

OFFERING MEMORANDUM

Large Contractor/Business Bay
Unit C Available for Lease

Commercial
Realty Advisors

KEVIN PEPE

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**FOR
LEASE**



Double Unit with 3 Drive-In Overhead Doors

21 COMMERCE PARK ROAD

FOR LEASE

AREA

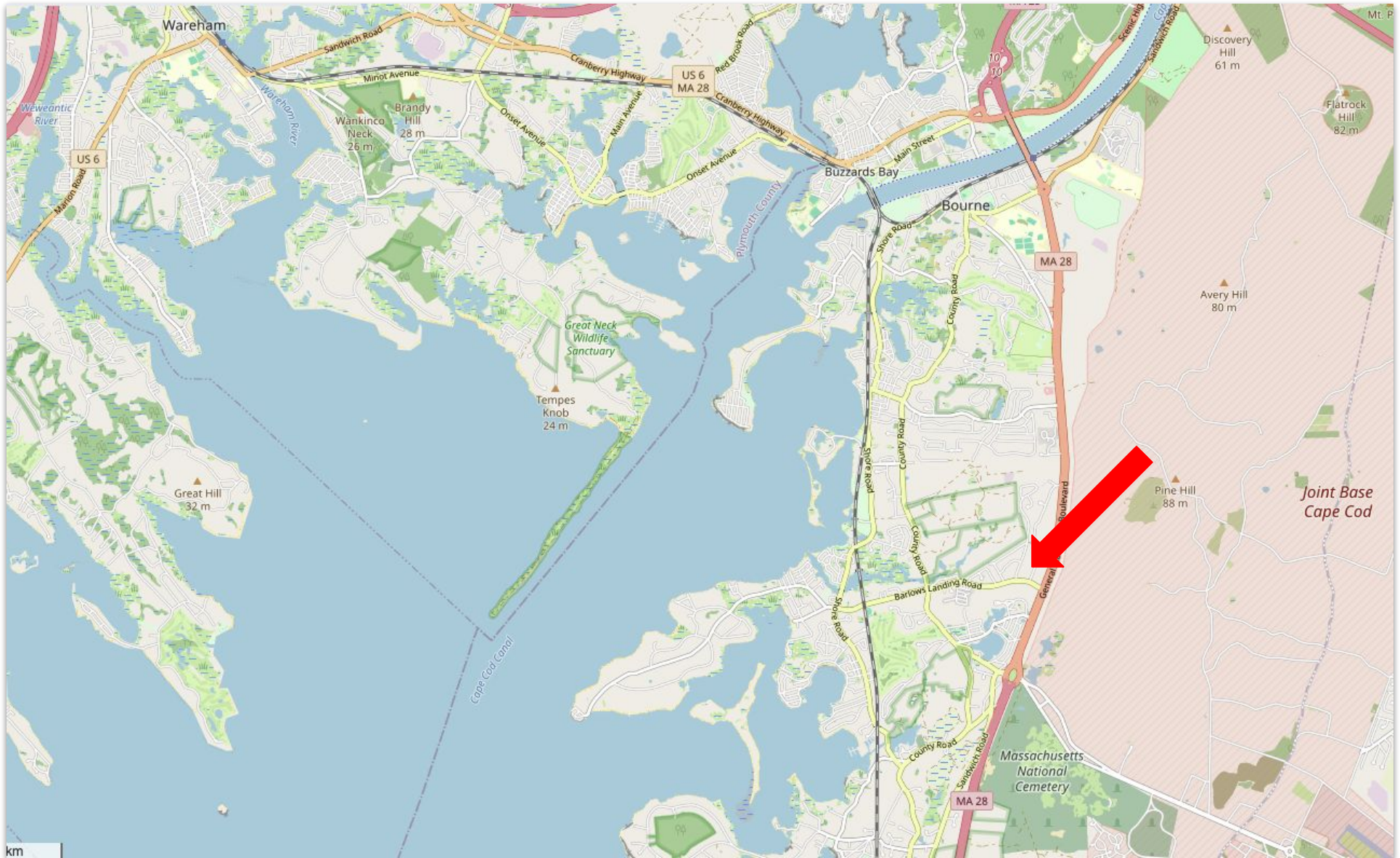
Pocasset, MA

**\$15.00/Sq Ft/Mo
(NNN - LEASE)**

**+/- 2,835 sq. ft.
Bay Space**

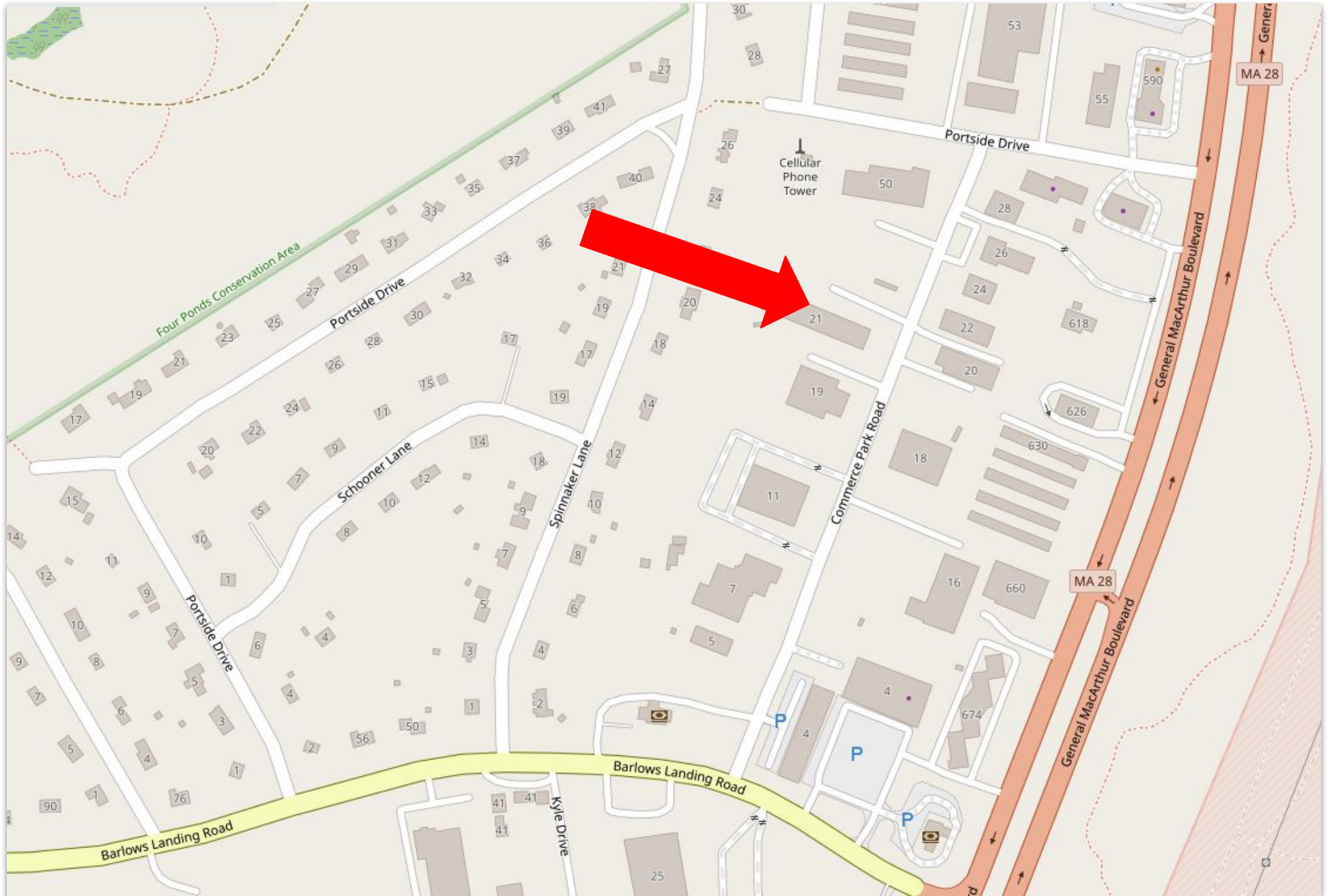
PROPERTY LOCATION

21 Commerce Park Road, Pocasset, MA



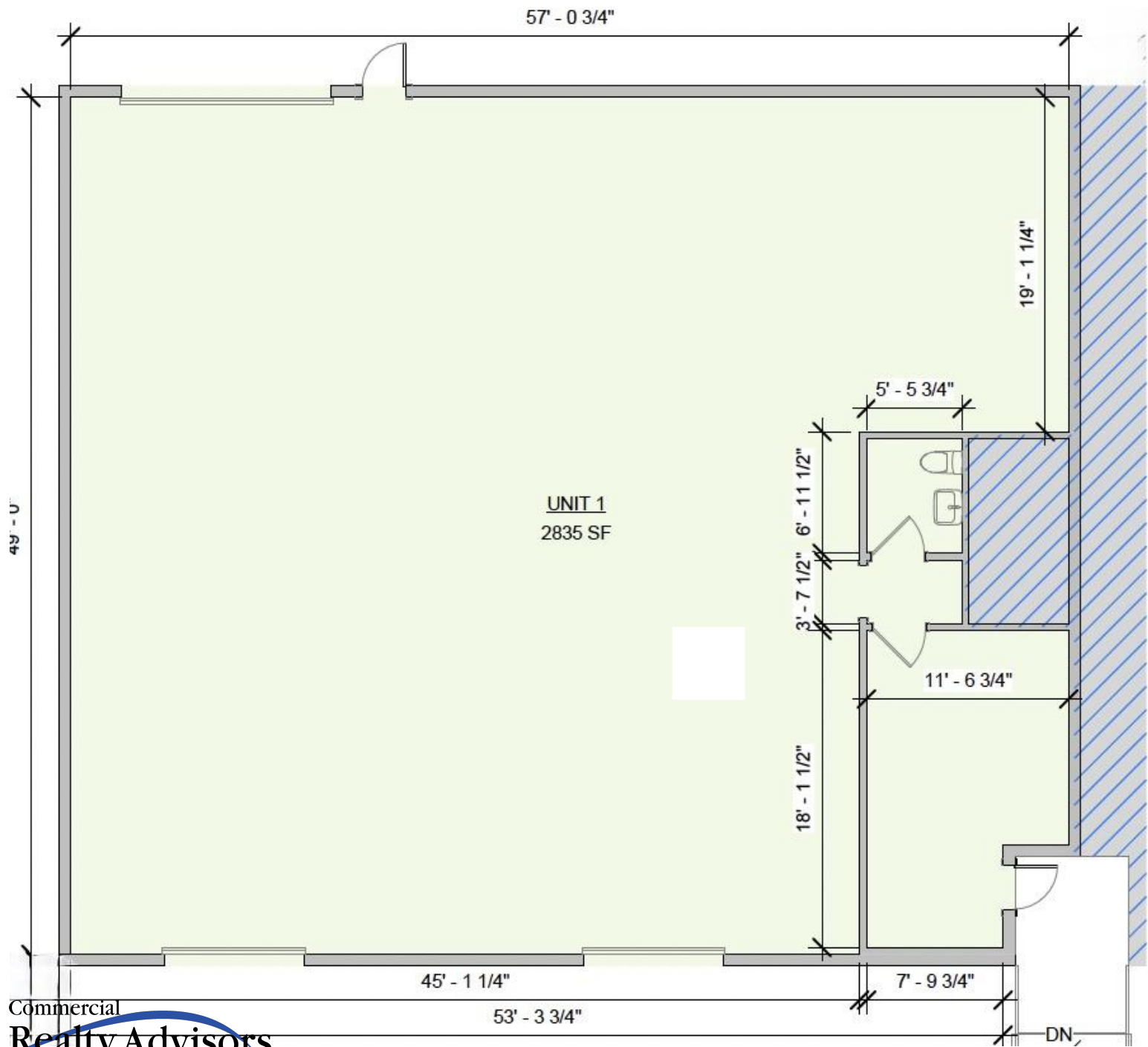
PROPERTY LOCATION

21 Commerce Park Road, Pocasset, MA



Floor Plan

21 Commerce Park Road, Pocasset, MA



Gross Building Area	
Name	Area
UNIT 1	2835 SF
	2835 SF

INTERIOR PHOTOS

21 Commerce Park Road, Pocasset, MA



High Bay Space for Lease

21 Commerce Park Road, Pocasset, MA



Ideal for contractors, electricians, plumbers, or any business needing versatile commercial space, this clean, dry property near the Bourne Bridge combines convenience with functionality. With direct access to major routes like MA 28, 25, 6, and US 195 and 495, this location is primed for efficient operations across Cape Cod. The facility features two 8' overhead doors, a 12' overhead door, and high clearance, allowing flexibility for various storage and service needs. Additionally, there are two personnel doors, a dedicated office/reception area with a restroom, and ample parking to accommodate staff and clients alike. Competitively priced at \$15.00 per square foot on a Triple Net (N-N-N) basis, this property offers incredible value in a prime 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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