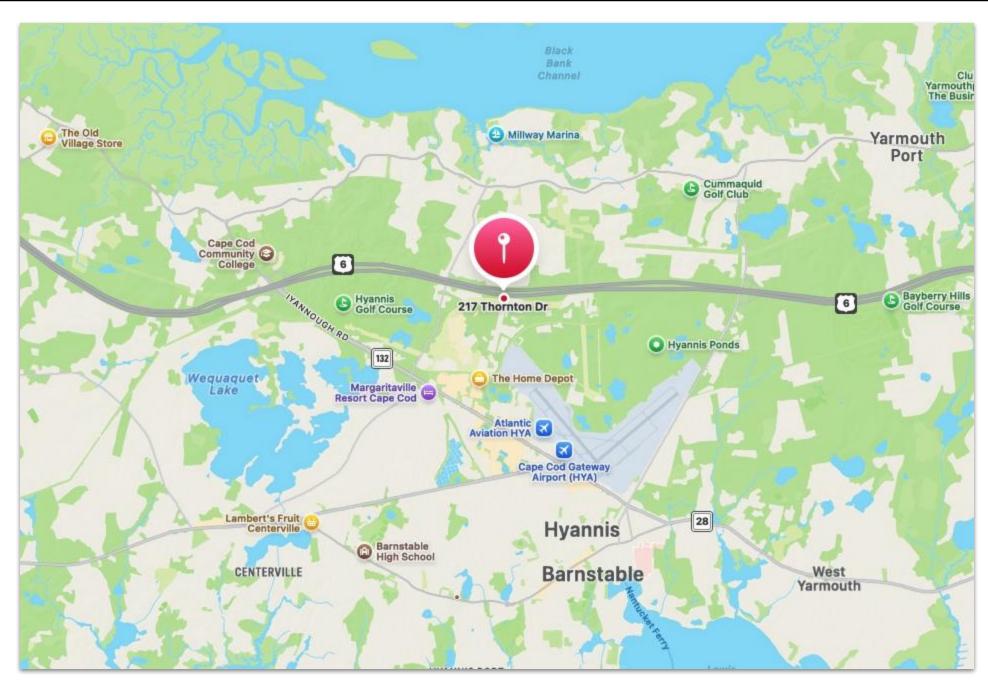


HYANNIS

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

±2,400 Sq Ft

PROPERTY LOCATION



Commercial Realty Advisors ²²² 508

222 West Main St. Hyannis, MA 508-862-9000 | comrealty.net

PROPERTY MAP



Commercial Realty Advisors

222 West Main St. Hyannis, MA 508-862-9000 | comrealty.net

FIELD CARD

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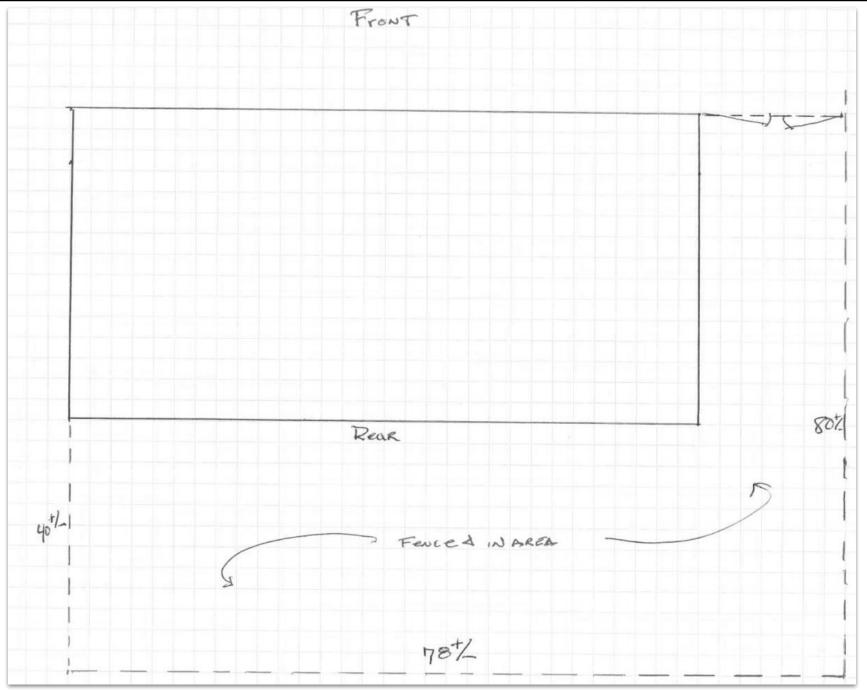
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SITE PLANS



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Referenced square footage and sketched outlines are approximate and not to scale.

PROPERTY DESCRIPTION





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.

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INTERIOR PICTURES







EXTERIOR PICTURES







217 Thornton Drive, Hyannis, MA







ABOUT

Commercial Realty Advisors 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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BRAD KUHRTZ

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