

## OFFERING MEMORANDUM

*±1,000 Sq. Ft. Contractor Bay Available for Lease  
within Industrial Building*

**FOR  
LEASE**

**KEVIN PEPE**

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**5 Katie Marie Drive, Unit 5  
BOURNE, MA**

**AREA**

**± 1,000 Sq Ft**

**PRICE**

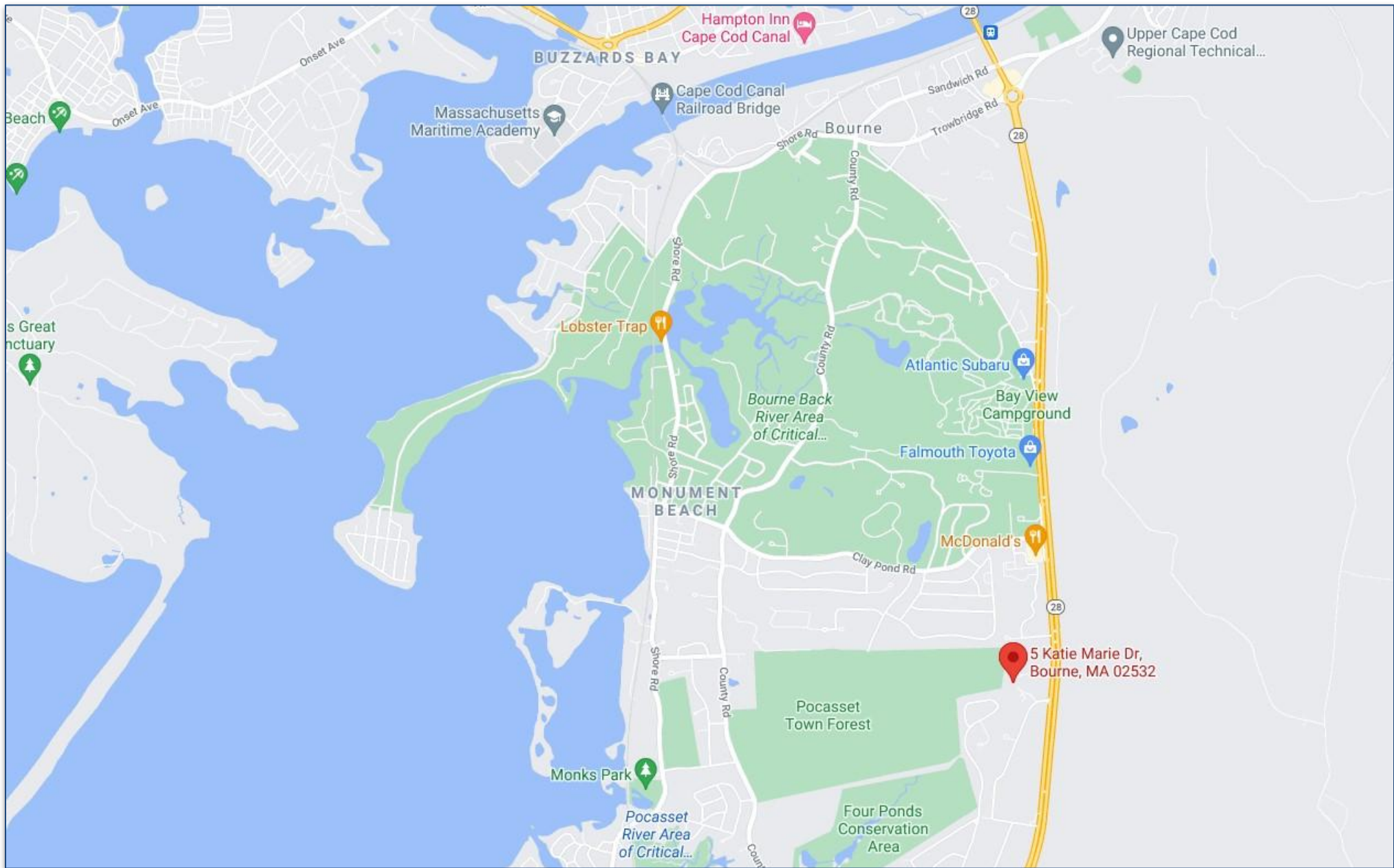
**\$1,750  
/Month + Utilities**

- 12' x 12' Overhead Door
- Canopied Sidewalk
- Ample Parking

- Proximate to Bourne Bridge with access to Routes 25, 195, and 495.
- Built in 2006
- Zoned B4

# PROPERTY LOCATION

*5 Katie Marie Drive, Bourne, MA 02532*





# PROPERTY SPECIFICATIONS

5 Katie Marie Drive, Bourne, MA 02532

**Year Built** 2006

**Appx. Building Size** ± 10,000 sq. ft.

**Unit Size** Units 1, 4, & 7 are ± 1,000 sq. ft.  
Units 2, 3, 5, & 6 are ± 2,000 sq. ft.

**Acreage** 1.663 Acres

**Stories** 1

**Address** 5 KATIE MARIE DRIVE, BOURNE

**Style** Warehouse Condo Unit

**Book/Page** 205095

**Parcel ID** 35.0-138-0

**Zoning** B-4

**Land Assessment** \$475,800

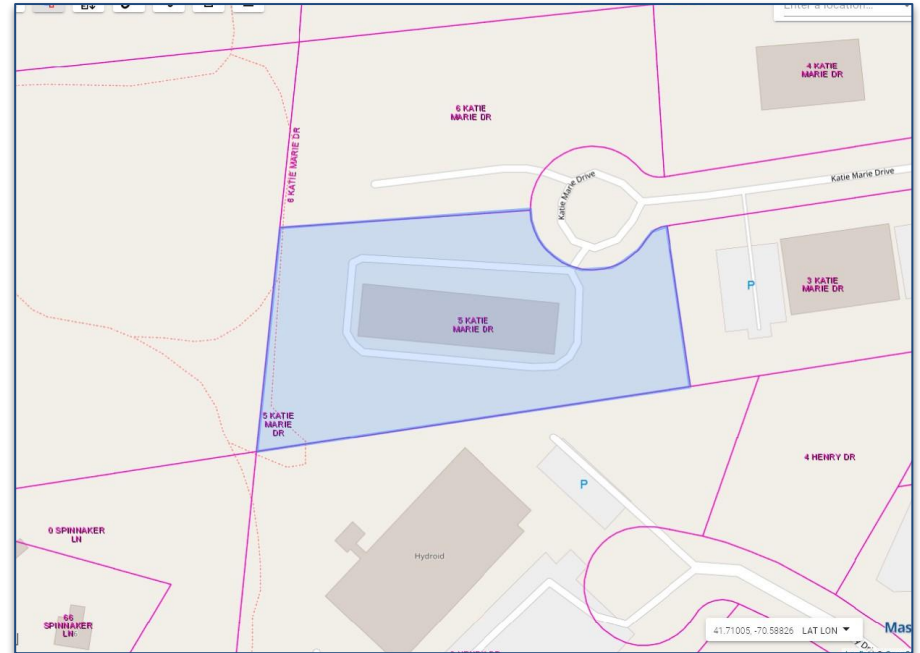
**Building Assessment** \$372,200

**Detached Assessment** \$7,800

**Total Assessment** \$855,800

## Features

- 12' x 12' Overhead Doors
- Canopied Sidewalk
- Ample Parking
- Proximate to Bourne Bridge with access to Routes 25, 195, and 495.





# INTERIOR PICTURES

5 Katie Marie Drive, Bourne, MA 02532





# EXTERIOR PICTURES

5 Katie Marie Drive, Bourne, MA 02532



UNIT 7



UNIT 6



UNIT 5



UNIT 4



UNIT 3



UNIT 2

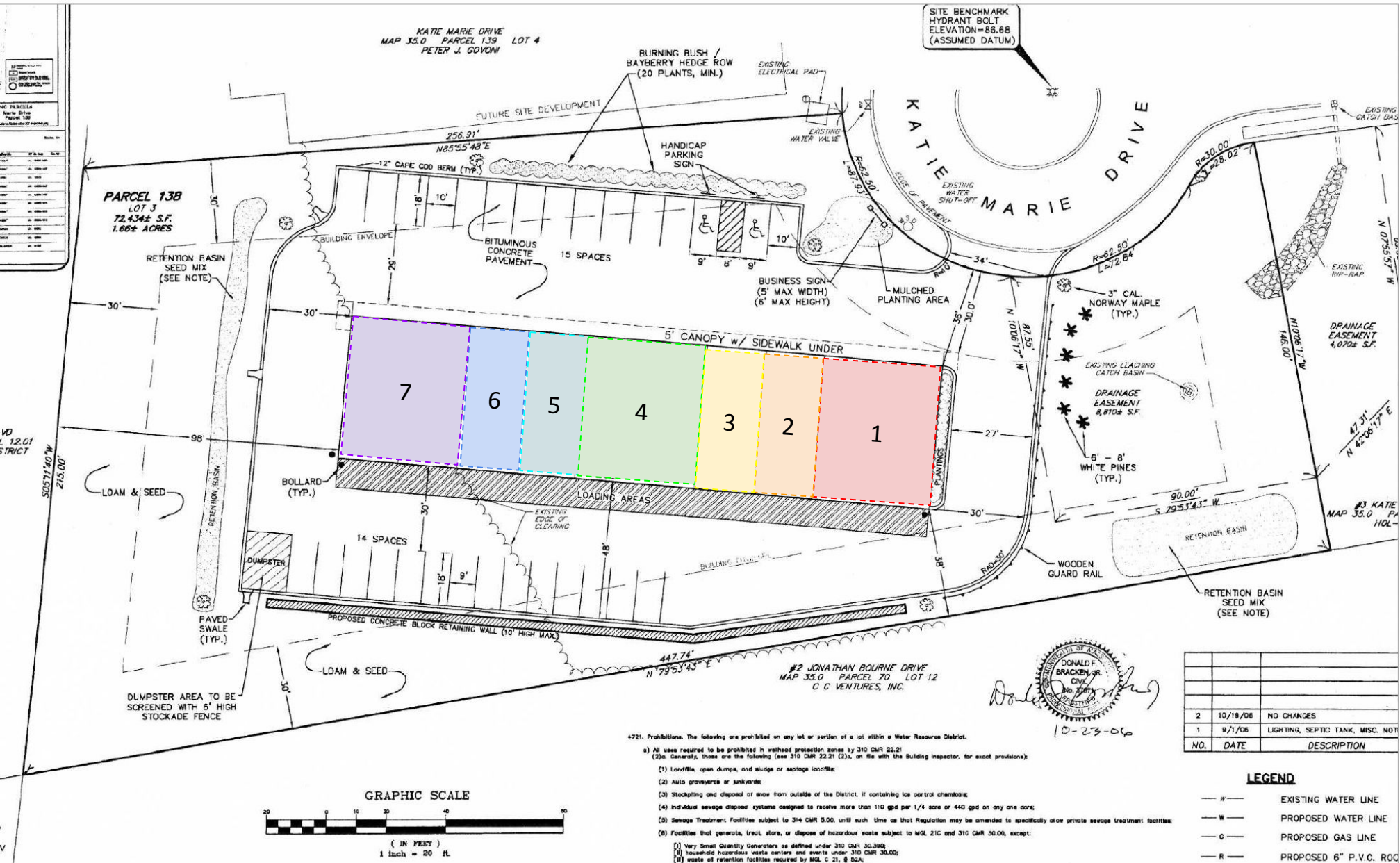


UNIT 1



SITE PLANS

5 Katie Marie Drive, Bourne, MA 02532



FIELD CARD

5 Katie Marie Drive, Bourne, MA 02532

Key: 16887

Town of Bourne - Fiscal Year 2025

11/27/2024 5:30 pm SEQ #: 11.620

CURRENT OWNER										PARCEL ID			LOCATION			
KMD REALTY LLC 15 NAIRN RD POCASSET, MA 02559										35.0-138-0			5 KATIE MARIE DR			
										TRANSFER HISTORY			DOS	T	SALE PRICE	BK-PG (Cert)
										KMD REALTY LLC			12/03/2014	F	1 (205095)	
										PREVETT RICHARD			11/26/2012	G	820,000 (198789)	
										TWZ LLC			03/31/2006	F	100,000 (179644)	

CD	T	AC/SF/UN	Nbhd	Infl1	N Index	ADJ BASE	SAF	Topo	Lpi	VC	CREDIT AMT	ADJ VALUE				
103	S	40,000	C-5	1.00	100	1.00	100	1.00	478,300	1.04	A	1.00	55	1.00		457,960
303	A	0.745	C-5	1.00	100	1.00	100	1.00	23,900	1.00	A	1.00	55	1.00		17,810

TOTAL	1.663 Acres	ZONING	6	FRNT	0	ASSESSED	CURRENT	PREVIOUS
Nbhd	BOURNE	NOTE				LAND	475,800	453,100
Infl1	AVG					BUILDING	372,200	358,900
N Index	AVG					DETACHED	7,800	7,300
						OTHER	0	0
						TOTAL	855,800	819,300

TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD
PAV	A	1.00	50 0.50		10,000	1.30	6,500
LH1	A	1.00	50 0.50		3	887.80	1,300



BLDG COMMENTS		

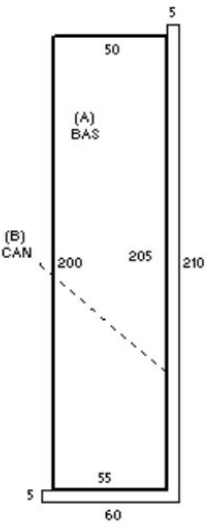
BUILDING	CD	ADJ	DESC	MEASURE	9/8/2021	RP
MODEL	5		CIM-5			
STYLE	56	0.80	WAREHOUSE [100%]	LIST	9/8/2021	EST
QUALITY	A	1.00	AVERAGE [100%]			
FRAME	4	0.98	METAL [100%]	REVIEW	9/8/2021	RP

YEAR BLT	2006	SIZE ADJ	1.000
NET AREA	10,000	DETAIL ADJ	0.739
\$NLA(RCN)	\$45	OVERALL	1.015
CAPACITY		UNITS	ADJ
STORIES		1	1.00
% HEATED		100	1.00
% AIR COND		0	1.00
% SPINKLERS		100	1.02

ELEMENT	CD	DESCRIPTION	ADJ
FOUNDATION	2	SLAB	1.00
EXT. COVER	3	ALUMINUM	1.00
ROOF SHAPE	1	GABLE	1.00
ROOF COVER	10	METAL	1.00
FLOOR COVER	9	CONCRETE	0.95
INT. FINISH	6	MINIMUM	0.95
HEATING/COOL	7	FLR/WALL UNIT	0.95
FUEL SOURCE	2	GAS	1.00
NAF	0		1.00

S	BAT	T	DESCRIPTION	UNITS	YB	ADJ PRICE	RCN
A	BAS	L	BASE AREA	10,000	2006	43.01	430,057
B	CAN	N	CANOPY	1,325		13.91	18,425

TOTAL RCN	448,482
CONDITION ELEM	CD
EXTERIOR	A
INTERIOR	A
CDN/APP	A
EFF.YR/AGE	2006 / 17
COND	17 17 %
FUNC	0
ECON	0
DEPR	17 % GD 83
RCNLD	\$372,200





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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