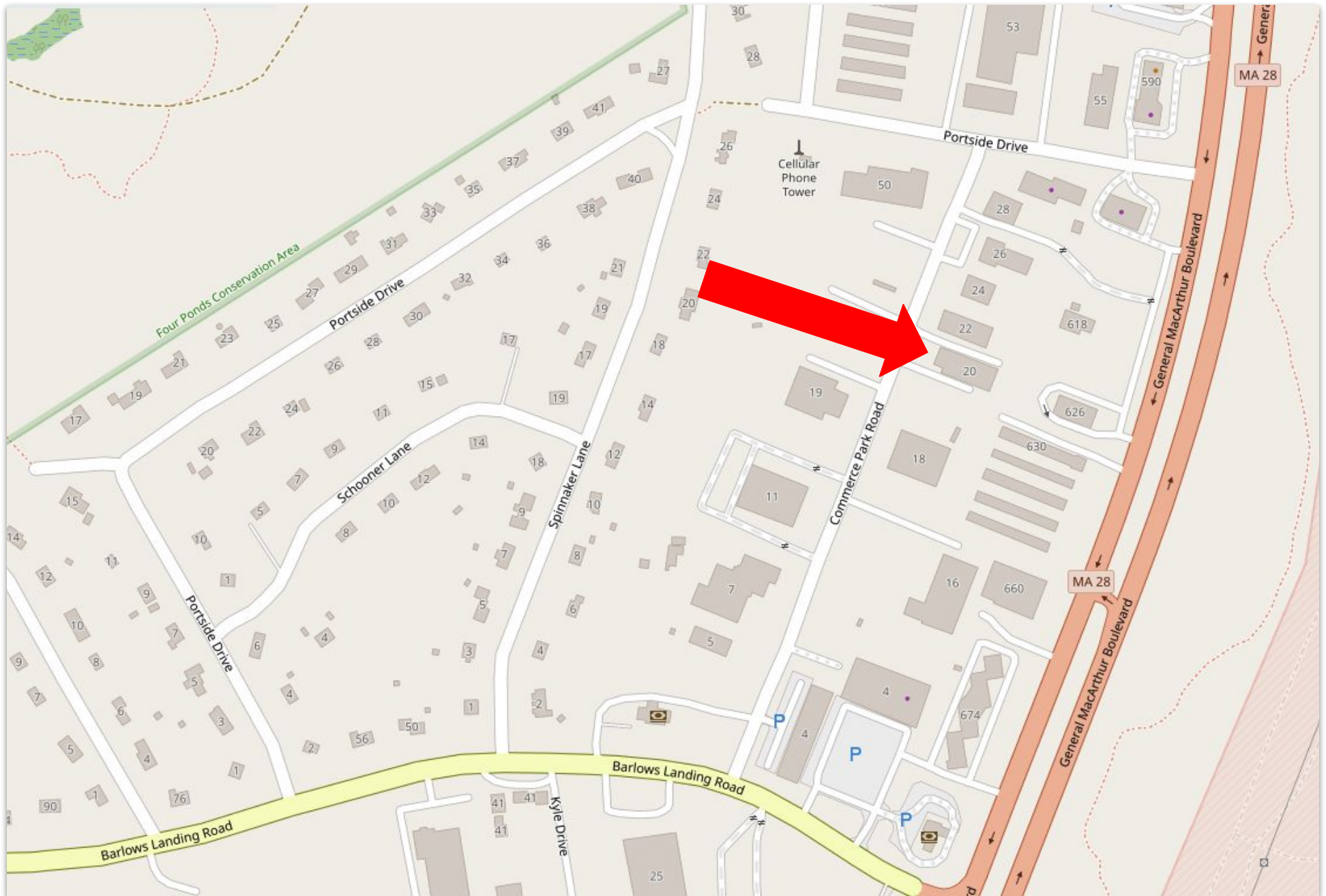
PROPERTY LOCATION

20 Commerce Park Road, Pocasset, MA



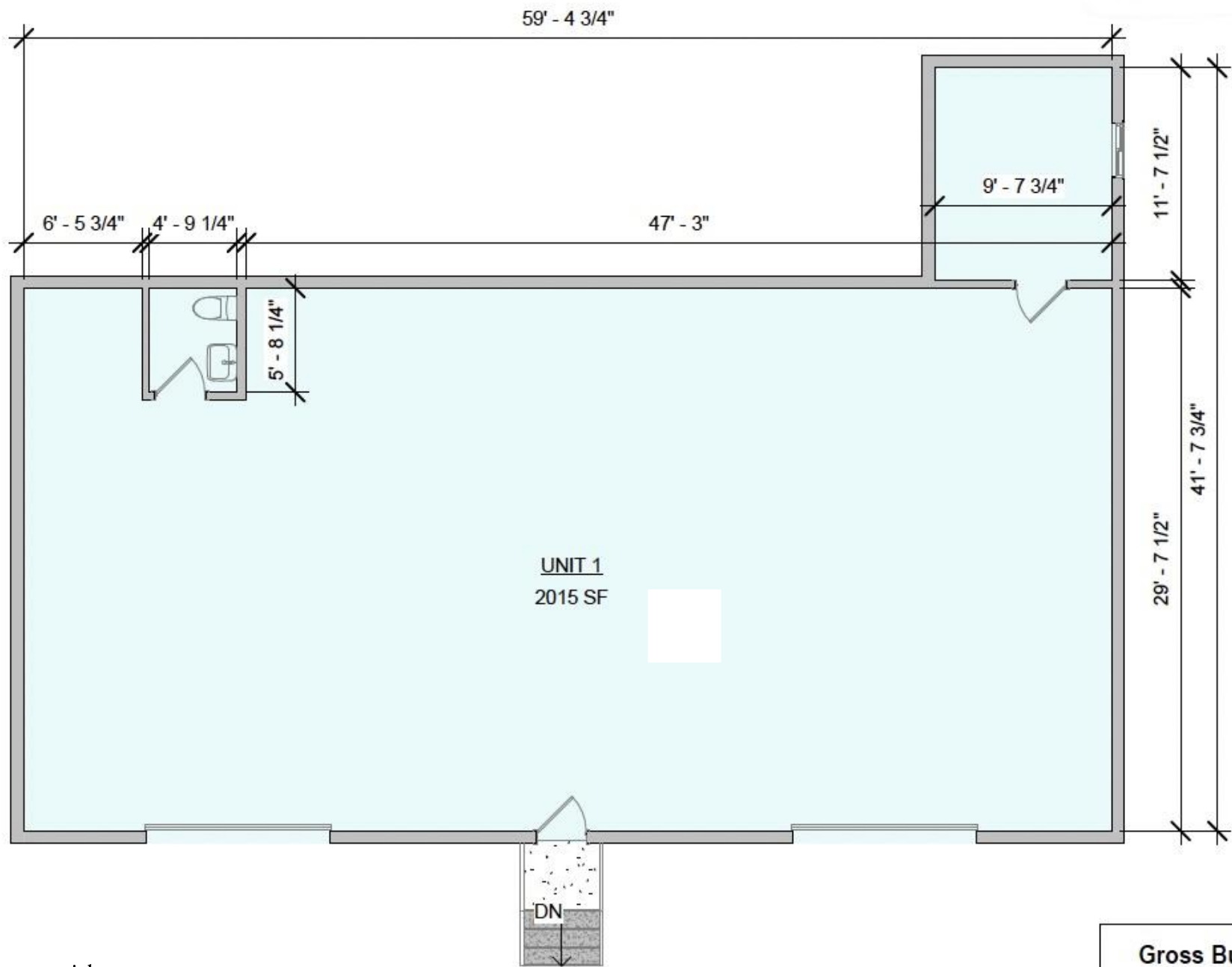
PROPERTY LOCATION

20 Commerce Park Road, Pocasset, MA



Floor Plan

20 Commerce Park Road, Pocasset, MA



Gross Building Area	
Name	Area
UNIT 1	2015 SF

INTERIOR PHOTOS

20 Commerce Park Road, Pocasset, MA



High Bay Space for Lease

20 Commerce Park Road, Pocasset, MA



Looking for a prime commercial space with everything a service business or storage operation needs? This clean, dry facility near the Bourne Bridge offers unbeatable convenience to major routes including MA 28, 25, 6, and US 195 and 495. Perfect for contractors, electricians, plumbers, or those seeking secure storage, the property features two loading docks with 10' overhead doors, high clearance for large equipment, a bright separate office space, a personnel door, a restroom, and ample parking. With competitive pricing at \$15.00 per square foot on a Triple Net (N-N-N) basis, this space is designed to keep your operations smooth and accessible in a central Cape Cod location.

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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