

OFFERING MEMORANDUM
Pristine Condition Contractor Bay(s)
68 Mercantile Way, Units 1 & 2, Mashpee



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NEW CONSTRUCTION COMPLETED AUGUST 2024
Units For Sale Separately or Together!

AREA

FOR SALE

FOR SALE

Both Units Together: ±2,400 Sq. Ft.

Both Units Sold Together: \$825,000

Both Units Leased Together: \$299,000

Unit 1: ±1,200 Sq. Ft.

Unit 1 Sold Individually: \$425,000

Unit 1 Lease Rate Individually: \$2,250

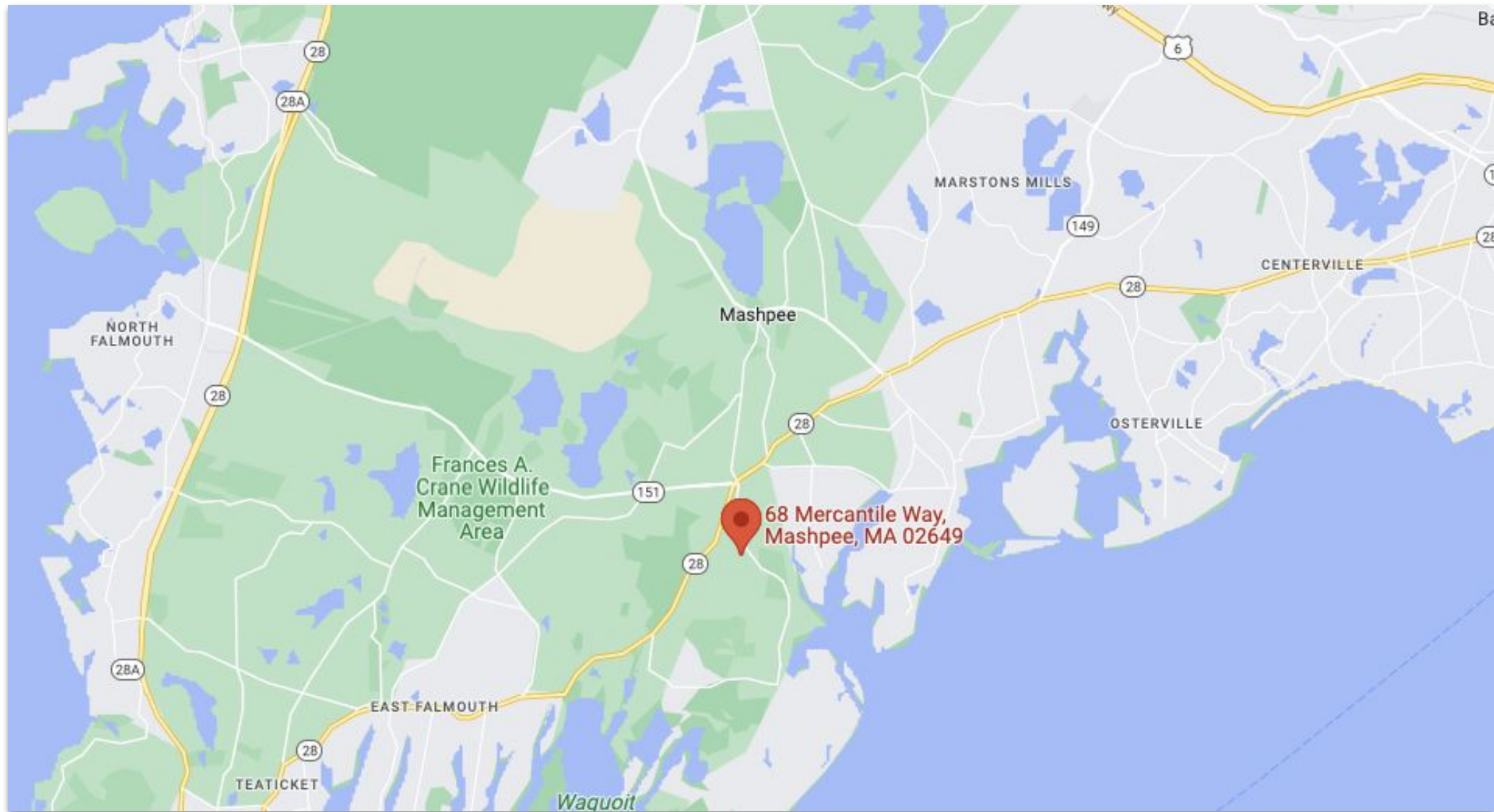
Unit 2: ±1,200 Sq. Ft.

Unit 2 Sold Individually: \$400,000

Unit 2 Lease Rate Individually: \$2,250

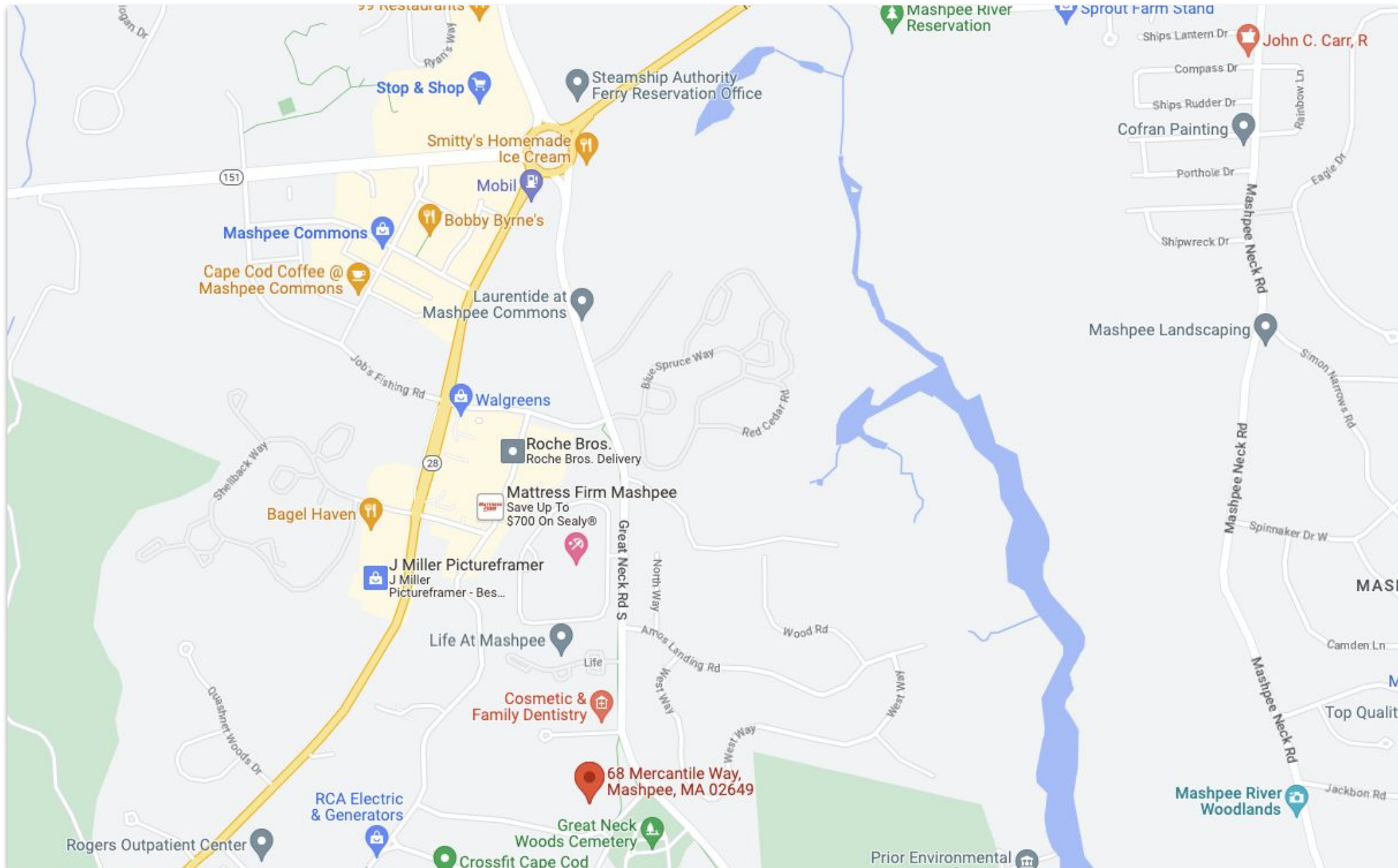
PROPERTY LOCATION

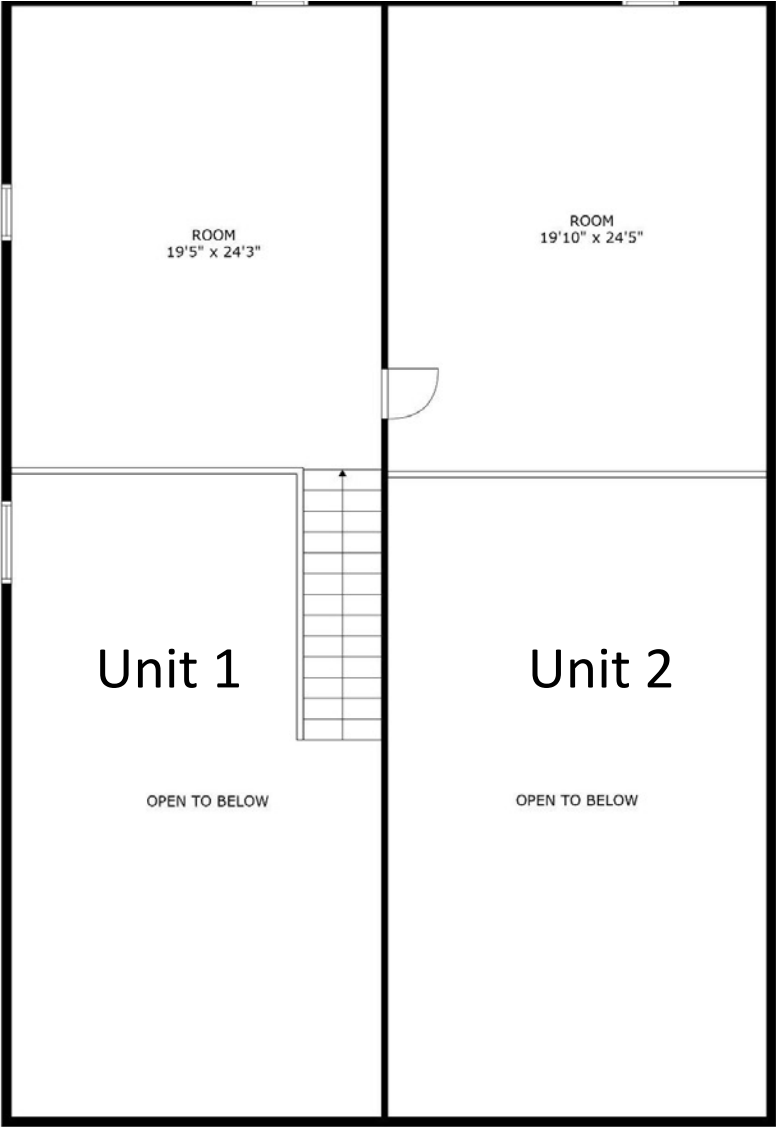
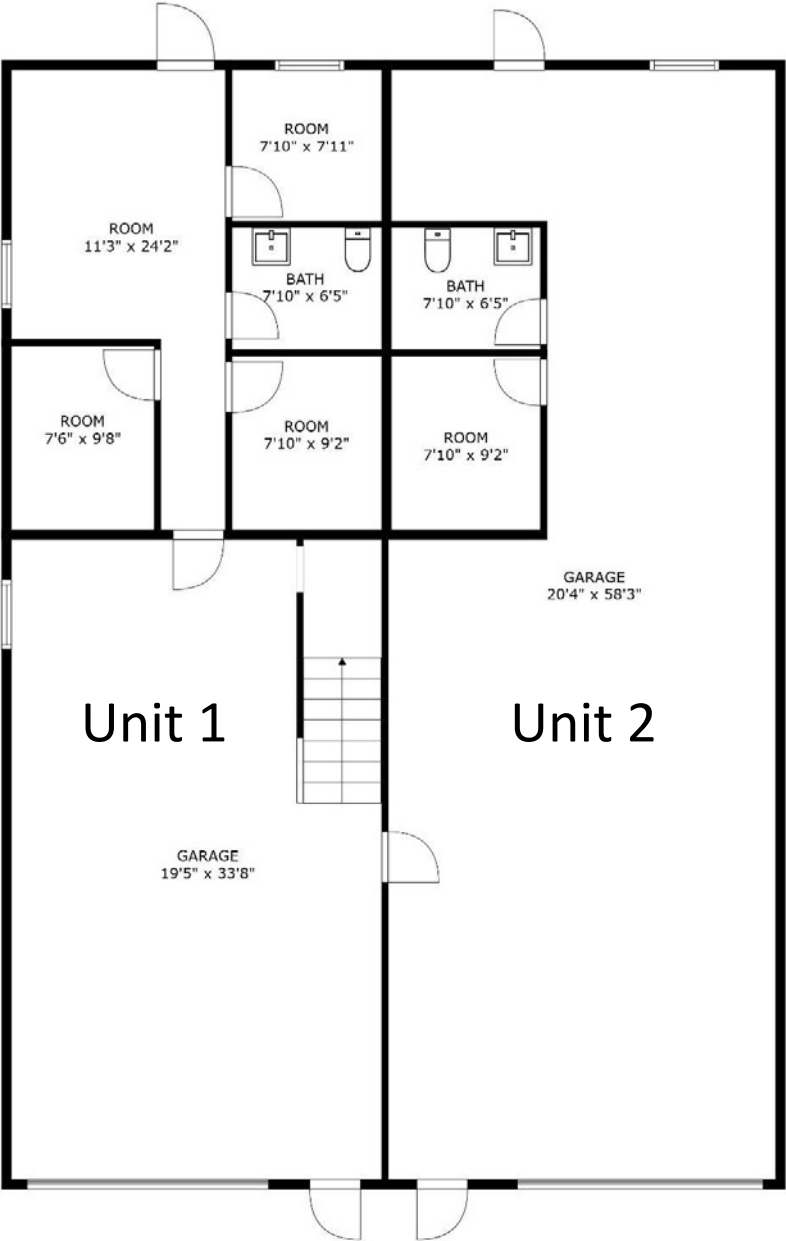
68 Mercantile Way, Mashpee, MA 02649



PROPERTY LOCATION

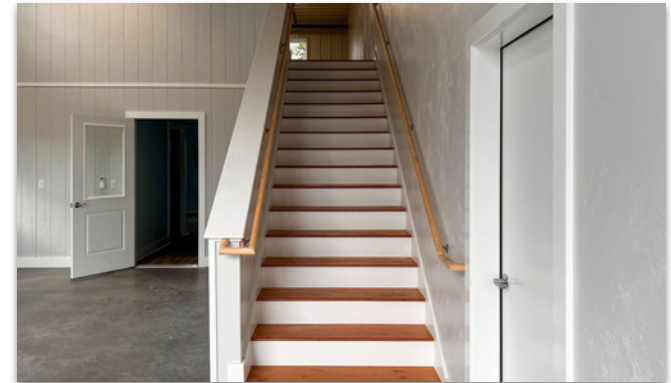
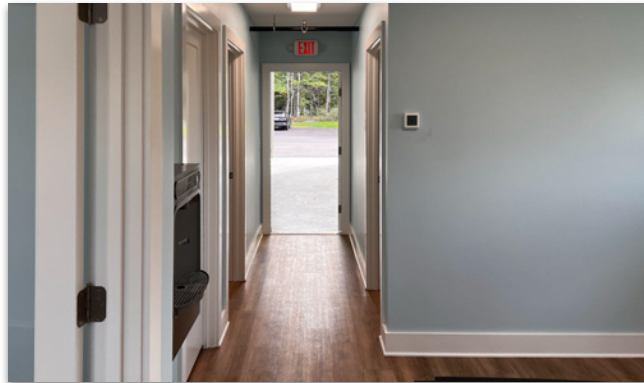
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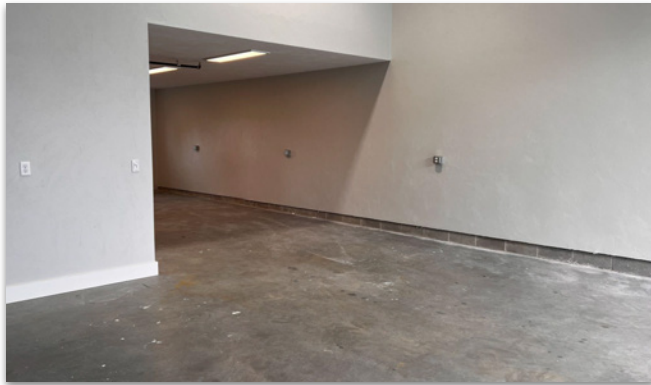
Interior Photos

68 Mercantile Way Unit 1, Mashpee, MA 02649



Interior Photos

68 Mercantile Way Unit 2, Mashpee, MA 02649



Exterior Photos

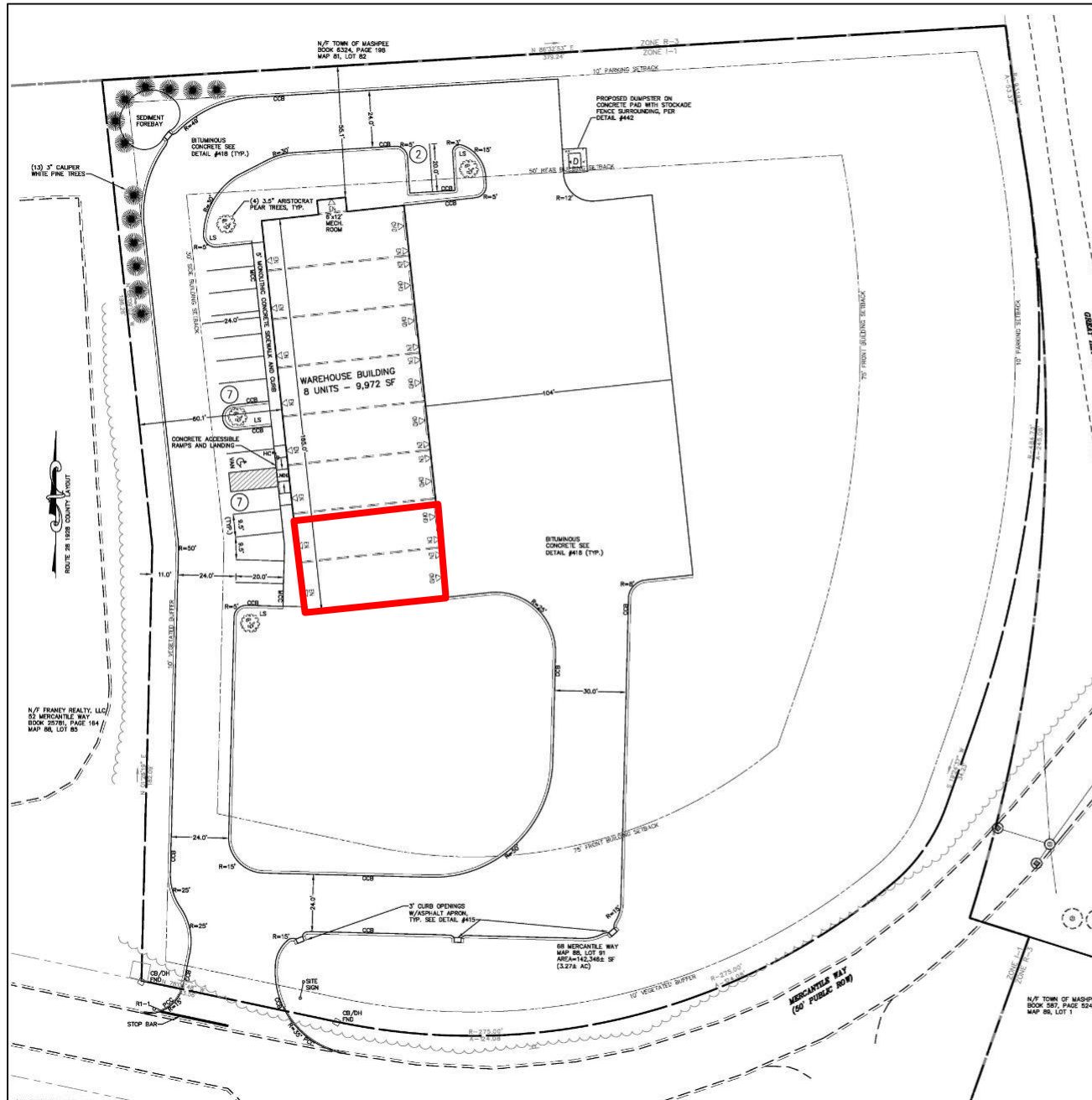
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This **brand-new** industrial condominium space, completed in **August 2024**, is designed to meet the growing demand for **commercial condominiums** and **contractor bays** in **Cape Cod's limited industrial market**. With **flexible ownership and leasing options**, these units cater to **businesses seeking a prime location with modern amenities**.

Key Features: ✓ **High-Functionality Layout:** 2 x 14-ft overhead doors, 4 personnel doors, multiple offices, and two restrooms; ✓ **Scalable Options:** Purchase or lease individually or as a combined 2,400 SF unit; ✓ **Ideal for Contractors, Warehousing, & Trade Businesses;** ✓ **Strategic Location:** Quick access to **Routes 28 & 151**, minutes from **Mashpee Commons** and **Bourne Bridge**

Market Trend Analysis – Why Now? ♦ **Scarcity of Industrial Space on Cape Cod** – The demand for small-scale **contractor bays** and **flex space** continues to rise, while inventory remains limited; ♦ **Growing Small Business Economy** – Trades, service providers, and distribution hubs are actively **seeking space outside of Boston metro markets**; ♦ **Investment Appeal** – Commercial condominiums offer a **strong resale and rental market**, making them **ideal for owner-occupiers and investors alike**.



ZONING TABLE		
ZONING DISTRICT: I-1 (Industrial District)		
OVERLAY DISTRICTS: LIGHT INDUSTRY OVERLAY DISTRICT		
ALLOWED USE: WAREHOUSE	PROPOSED USE: - (8) CONTRACTOR BAYS**	
EXIST USE: VACANT	CONTRACTOR YARD, STORAGE**	
	PROPOSED BUILDING:	
	1-STORY WAREHOUSE	9,972 SF
	TOTAL BUILDING FLOOR AREA	9,972 SF
LOT AREA=142,346 SF (3.27± AC)		
MIN. LOT AREA	REQUIRED/ALLOWED	PROVIDED/PROPOSED
40,000		142,346 SF
FRONTAGE	200 FT	332 FT (MERCANTILE WAY)
FRONT SETBACK	75 FT	164.9 FT
SIDE SETBACK	30 FT (50' FROM RES.)	60.1 FT
REAR SETBACK	50 FT	55.1 FT
PARKING AREA SETBACK TO PROPERTY	10 FEET	10.0 FT
LANDSCAPE TO PARKING RATIO:	1:5	20.6%
MAX. BLDG. HEIGHT (STORIES)	2 STORIES/35 FEET	1 STORY/29.5 FEET
MAX. % LOT COVERAGE (STRUCTURES)	25% (35,587± SF)	7.0% (9,972 SF)
PARKING TABLE	WAREHOUSE (1/900 SF GFA) = 9972/900	11.1 SPACES
TOTAL PARKING	11 SPACES	11 SPACES
HANDICAP PARKING (TOTAL/VAN)	1/1	1/1
DESIGN VEHICLE		AASHTO BU

**REQUIRES SPECIAL PERMIT FROM ZBA.

NOTES:

1. ALL CONSTRUCTION SHALL BE PERFORMED IN ACCORDANCE WITH MASS. TOWN ORDINANCES, REQUIREMENTS, AND SPECIFICATIONS.
2. THE CONTRACTOR SHALL CONTACT THE ENGINEER TO SCHEDULE A PRE-CONSTRUCTION MEETING AT LEAST TWO (2) WEEKS PRIOR TO COMMENCING CONSTRUCTION.
3. THE CONTRACTOR SHALL MAKE SUBMITTALS TO THE ENGINEER FOR APPROVAL BEFORE ANY FABRICATION OR DELIVERY OF PRODUCTS OR MATERIALS.
4. ALL PROPOSED WALKWAYS WILL BE HANDICAPPED ACCESSIBLE WHERE REQUIRED. ALL PROPOSED RUNNING SLOPES ON WALKWAYS SHALL BE LESS THAN 5% AND ALL CROSS SLOPES < 2%. THESE ARE MAXIMUM SLOPES WITH NO TOLERANCE. ALL WORK WILL BE IN ACCORDANCE WITH THE MOST CURRENT REQUIREMENTS OF THE U.S. ACCESS BOARD, AMERICANS WITH DISABILITIES ACT & COMMONWEALTH OF MASSACHUSETTS, ARCHITECTURAL ACCESS BOARD.
5. CONTRACTOR SHALL CONFIRM AND PROVIDE ALL LANDINGS OUTSIDE OF DOORWAYS AT THE TOP AND BOTTOM OF STEPS, AND AT TOP AND BOTTOM OF RAMP, TO BE CONSTRUCTED SO THE LANDINGS IS 5 FT X 5 FT MIN. (100) AND IS LESS THAN A 2% SLOPE IN ALL DIRECTIONS ON THE LANDINGS.
6. DEMOLISH/REMOVE ALL EXISTING STRUCTURES, FOUNDATIONS, CONCRETE PADS, FENCES AND APPURTENANCES UNLESS OTHERWISE NOTED TO SAVE. GRAVE OR REVEAL SALVAGE EXISTING PAVERMENTS IN AREA OF PARKING WHERE ASPHALT IS STRUCTURALLY SOUND, SHOWS NO SIGN OF CRACKING, AND MEETS PROPOSED GRADIES SHOWN ON GRADING PLAN.
7. EXISTING PAVING EDGES SHALL BE SAWCUT TO CREATE A CLEAN EDGE WHERE IT IS TO BE TIED INTO NEW PAVING, OR WHERE ASPHALT IS REMOVED ADJACENT TO ASPHALT WHICH IS TO REMAIN. WIDTH OF UNPAVED APPROXIMATELY 18" BE REQUIRED AND SURFACE REPLACED WITH SUITABLE COMPACTED MATERIAL PER PAVEMENT SECTION DETAIL HEREIN. ANY SAWCUT LINES SHOWN ON THIS PLAN ARE APPROXIMATE ONLY. THE EXACT EDGE OF SAWCUT SHALL BE DETERMINED BY THE CONTRACTOR IN THE FIELD TO PROPERLY BLEND TO THE SURROUNDING GRADIES. PROPOSED ASPHALT SHALL BE PROPERLY BUTTED AND BLENDED TO SURROUNDING ASPHALT WHICH IS TO REMAIN. THE BLENDED TRANSITION BETWEEN PROPOSED AND EXISTING ASPHALT SHALL BE WITH AN APPROXIMATE 1:5% GRADIE UNLESS OTHERWISE IDENTIFIED. THE JOINT SHALL NOT BE ABRUPT.
8. DIMENSIONS SHOWN ARE TO OUTSIDE FACE OF FOUNDATION OR TO THE FACE OF CURB/BERM WHERE APPLICABLE. SETBACKS TO PROPERTY LINES SHOWN ARE FOR THE PROPERTY LINE SET BY THE REGISTERED PROFESSIONAL LAND SURVEYOR (PLS) AS SHOWN ON THE EXISTING CONDITIONS PLAN AS SEALED BY THIS PLS WITHIN THIS PLAN SET.
9. ALL CURBING SHALL BE INSTALLED SO THAT WHEN A TERMINAL END OF A CURB EXISTS IT SHALL HAVE A TAPERED END PER MOST SPECIFICATIONS SO THAT THERE IS NOT A BLUNT SQUARE END PROTRUDING.
10. THE CONTRACTOR SHALL NOTIFY AND COORDINATE A SITE MEETING WITH THE ENGINEER PRIOR TO INSTALLING FINAL PAVING GRADIES. LAYOUT SHALL REQUIRED DIMENSIONS ARE TO BE REVIEWED AT THIS MEETING PRIOR TO PAVING OPERATION. REQUIREMENTS SHALL BE PER MASSDOT STANDARD SPECIFICATIONS.
11. ALL PAVEMENT MARKINGS AND STRIPING SHALL FOLLOW MA/TD STANDARDS. TYPICAL LINE WIDTH FOR LANE AND PARKING STRIPING SHALL BE 4 INCHES UNLESS OTHERWISE NOTED. PARKING STRIPING SHALL BE WHITE, TYPICAL, UNLESS OTHERWISE NOTED.
12. BUILDING AND SITE SIGNAGE SHALL MEET REQUIREMENTS OF TOWN ZONING AND/OR SIGN ORDINANCES.
13. ALL WORK WITHIN THESE PLANS SHALL BE PERFORMED AND PROVIDED BY THE CONTRACTOR IN ACCORDANCE WITH THE CONSTRUCTION DETAILS PROVIDED IN THIS PLAN SET WHETHER OR NOT THE DETAIL NUMBER IS SPECIFICALLY REFERENCED.

SIGN SUMMARY				
M.U.T.C.D. NUMBER	SPECIFICATION	TEXT	QUANTITY	
HC*	12" 18"	SEEDED	1	
RT-1	24" 24"	STOP	1	

SIGN INSTALLER SHALL COORDINATE SPECIFIC SIGN INFORMATION AND WORKING REQUIREMENTS WITH LOCAL AGENCIES AS NECESSARY.

ALL SIGNAGE MUST BE IN CONFORMANCE WITH THE FEDERAL HIGHWAY ADMINISTRATION "MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES" (MUTCD), LATEST EDITION, ALL APPLICABLE CODES, AND LOCAL REQUIREMENTS. LOCAL REQUIREMENTS, WHEN THEY EXIST, SHALL SUPERSEDE MUTCD.

- * ADD "VAN ACCESSIBLE" WHERE APPROPRIATE
- * COLOR AND WORDING PER LOCAL REQUIREMENTS

FOR PERMIT ONLY - NOT FOR CONSTRUCTION

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STAMP STAMP

CONSULTANT

CONSULTANT

PREPARED FOR:
Daniel Hostetter
7 Parker Road
Osterville, MA 02655

PROJECT TITLE
Proposed Contractor Bays
68 Mercantile Way
Mashpee, MA 02649

DATE DESCRIPTION
SHEET TITLE

Site Layout Plan

SHEET NO
C3.0

DATE: MAY 17, 2022
SCALE: 1"=20'

DRAWN BY: JAL CHECKED BY: MKE
JOB NO: 2022-007



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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