

OFFERING MEMORANDUM

**RARE* Commercial Offering FOR SALE:
Warehouse + Office Building*

**FOR
SALE**

BRAD KUHRTZ

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🌐 ComRealty.net



17 Shad Hole Rd
& 8 Lone Tree Road

FOR SALE

AREA

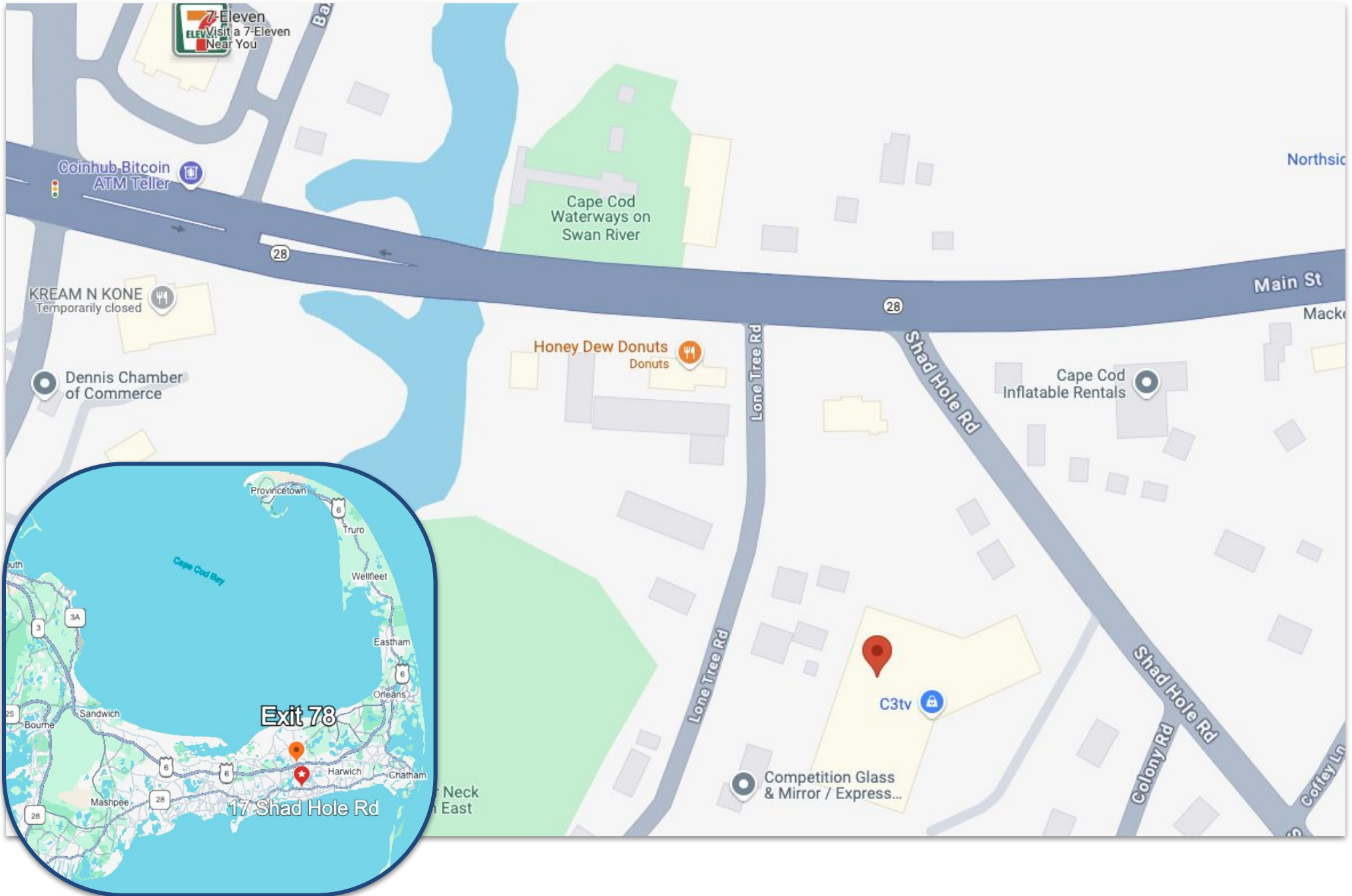
DENNIS PORT

\$3,250,000

±29,374 Sq Ft
2.53 Acres (two lots)

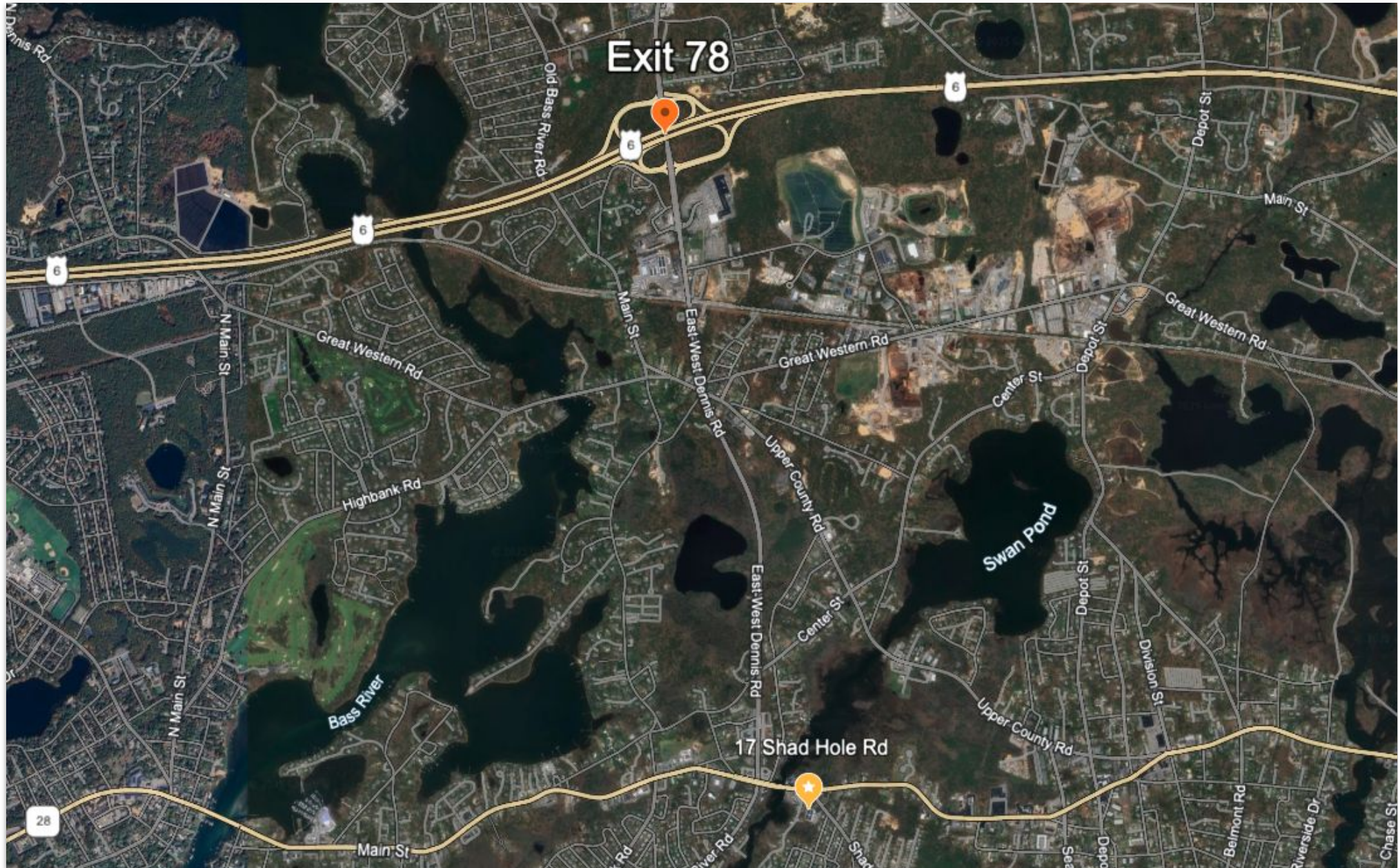
PROPERTY LOCATION

17 Shad Hole Road & 8 Lone Tree Road, Dennis Port, MA 02639



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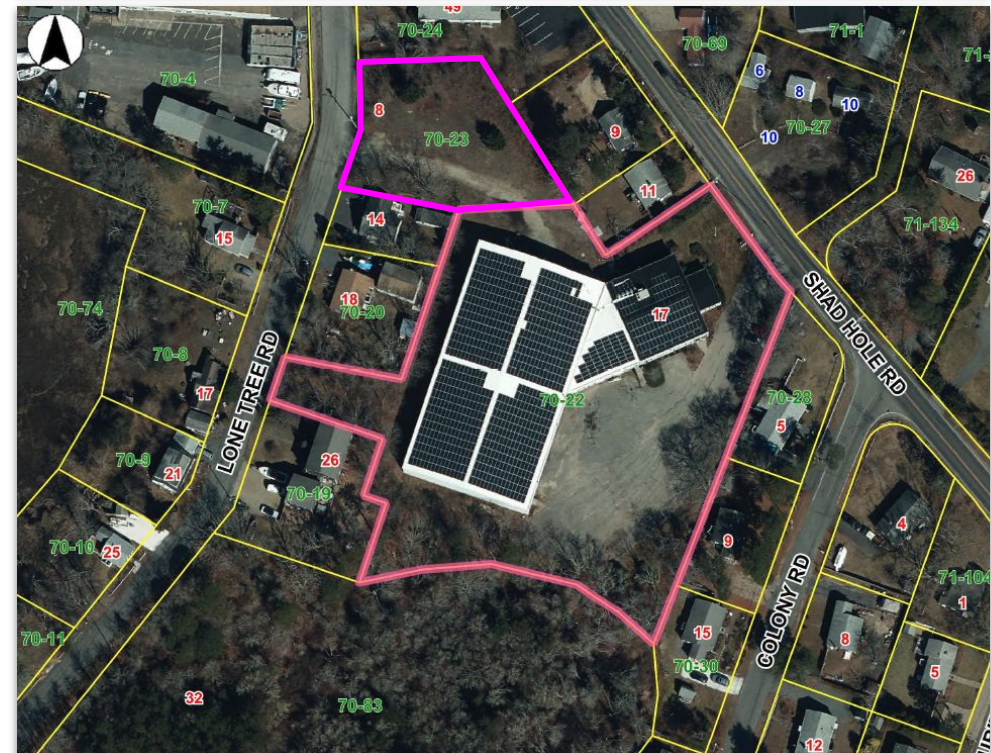
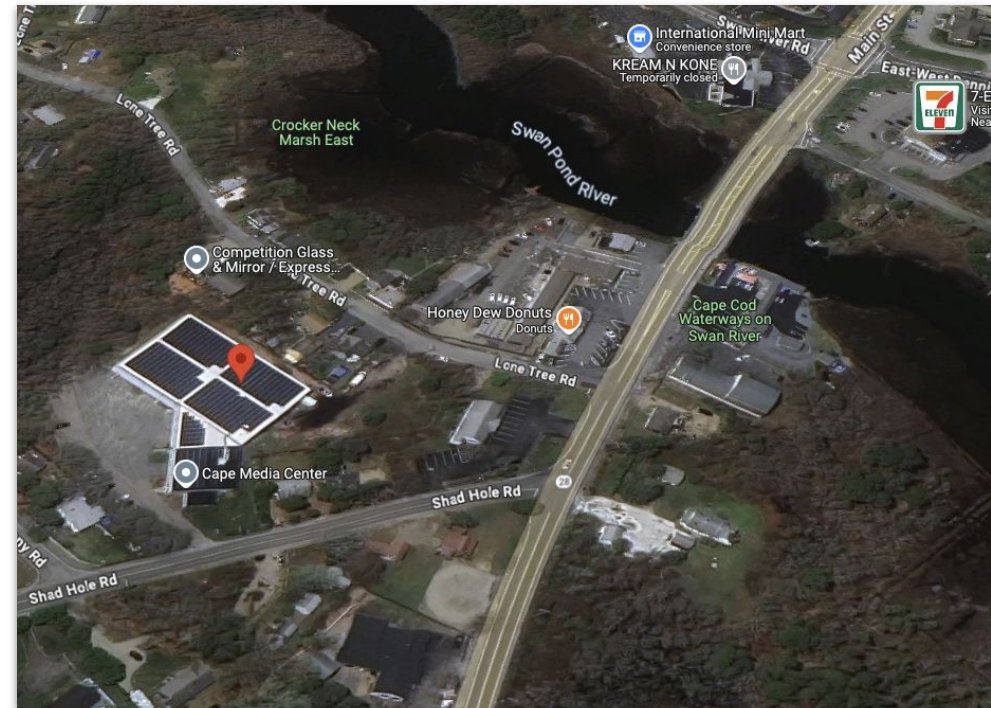
PROPERTY SPECIFICATIONS

17 Shad Hole Road & 8 Lone Tree Road, Dennis Port, MA 02639

Parcel ID	70-22-0	70-23-0
Address	17 Shad Hole Rd	8 Lone Tree Rd
Year Built	1972	N/A
Size	±92,987 Sq. Ft.	±17,424 Sq. Ft.
Acreage	2.13 AC	0.4 AC
Stories	1	N/A
Style	Office/Warehouse	Land
Book/Page	25614-150	25614-150
Zoning	GC-2 & Residential	GC-2
Land Assessment	\$140,900	\$37,000
Building Assessment	\$1,340,800	0
Detached Assessment	\$7,000	0
Total Assessment	\$1,488,700	\$37,000

Features

- Located within the AE flood zone
- 3 phase power
- Large parking area
- Multiple loading docks
- Rooftop solar array with lease in place
- ± 22,000 sq. ft of high ceiling warehouse space
- ± 7,300 sq. ft. of professional office space with a mix of private offices, open work space, custom build sound and film studios, restrooms, conference room, and lobby/reception area.
- Access from both Shad Hole Road & Lone Tree Road
- Proximate to Exit 78 on Route 6 (Mid Cape Highway) and all Mid Cape Points



EXTERIOR PICTURES

17 Shad Hole Road & 8 Lone Tree Road, Dennis Port, MA 02639



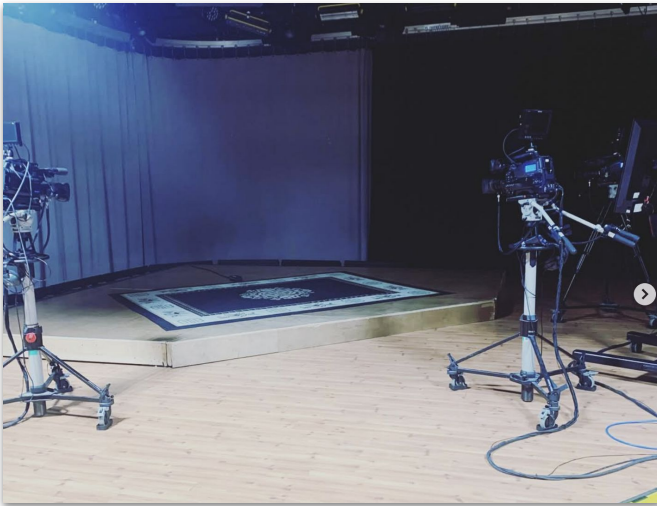
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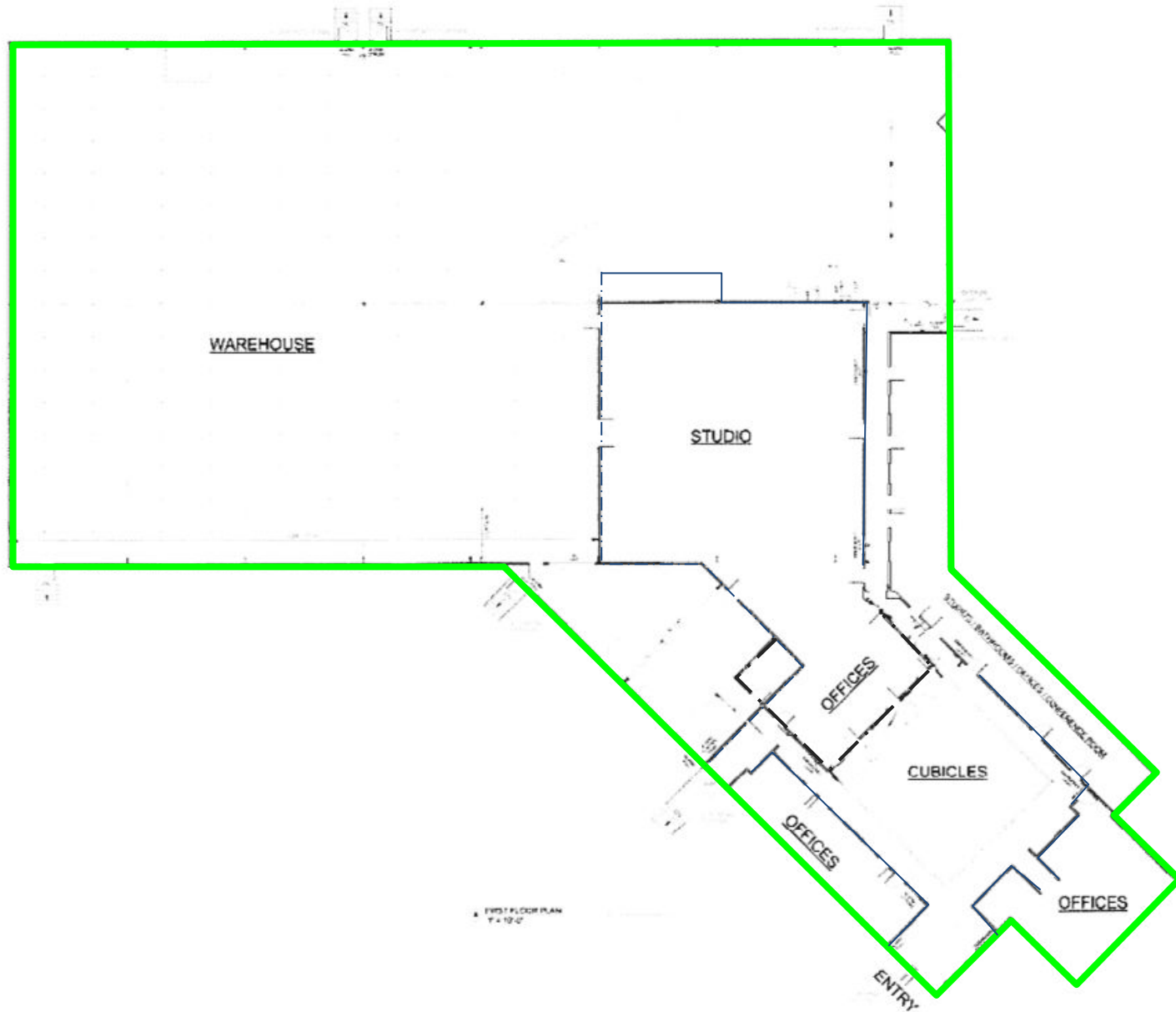
INTERIOR PICTURES

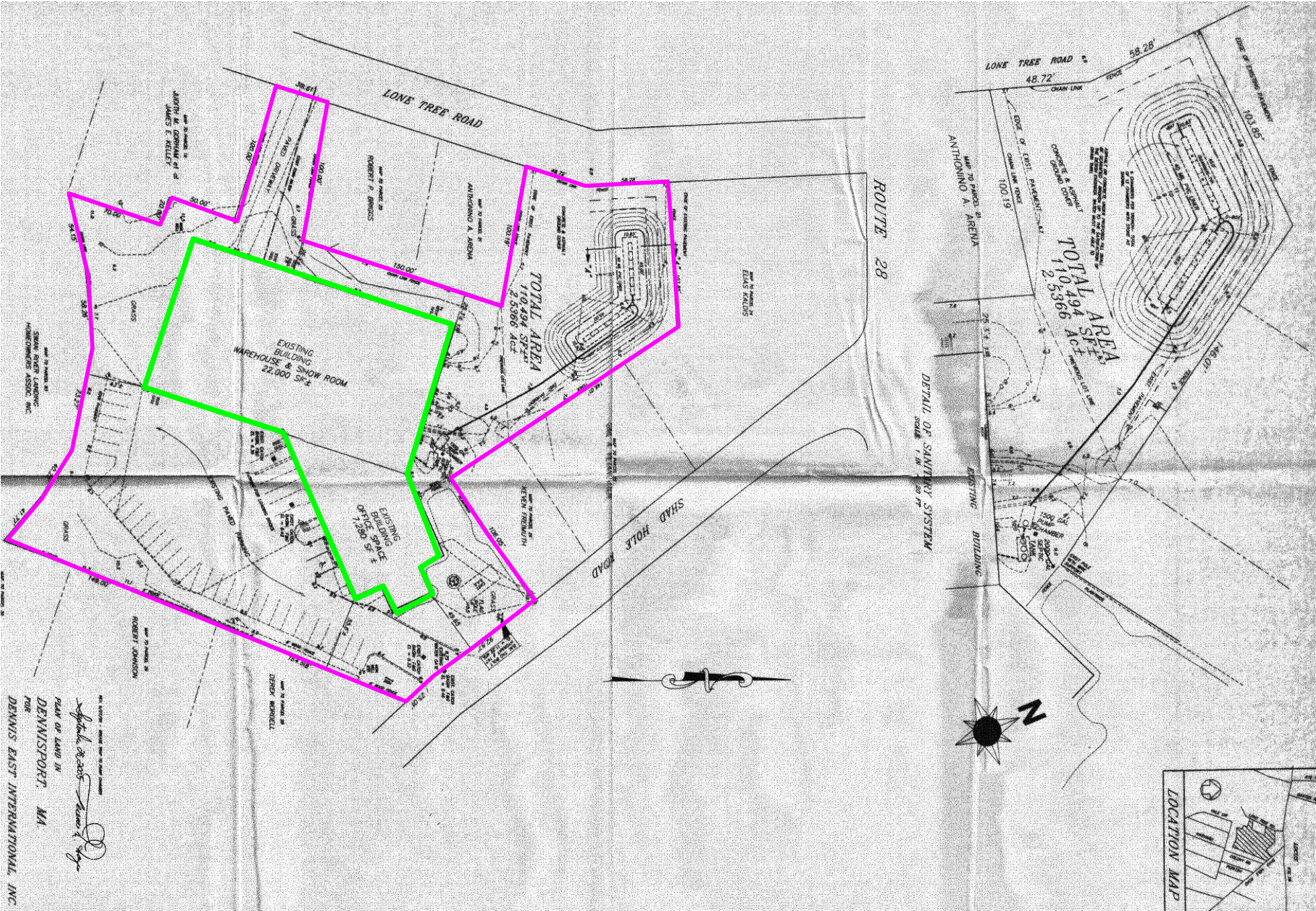
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FLOOR PLANS

17 Shad Hole Road & 8 Lone Tree Road, Dennis Port, MA 02639





Commercial
Realty Advisors

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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.



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