

OFFERING MEMORANDUM

Pristine Condition Contractor Bay

Available to Lease January 2026!

**FOR
LEASE**

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68 Mercantile Way, Unit 5

FOR LEASE

SIZE

MASHPEE, MA

\$2,500 / Mo (NNN)

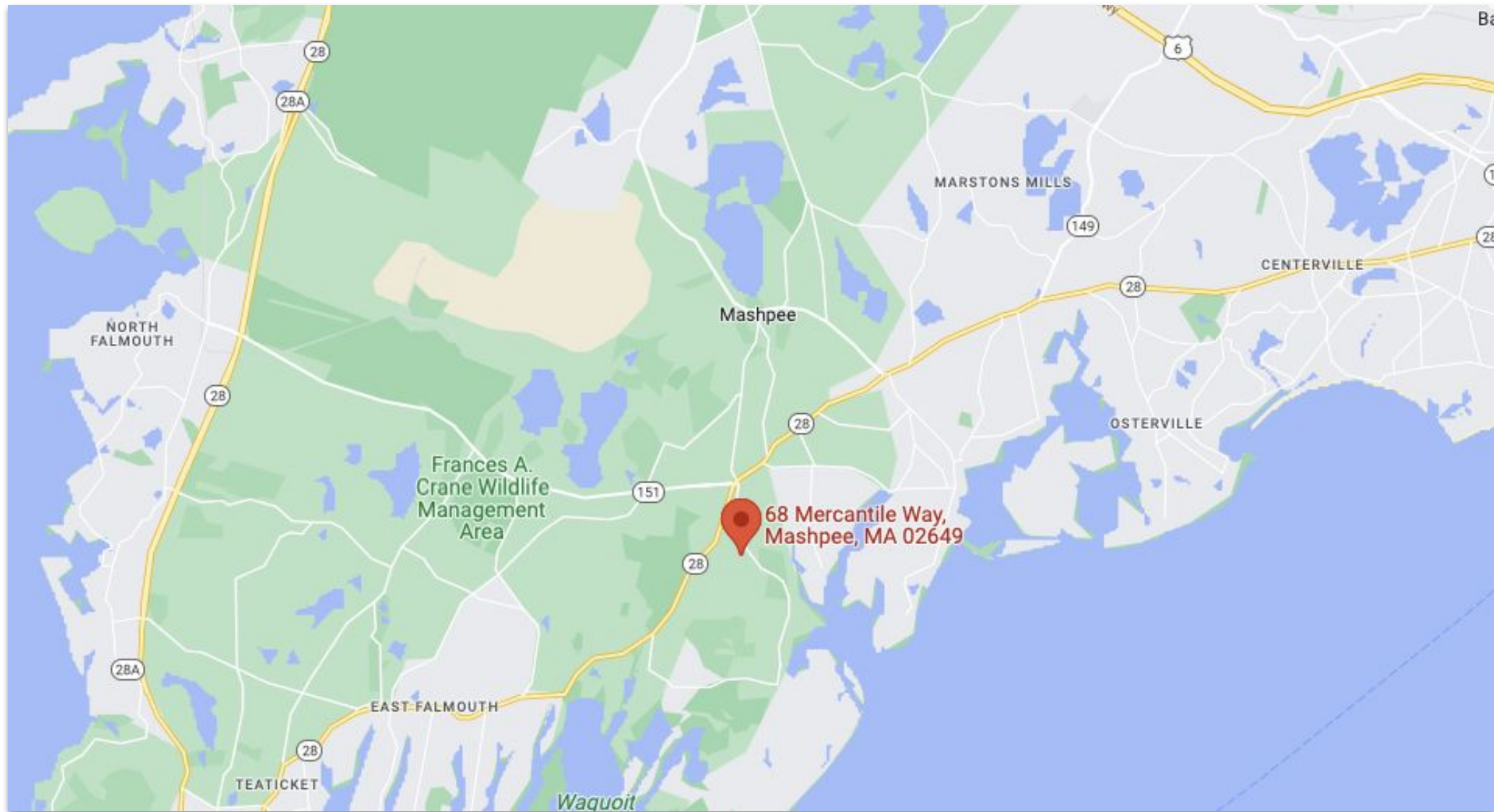
+/- 1,200 sq. ft.

Unit 5 at 68 Mercantile Way will be available this January. This clean, modern contractor bay offers a professional and functional space for trades, service businesses, and small commercial operations in one of Cape Cod's most accessible industrial zones. The building was constructed in 2024 and offers excellent proximity to Mashpee Commons, Route 28, Route 151, and the Bourne Bridge.

- 1,200± square feet of flexible commercial space
- 14' overhead drive-in door
- Two personnel doors for efficient access
- Private restroom
- Clear-span interior for maximum usability
- Located in the I-1 Industrial District with Light Industrial Overlay

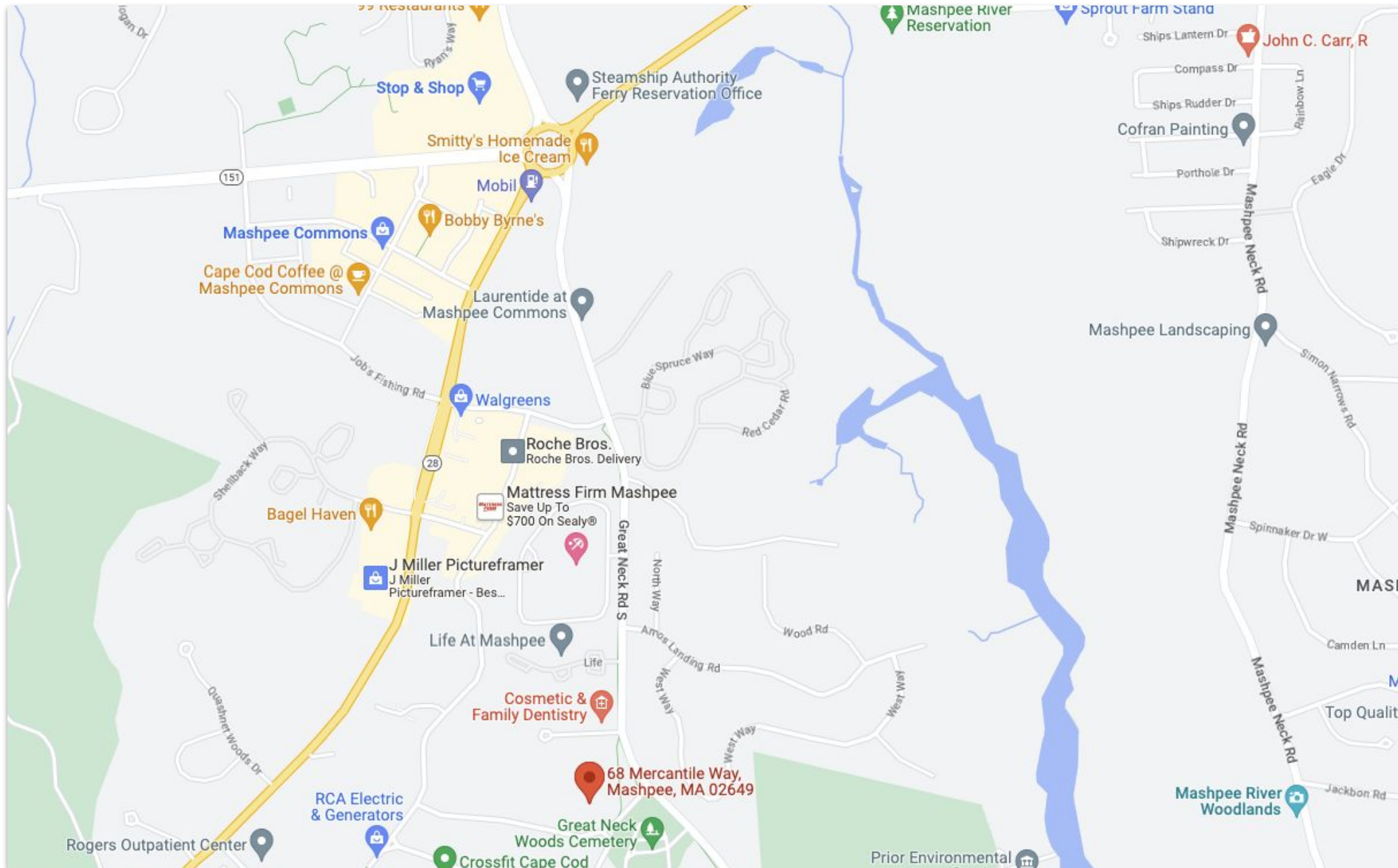
PROPERTY LOCATION

68 Mercantile Way, Mashpee, MA 02649



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Interior Photos

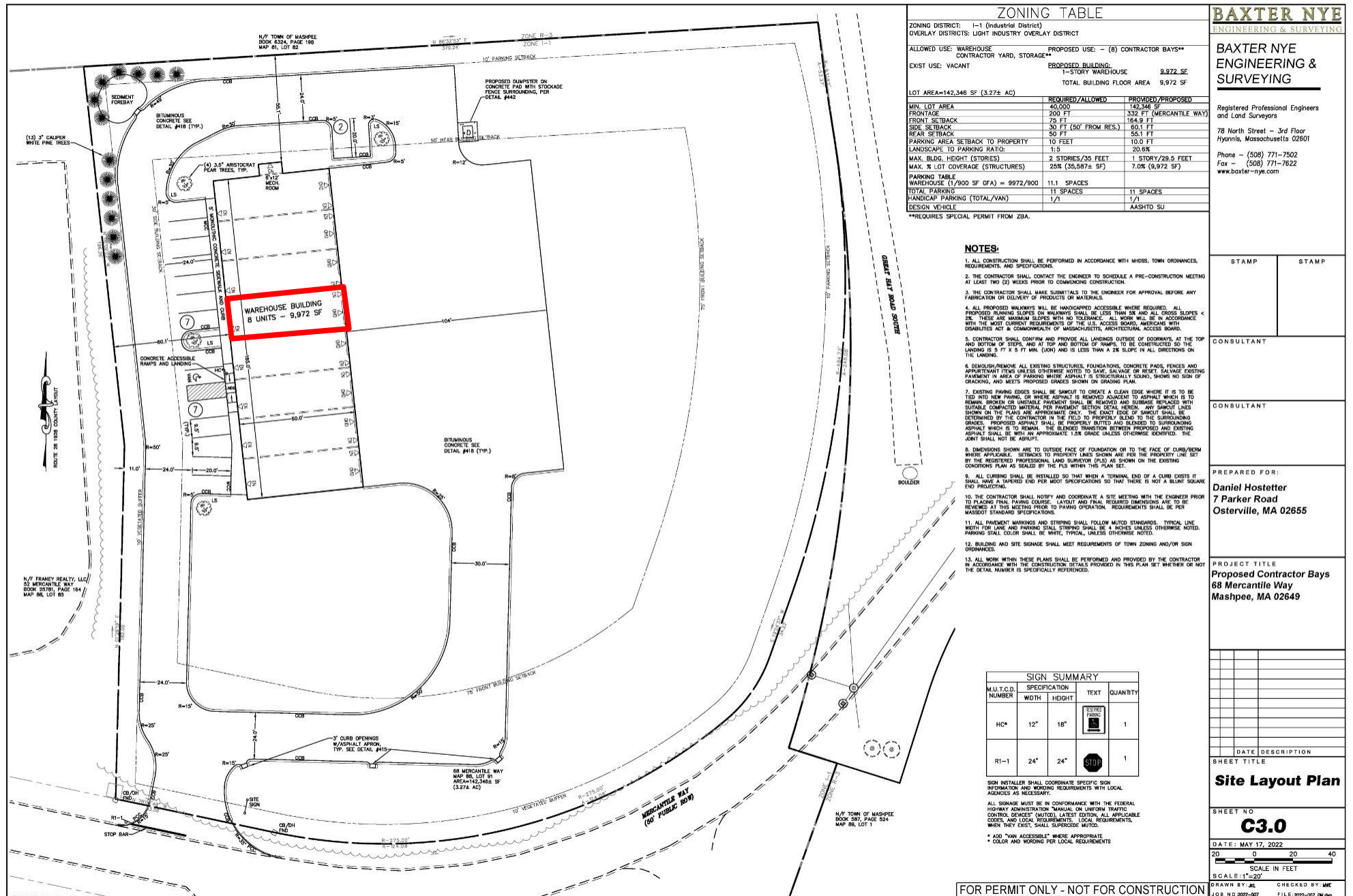
68 Mercantile Way Unit 5, Mashpee, MA 02649



Exterior Photos

68 Mercantile Way, Mashpee, MA 02649







About

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