

OFFERING MEMORANDUM

Pristine Condition Contractor Bay(s)

68 Mercantile Way, Units 1 & 2, Mashpee

**FOR
LEASE**

**FOR
SALE**

KEVIN PEPE

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📍 222 West Main Street, Hyannis, MA 02601

🌐 <https://comrealty.net/>

PRICE DROP

~~\$999,000~~

\$

\$825,000



AREA

Units 1&2: ±2,400 Sq. Ft.

FOR SALE

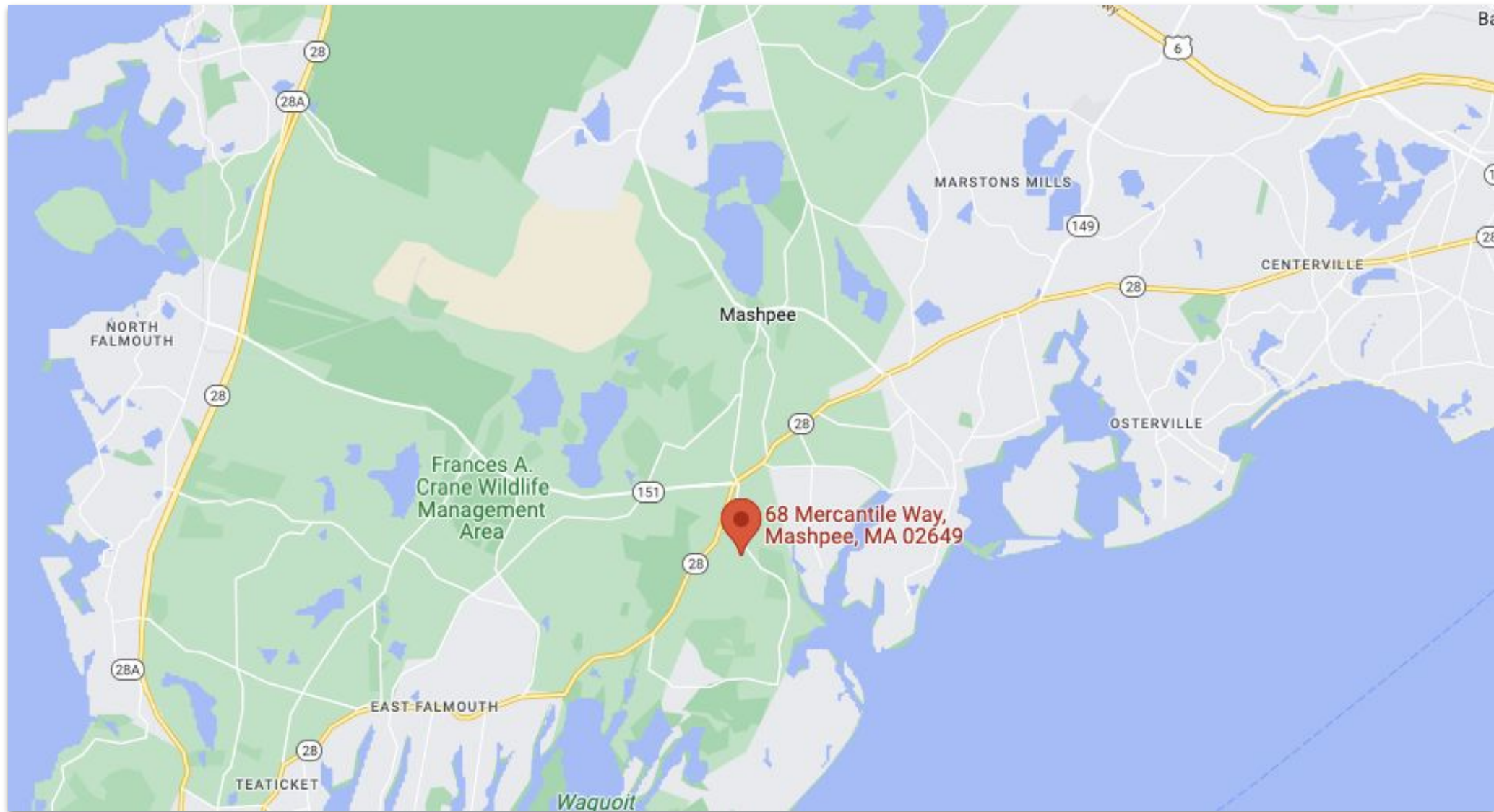
\$825,000

FOR LEASE

\$4,500/MO NNN

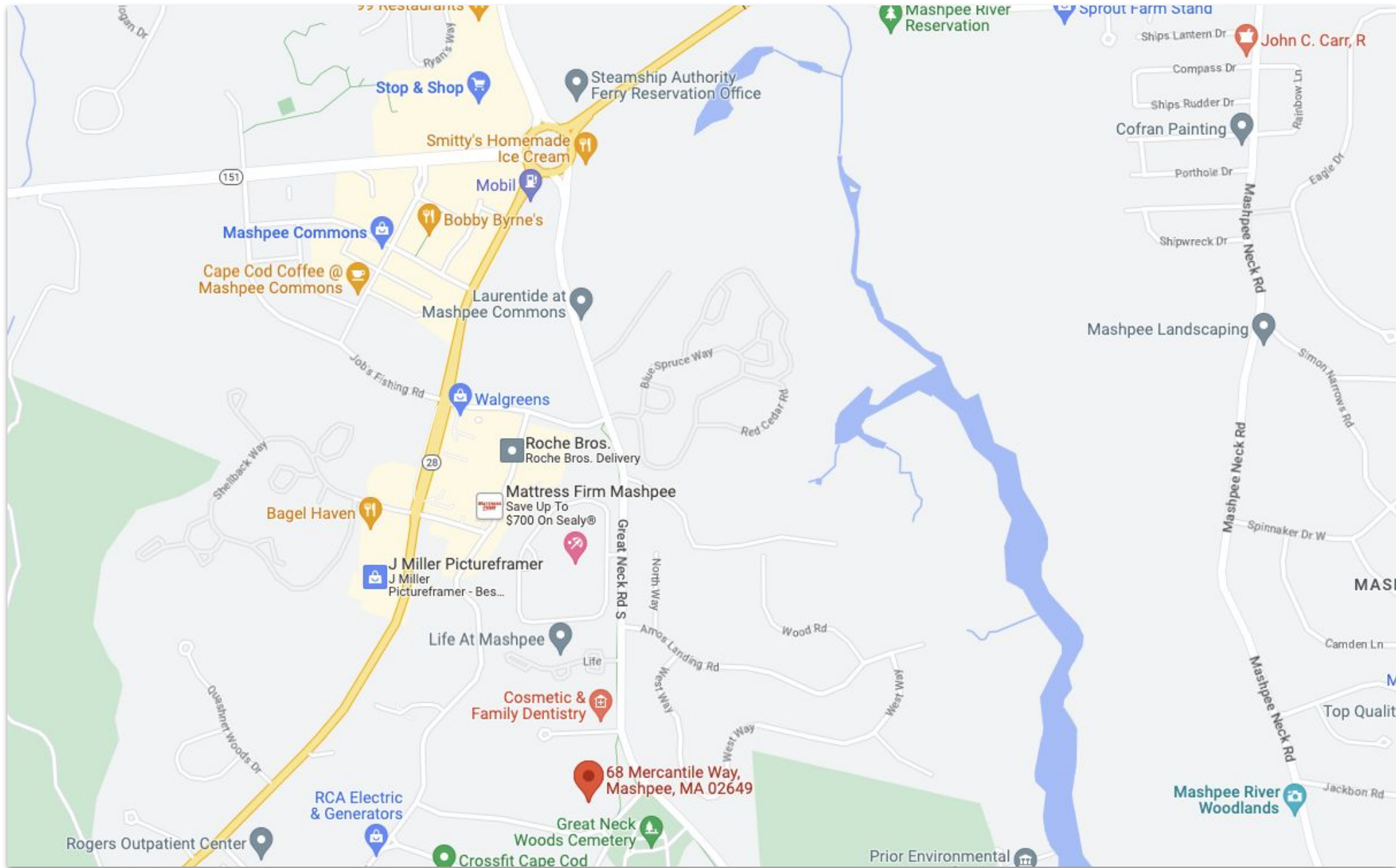
PROPERTY LOCATION

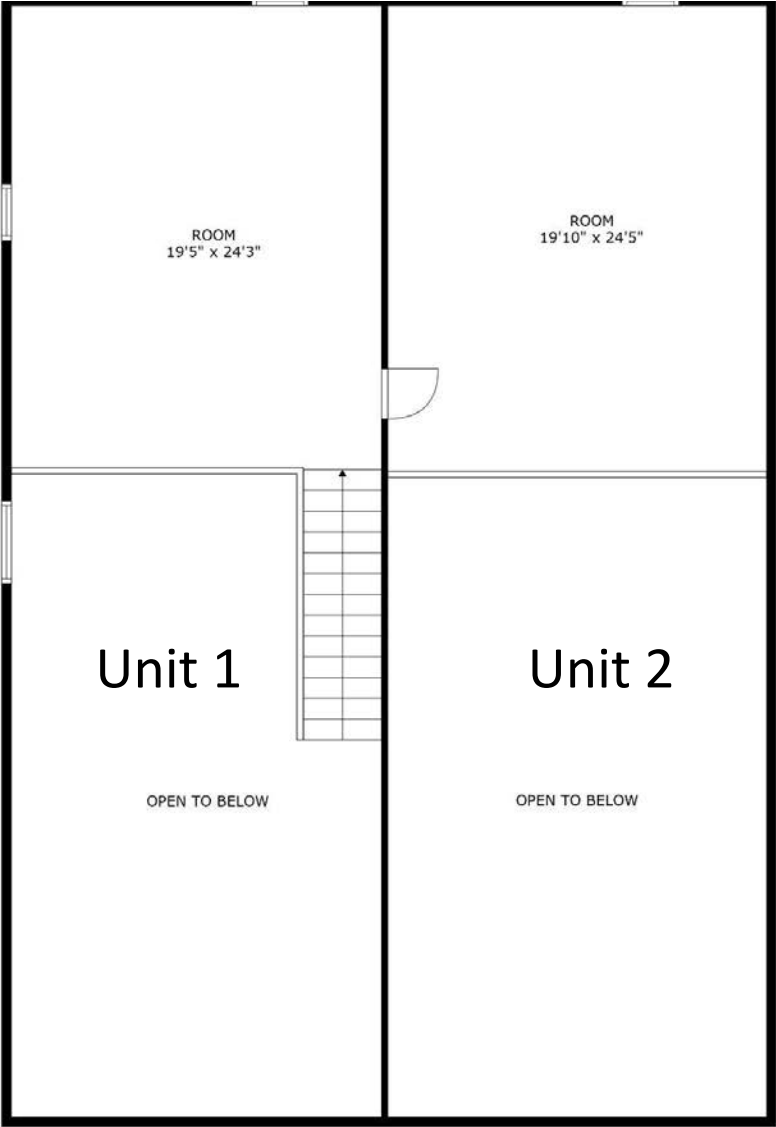
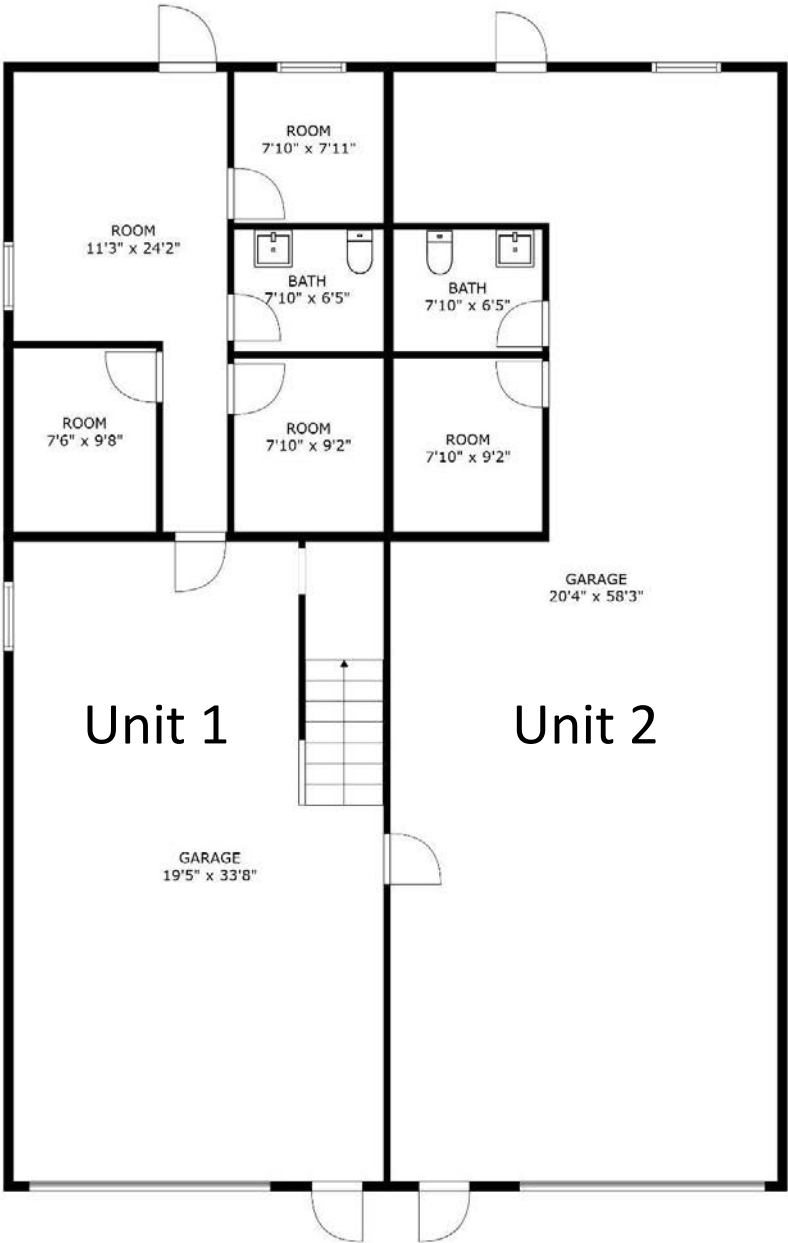
68 Mercantile Way, Mashpee, MA 02649



PROPERTY LOCATION

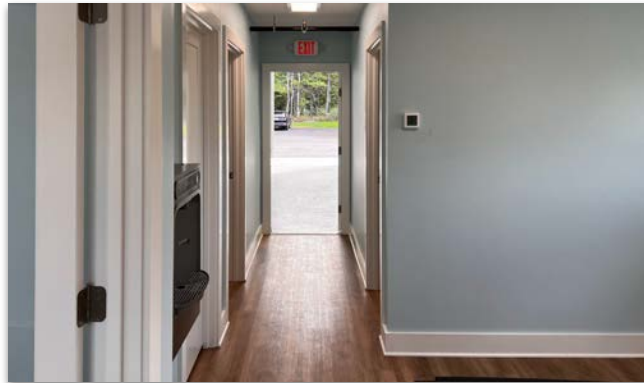
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Interior Photos

68 Mercantile Way Unit 1, Mashpee, MA 02649



Interior Photos

68 Mercantile Way Unit 2, Mashpee, MA 02649



Exterior Photos

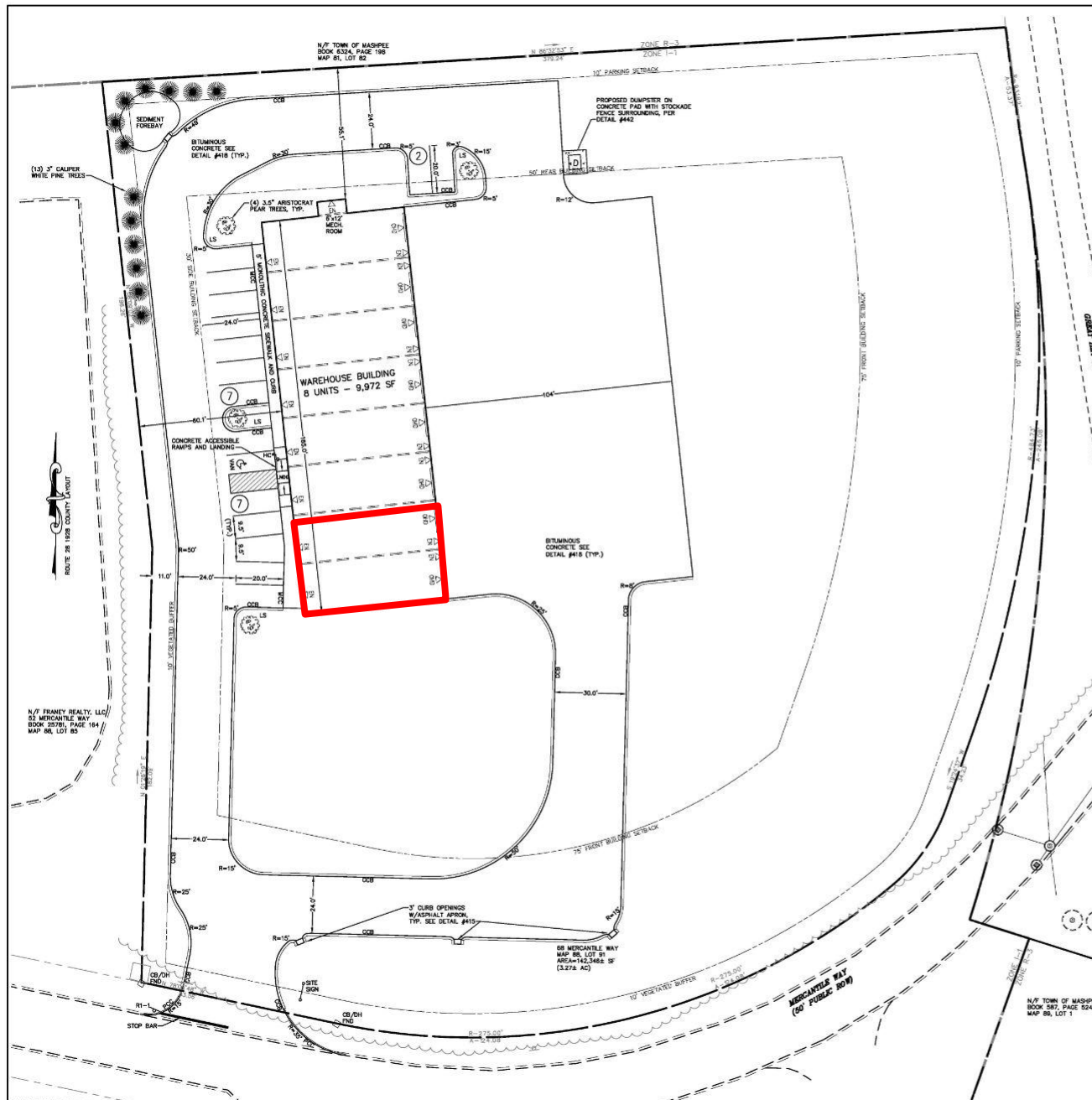
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This **brand-new** industrial condominium space, completed in **August 2024**, is designed to meet the growing demand for **commercial condominiums** and **contractor bays** in **Cape Cod's limited industrial market**. With **flexible ownership and 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 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 INDUSTRIAL OVERLAY DISTRICT		
ALLOWED USE: WAREHOUSE	PROPOSED USE: = (8) CONTRACTOR BAYS**	
EXIST USE: VACANT	CONTRACTOR YARD, STORAGE	
PROPOSED BUILDING:		
1-STORY WAREHOUSE <u>9,972 SF</u>		
TOTAL BUILDING FLOOR AREA <u>9,972 SF</u>		
LOT AREA=142,346 SF (3.27+ AC)		
REQUIRED/ALLOWED	PROPOSED/PROPOSED	
MIN. LOT AREA	40,000	142,346 SF
FRONTAGE	200 FT	332 FT (MERCANTILE WAY)
FRONT YARD SETBACK	25 FT	164.8 FT
SIDE SETBACK	30 FT (50' FROM RES.)	60.1 FT
REAR SETBACK	50 FT	56.1 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% (35,587.2 SF)	7.0% (9,972 SF)
PARKING:		
WAREHOUSE (1/900 SF (GFA) = 9972/900	11.1 SPACES	
TOTAL PARKING	11 SPACES	11 SPACES
HANDICAPPED PARKING (TOTAL/VAN)	1/1	1/1
DESIGN VEHICLE	AASHTD SJ	
**REQUIRES SPECIAL PERMIT FROM ZBA.		

NOTES:

- [illegible]

SIGN SUMMARY				
M.U.T.C.D. NUMBER	SPECIFICATION		TEXT	QUAN
	WIDTH	HEIGHT		
HC*	12"	18"		1
R1-1	24"	24"		1

SIGN INSTALLER SHALL COORDINATE SPECIFIC SIGN INFORMATION AND WORDING 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 EDITIONS.

* ADD "VAN ACCESSIBLE" WHERE APPROPRIATE.

* COLOR AND WORDING PER LOCAL REQUIREMENTS

FOR PERMIT ONLY - NOT FOR CONSTRUCTION

BAXTER NYE
ENGINEERING & SURVEYING

**BAXTER NYE
ENGINEERING &
SURVEYING**

Registered Professional Engineers
and Land Surveyors

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Hyannis, Massachusetts 02601

Phone - (508) 771-7502
Fax - (508) 771-7622

www.baxter-nye.com

STAMP	STAMP
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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
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SHEET TITLE	
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Site Layout Plan

SHEET NO.

C3.0

DATE: MAY 17 2022

20	0	20	40
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SCALE IN FEET

SCALE: 1"=20'

DRAWN BY: KL CHECKED BY: MVE

JOB NO 2022-007 FILE: 2022-007 DM/001



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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