

OFFERING MEMORANDUM

Renovated Commercial Space

Unit E Leasing Now!

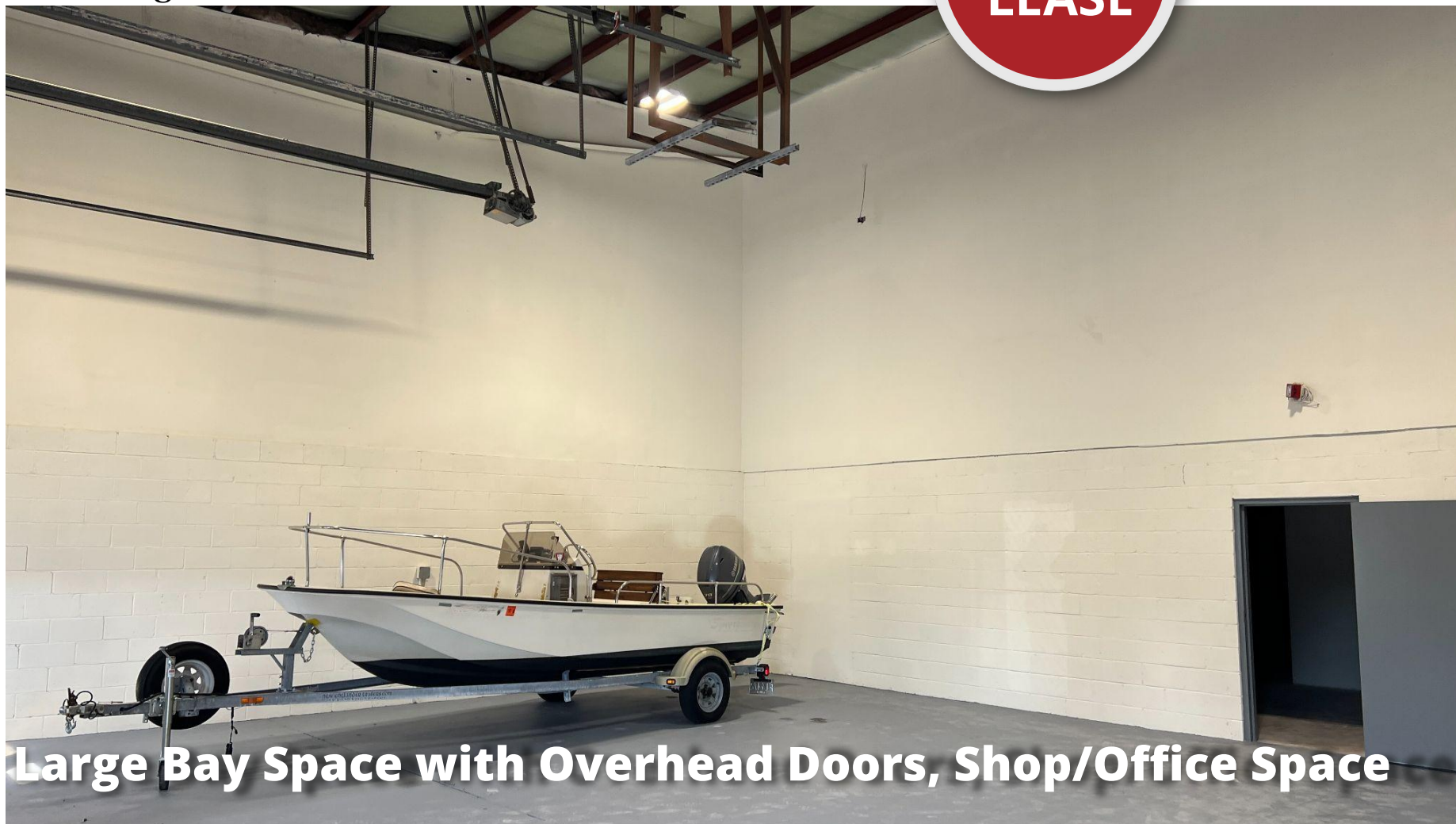
**FOR
LEASE**

Commercial
Realty Advisors

KEVIN PEPE

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Large Bay Space with Overhead Doors, Shop/Office Space

50 PORTSIDE DRIVE

FOR LEASE

AREA

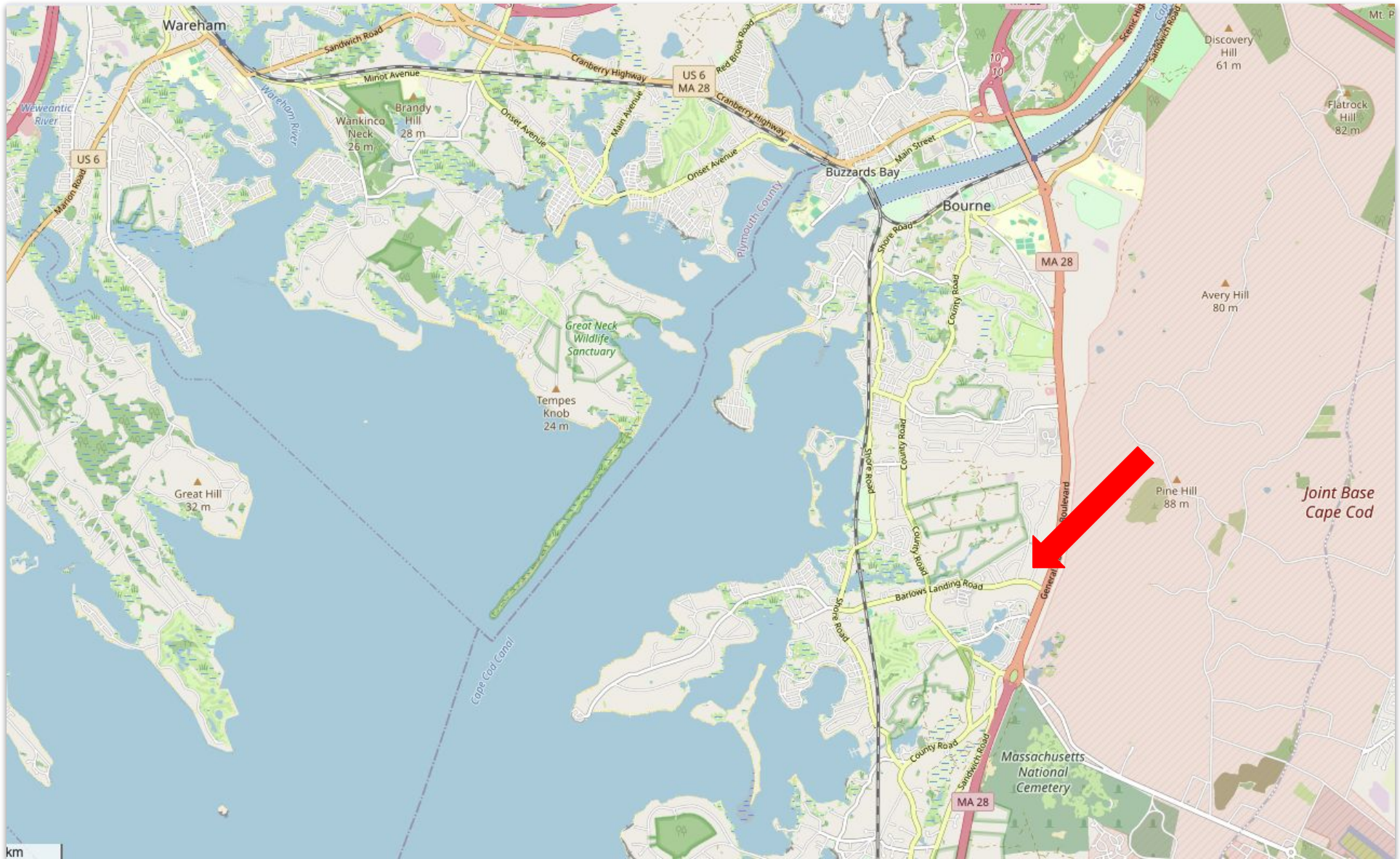
Pocasset, MA

\$15.00/mo (NNN - LEASE)

**+/- 3,600 sq. ft.
Commercial Space**

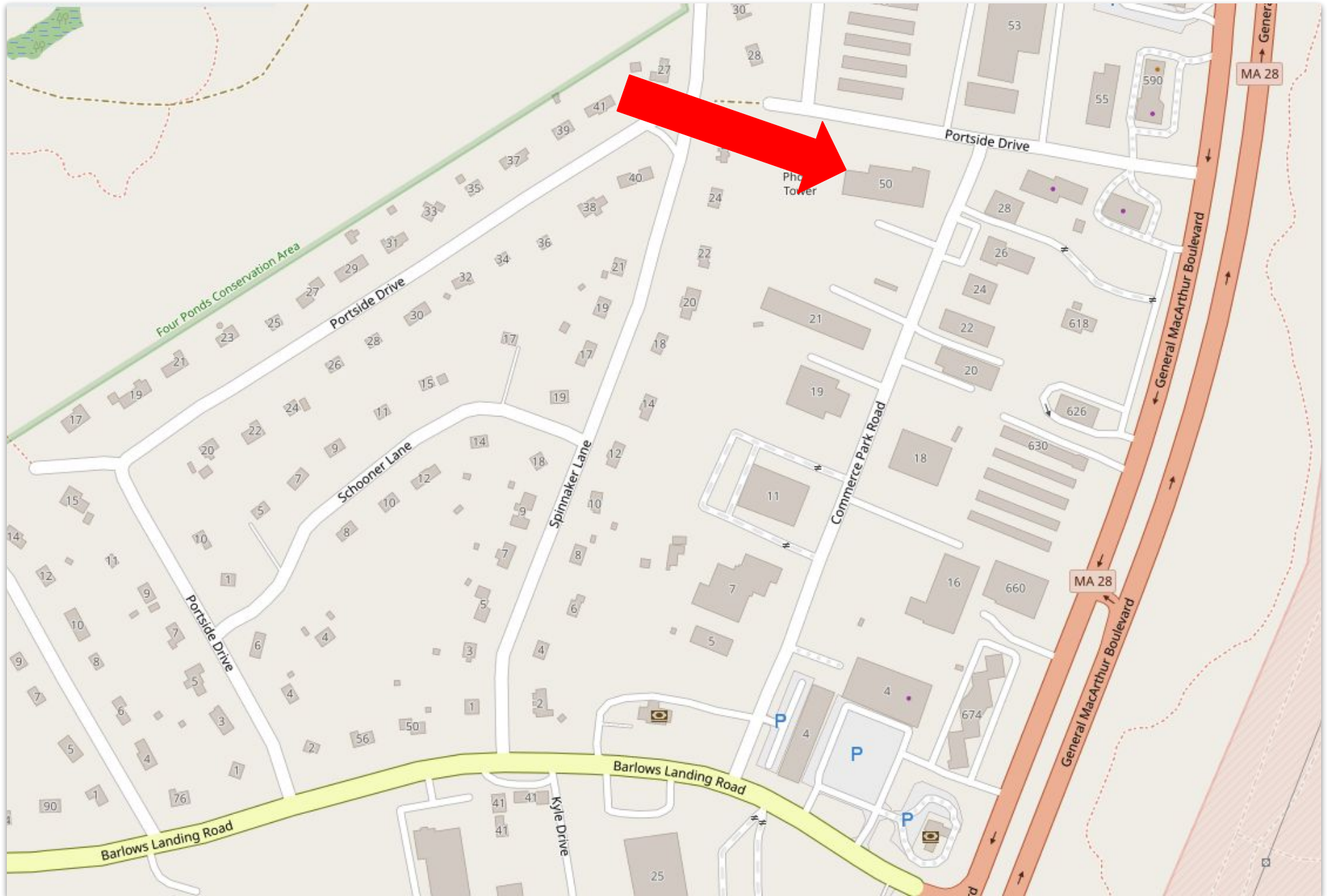
PROPERTY LOCATION

50 Portside Drive, Pocasset, MA



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INTERIOR PHOTOS

50 Portside Drive, Pocasset, MA



ADDITIONAL 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 entrance on the upper level,. Additional features include two 14' overhead doors with storage, one personnel door, and multiple separate office/shop areas with 2 restrooms for a modernized workspace. Gated, fenced-in area as well as ample parking ensures ease for staff and customers. Priced competitively at \$15.00 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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