

OFFERING MEMORANDUM

Newly Built & Renovated Commercial Space

Unit G Pre-Leasing Now!

Commercial
Realty Advisors

KEVIN PEPE

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**FOR
LEASE**



Large 2-Floor Space with Overhead Doors on Lower Level

50 PORTSIDE DRIVE

FOR LEASE

AREA

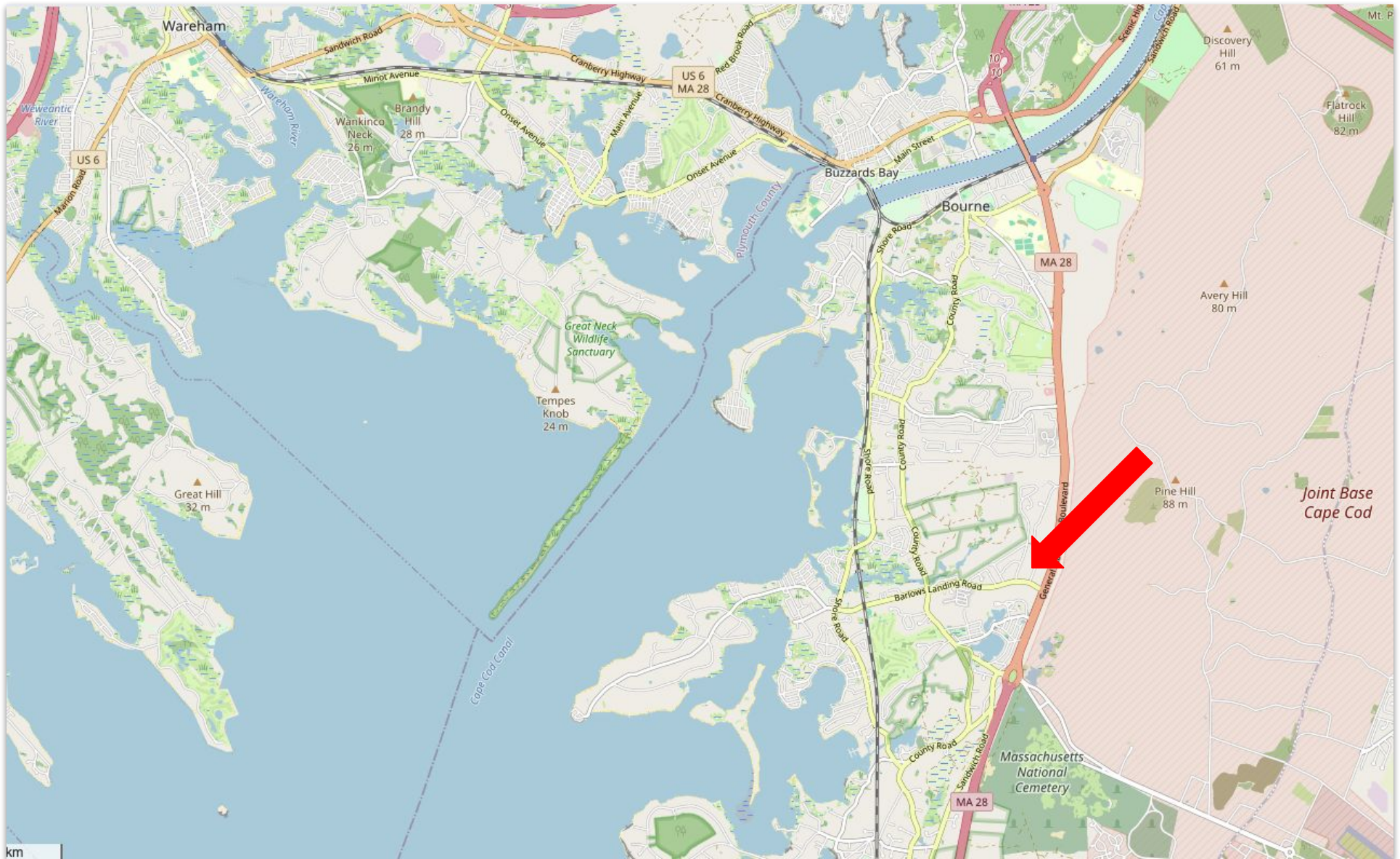
Pocasset, MA

\$14.00/Sq Ft (NNN - LEASE)

+/- 6,316 sq. ft.
Commercial Space

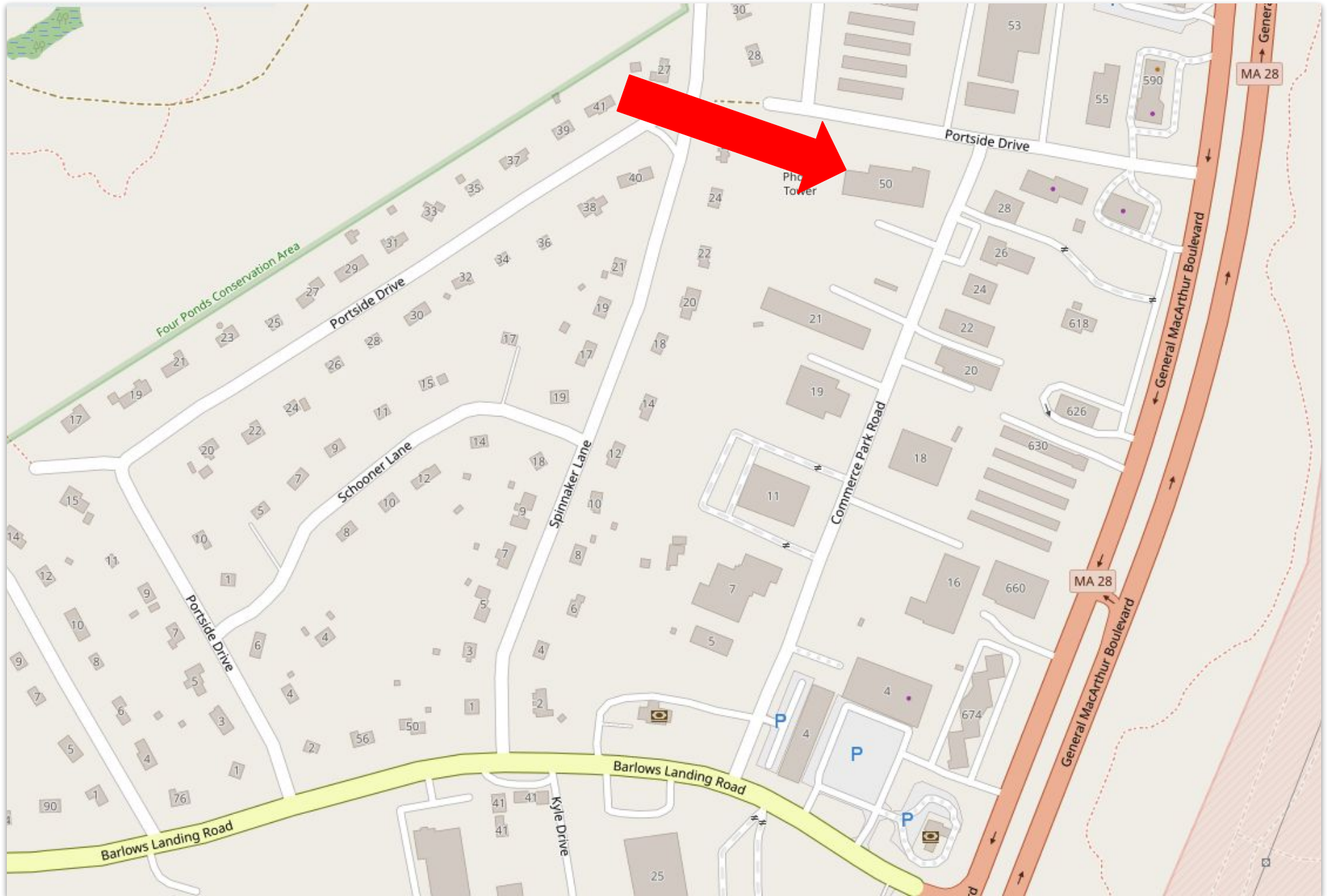
PROPERTY LOCATION

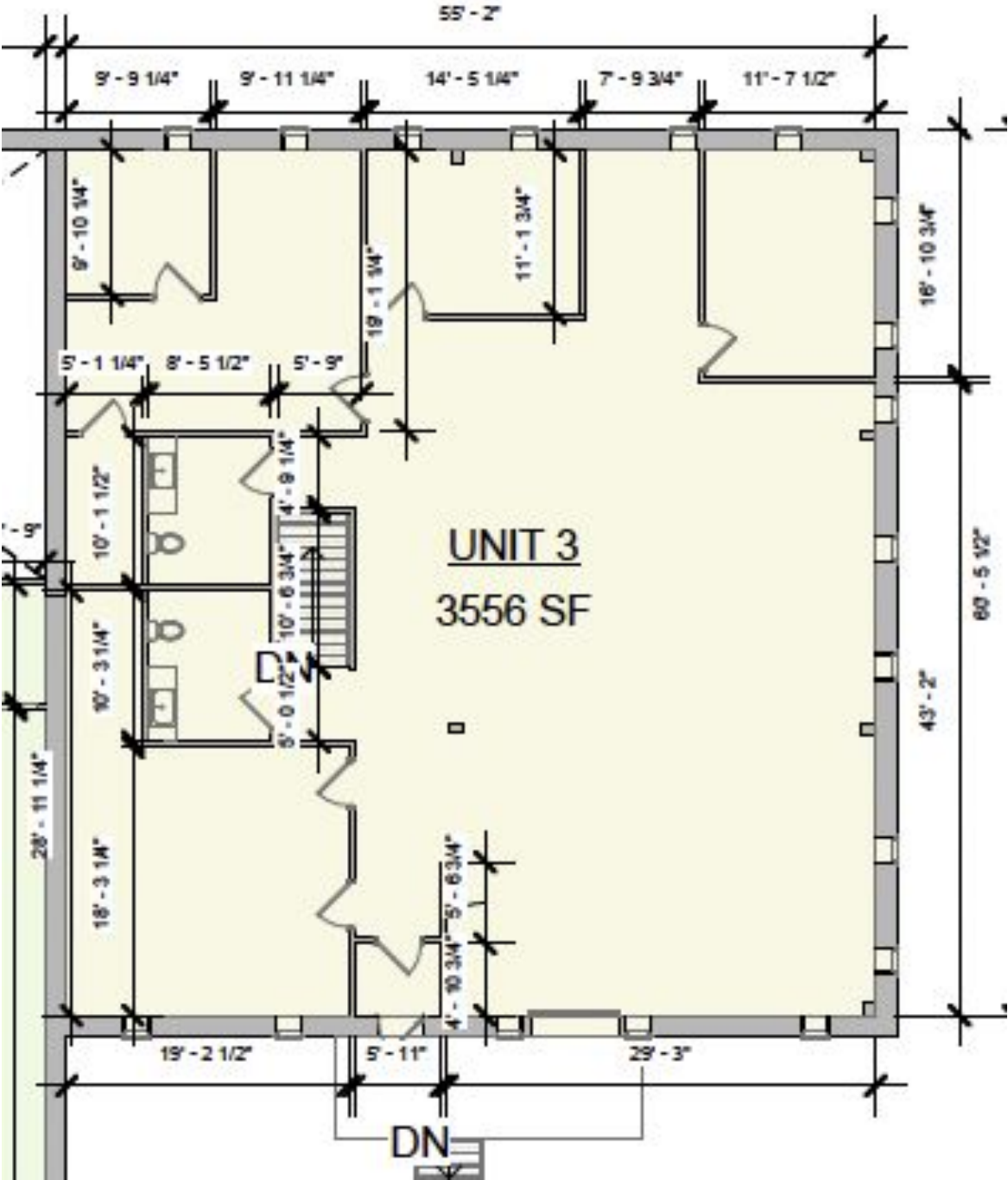
50 Portside Drive, Pocasset, MA

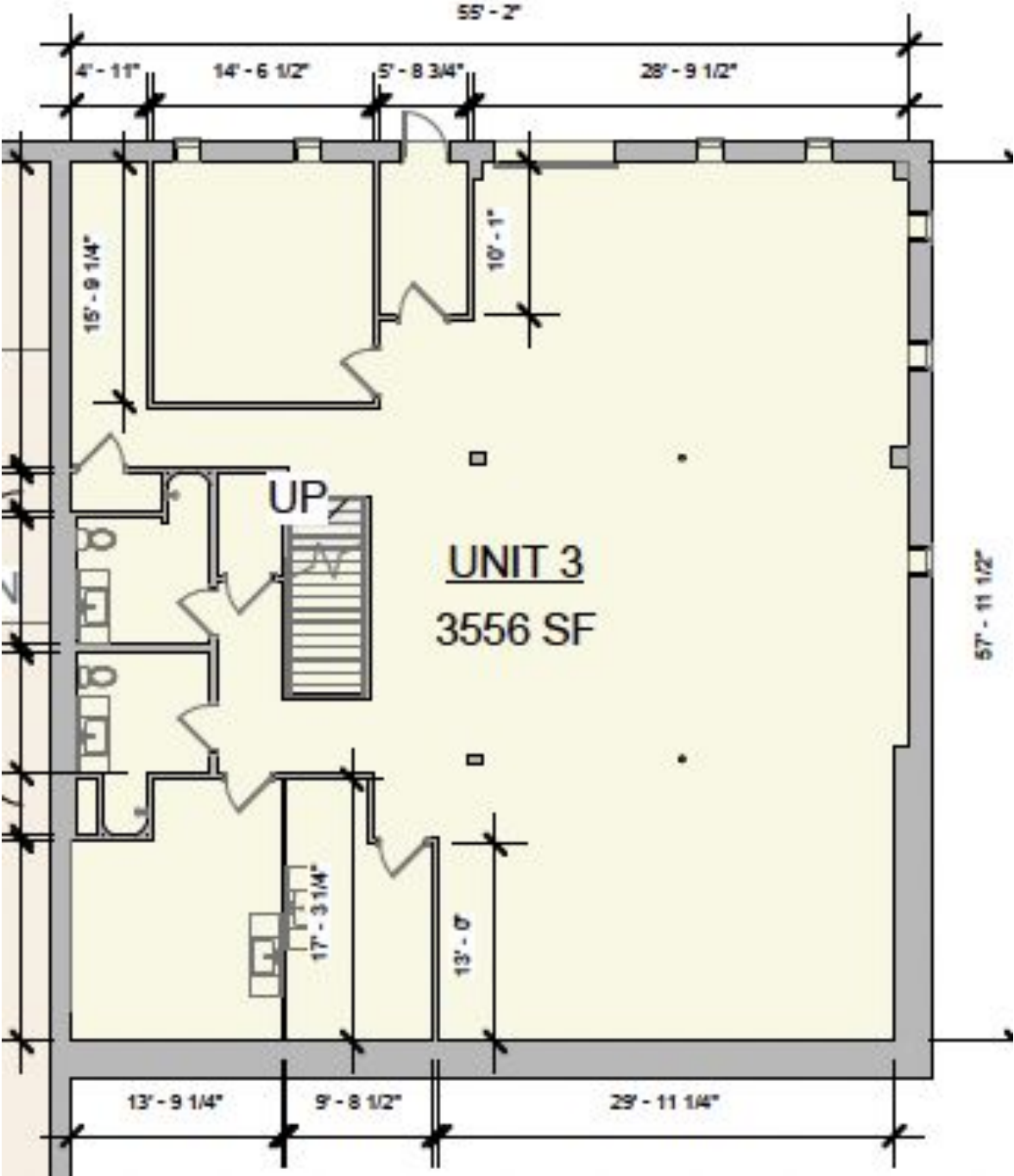


PROPERTY LOCATION

50 Portside Drive, Pocasset, MA







INTERIOR PHOTOS

50 Portside Drive, Pocasset, MA



INTERIOR PHOTOS

50 Portside Drive, Pocasset, MA





An exceptional opportunity awaits on Cape Cod for contractors, electricians, plumbers, or anyone in need of substantial, clean, dry commercial space near the Bourne Bridge. With easy access to major routes including MA 28, 25, 6, and US 195 and 495, this property offers superb connectivity. Currently being rebuilt for modern functionality, the facility includes an ADA-accessible entrance on the upper level, ensuring accessibility for all clients and staff. Additional features include two 8' overhead doors on the lower level with storage, two personnel doors (one on each level), and a separate office/reception area with a restroom—currently under construction for a modernized workspace. Ample parking ensures ease for staff and customers. Priced competitively at \$14.00 per square foot on a Triple Net (N-N-N) basis, this space offers unmatched convenience, quality, and value.

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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