

***Warehouse/Commercial Space For Lease
Hyannis, Cape Cod, MA***

**FOR
LEASE**

BRAD KUHRTZ

- 📞 508-862-9000 📠 Fax: 508-862-9200
- 📱 Cell: 508-360-4523
- ✉️ BKuhrtz@ComRealty.net
- 📍 222 West Main Street, Hyannis, MA
- 🌐 ComRealty.net



217 THORNTON DRIVE

FOR LEASE

AREA

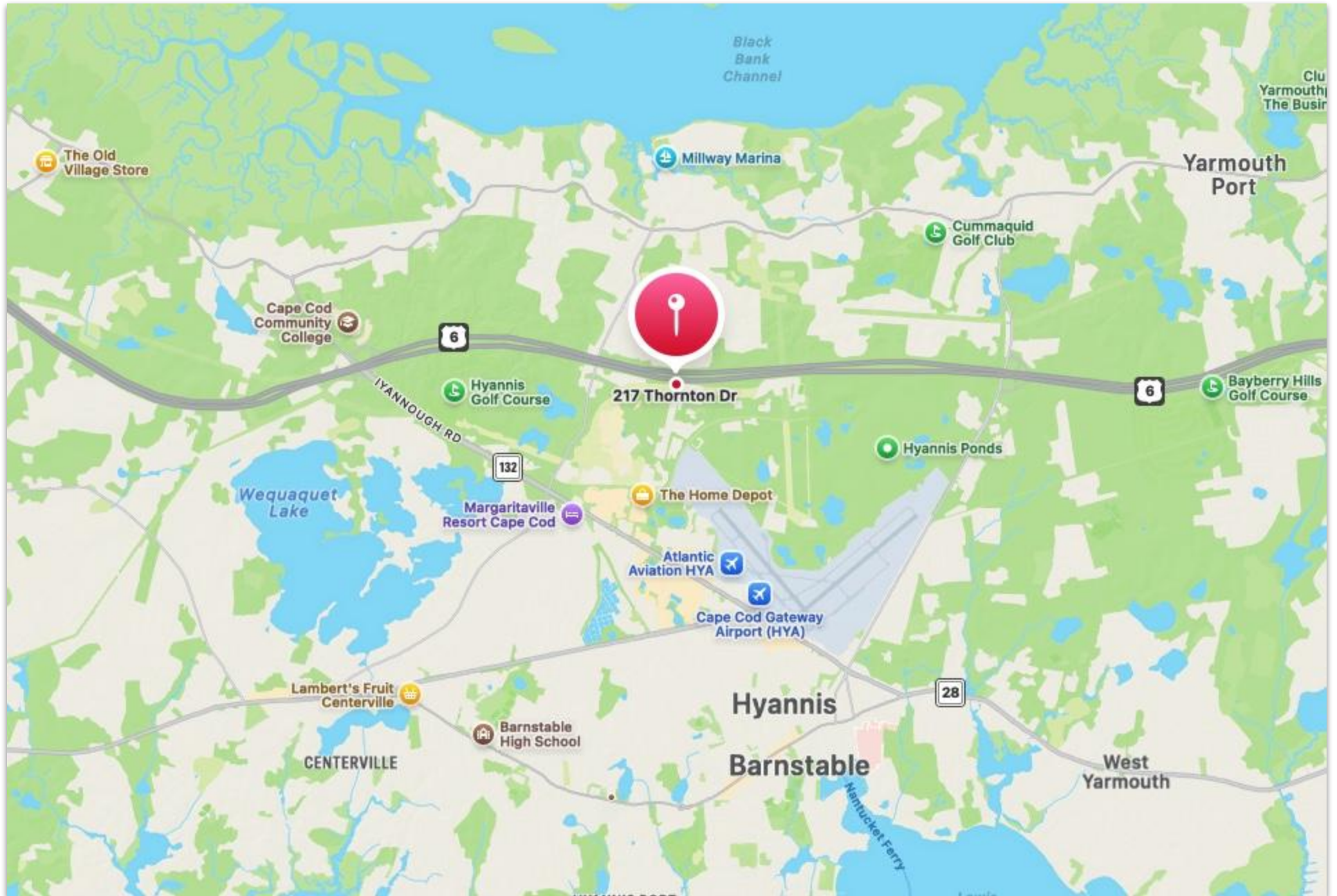
HYANNIS

\$5,000/Mo N-N-N

±2,400 Sq Ft

PROPERTY LOCATION

217 Thornton Drive, Hyannis, MA



PROPERTY MAP

217 Thornton Drive, Hyannis, MA



FIELD CARD

217 Thornton Drive, Hyannis, MA

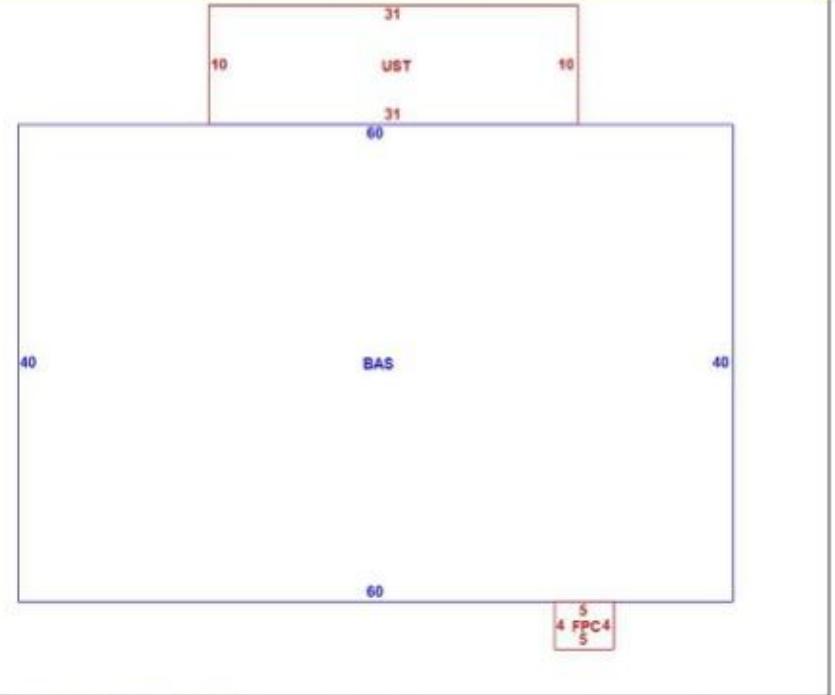
TOP OF THE HILL REALTY LLC														INDUSTR.		4000	393,100	393,100	801		
217 THORNTON DRIVE														IND LAND		4000	538,900	538,900	FY2024		
HYANNIS MA 02601														INDUSTR.		4020	462,300	462,300	BARNSTABLE, MA		
														IND LAND		4310	150,000	150,000	VISION		
																Total	1,544,300	1,544,300			
RECORD OF OWNERSHIP						BK-VOL/PAGE	SALE DATE	Q/U	V/I	SALE PRICE	VC	PREVIOUS ASSESSMENTS (HISTORY)									
TOP OF THE HILL REALTY LLC						32946	0198	05-29-2020	U	I	0	1F	Year	Code	Assessed	Year	Code	Assessed	Year	Code	Assessed
TOP OF THE HILL REALTY LLC						31861	0091	02-28-2019	Q	I	1,432,500	00	2023	4000	390,900	2022	4020	391,800	2021	4020	396,900
CLARK, S PAULA TOBEY TR						28808	0188	04-17-2015	U	I	0	1F		4000	538,900		4310	150,000		4310	150,000
CLARK, RICHARD W TR						9254	0204	06-15-1994	U		1	A		4020	462,300		4495	393,000		4495	144,700
CLARK, RICHARD W						2839	0276	12-14-1978	U		0			4310	150,000		4495	424,100		4495	424,100
												Total	1,542,100		Total	1,358,900		Total	1,364,000		
EXEMPTIONS						OTHER ASSESSMENTS						This signature acknowledges a visit by a Data Collector or Assessor									
Year	Code	Description	Amount	Code	Description	Number	Amount	Comm Int													
Total			0.00																		
ASSESSING NEIGHBORHOOD																					
Nbhd	Nbhd Name	B	Tracing	Batch																	
C107				BARNS																	
NOTES																					
-GOLDEN CROWN-																					
-TAN-																					
Total Appraised Parcel Value 1,544,300																					
BUILDING PERMIT RECORD																					
Permit Id	Issue Date	Type	Description	Amount	Insp Date	% Comp	Date Comp	Comments	Date	Id	Type	Is	Cd	Purpost/Result							
BLDC-21-25	02-25-2022	802	Accessory-com	70,000	06-30-2022	100	06-30-2022	Install antennas, ancil	08-21-2023	SR	01	6	03	Cycl Insp Comp							
BLDC-21-17	11-30-2021	803	Addn Alt-Comm	45,000	06-30-2022	100	06-30-2022	T-Mobile to replace three (3) a	05-05-2020	GM	02		FR	Field Review							
18-2790	09-20-2018	802	Accessory-com	25,000	06-30-2019	100	06-30-2019	This is to replace permit # B-1	01-11-2017	AL	03		16	In Office Review							
18-223	01-30-2018	802	Accessory-com	20,000	06-30-2018	100	06-30-2018	Sprint to remove and replace t	12-19-2014	JR	03		03	Cycl Insp Comp							
201300707	02-07-2013	CM	Commercial	500	06-30-2013	100	06-30-2013	INSTALL EXHAUST FAN	01-25-2013	DR	03		16	In Office Review							
201200780	02-10-2012	CM	Commercial	15,000	06-30-2012	100	06-30-2012	SPRINT SEEKS TO REPLC O	11-16-2012	DR	03		16	In Office Review							
74815	02-18-2004	CM	Commercial	3,500	06-30-2004	100	06-30-2004	CONST FIRE RATED STUD	05-06-2010	JR	03		15	Abatement Review							
LAND LINE VALUATION SECTION																					
B	Use Code	Description	Zone	LA	Land Type	Land Units	Unit Price	I. Factor	Site Index	Cond.	Nbhd.	Nbhd Adj	Notes	Location Adjustme	Adj Unit Pric	Land Value					
1	4000	INDUSTRIAL M9	IND	1		1.910	AC	330,000.00	1.00000	I	0.95	C107	SPREAD SITE - EAS		0	538,900					
1	431V	TOWER SITE		1		1.000	BL	150,000.00	1.00000	O	1.00		TOWER SITE		0	150,000					

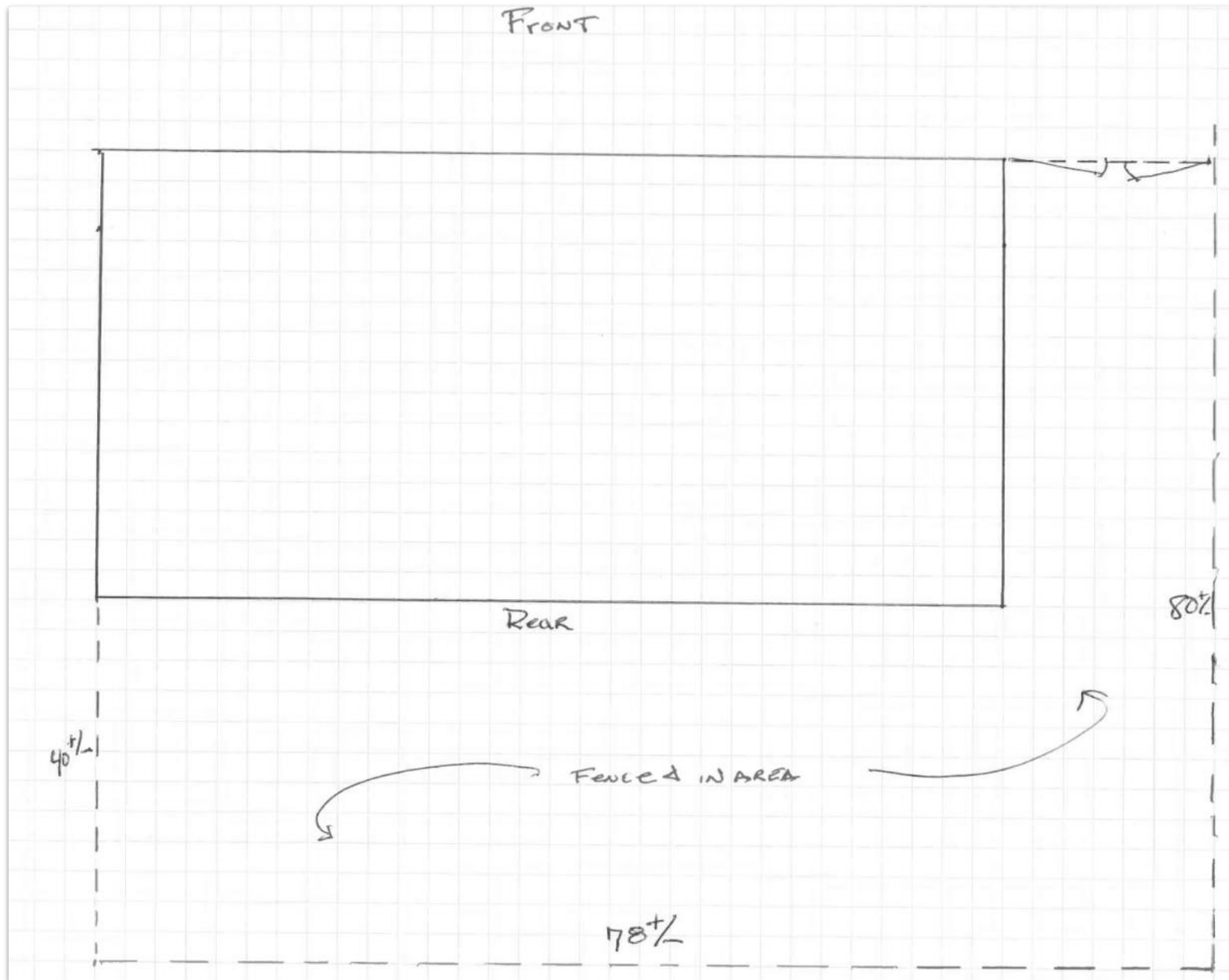
FIELD CARD

Element	Cd	Description	Element	Cd	Description
Style	250	Job Shop(s)			
Model	95	SvcGar/Gar/JS			
Grade	C	Average			
Stories	1				
Occupancy	0.00				
Exterior Wall 1	27	Pre-finish Metl			
Exterior Wall 2					
Roof Structure	03	Gable/Hip			
Roof Cover	01	Metal/Tin			
Interior Wall 1	01	Minimum			
Interior Wall 2					
Interior Floor 1	03	Concr Finished			
Interior Floor 2					
Heating Fuel	03	Gas			
Heating Type	03	Hot Air-No Duc			
AC Type	01	None			
Size Adj Tbl	4495	JOB SHOP(S)			
Total Rooms					
Bedrooms	01				
Full Bathrooms	0				
Bath Split	00	0 Full-0 Half			
Rms/Partitions	02	AVERAGE			
Heat/AC	00	NONE			
Frame Type	05	STEEL			
Baths/Plumbing	02	AVERAGE			
Ceiling/Wall	00	NONE			
Common Wall	00	0%			
Wall Height	14.00				
1st Floor Use:	316I				
Sewer Occupan					

OB - OUTBUILDING & YARD ITEMS(L) / XF - BUILDING EXTRA FEATURES(B)										
Code	Description	L/B	Units	Unit Price	Yr Blt	Cond.	Cd	% Good	Grade	Appr. Value
TOW	Cell Tower	L	100	847.63	2002			83	0.00	70,400
PAV1	PAVING-ASPH	L	11,500	3.00	1985			32	0.00	11,000
SGN2	DOUBLE SIDE	L	32	39.53	2000			62	0.00	800
SGNP	SIGN POST 6"	L	14	10.66	2000			62	0.00	100
MSC4	CELL ARRAY	L	1	200000.0	2002			83	0.00	166,000
SHED	Shed	L	96	18.00	2002			66	0.00	1,100
FOPC	Open Prch-roof,	B	20	55.00				70	0.00	1,100

BUILDING SUB-AREA SUMMARY SECTION						
Code	Description	Living Area	Floor Area	Eff Area	Unit Cost	Undeprec Value
BAS	First Floor	2,400	2,400	2,400	83.16	199,591
FPC	Open Porch Conc. Floor	0	20	3	12.47	249
UST	Utility Enclosure	0	310	47	12.61	3,909





PROPERTY DESCRIPTION

217 Thornton Drive, Hyannis, MA



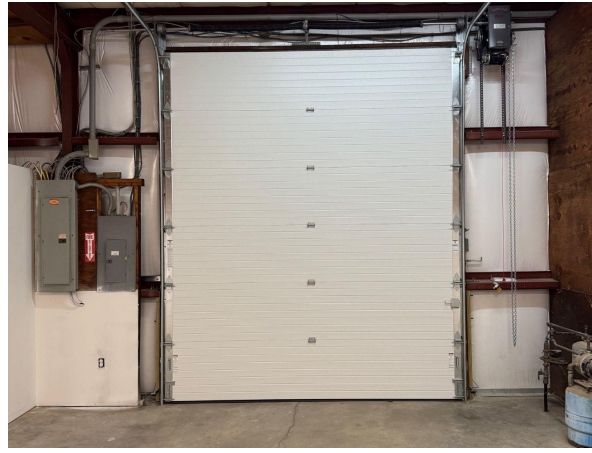
This commercial warehouse at 217 Thornton Drive in Hyannis offers a compelling leasing opportunity for end-users in need of a well-positioned, versatile space. Located in a prominent industrial and commercial hub of Cape Cod, it provides excellent access to key areas across the region. No automotive use allowed. Highlights include:

- **High Traffic Visibility:** Situated at a heavily traveled corner opposite Shepley Wood Products Yard, it offers strong street visibility with front signage.
- **Spacious, Functional Warehouse:** Recently renovated, the 2,400 sq. ft. space is equipped with two large overhead doors (12'H x 16'W and 12'H x 10'W), making it ideal for logistics and warehousing.
- **Convenient Layout:** Multiple offices, two bathrooms, and ductless splits enhance flexibility for administrative and operational use.
- **Secure, Flexible Exterior:** A gated and fenced rear area (78'W x 40'L) provides secure outdoor space for additional storage or equipment.
- **Industrial Power Capacity:** The building features 3-phase power, catering to heavy machinery and industrial equipment.

At \$5,000/month NNN, this property is well-suited for various industrial uses, offering both functionality and location convenience in the heart of Cape Cod.

INTERIOR PICTURES

217 Thornton Drive, Hyannis, MA



EXTERIOR PICTURES

217 Thornton Drive, Hyannis, MA



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.



BRAD KUHRTZ
Vice President
Cell: 508-360-4523
kpepe@comrealty.net

**COMMERCIAL REALTY
ADVISORS, INC.**
222 West Main St. Hyannis, MA
508-862-9000 | comrealty.net

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