

OFFERING MEMORANDUM

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

**FOR
LEASE**

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ComRealty.net [f](#) [i](#) [in](#)



**5 Katie Marie Drive, Unit 6
BOURNE, MA**

AREA

± 1,000 Sq Ft

PRICE

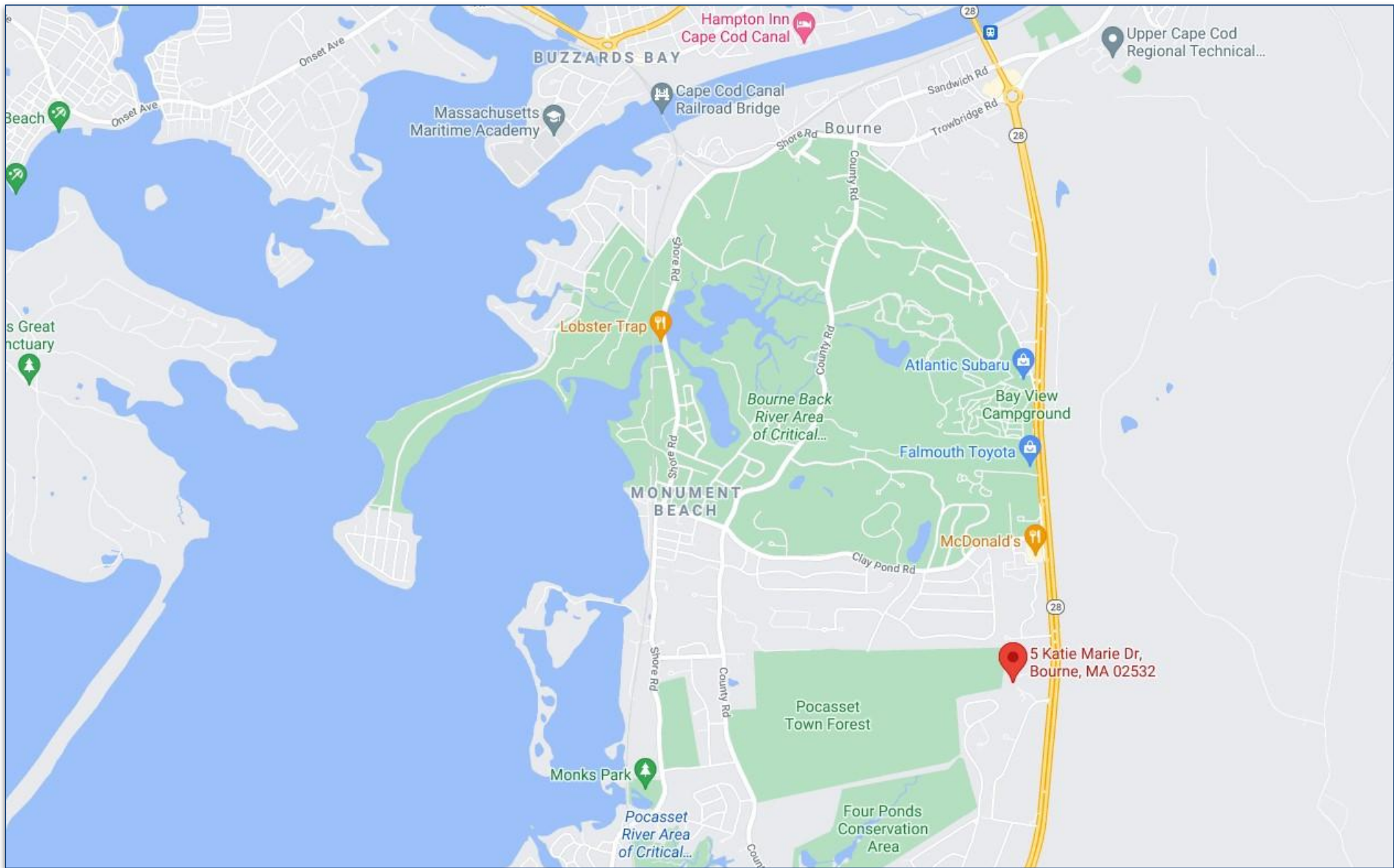
**\$1,750
/Month + Utilities**

- 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 ±1,000 sq. ft.

Acreage 1.663 Acres

Stories 1

Address 5 KATIE MARIE DRIVE, BOURNE

Style Warehouse Condo Unit

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Parcel ID 35.0-138-0

Zoning B-4

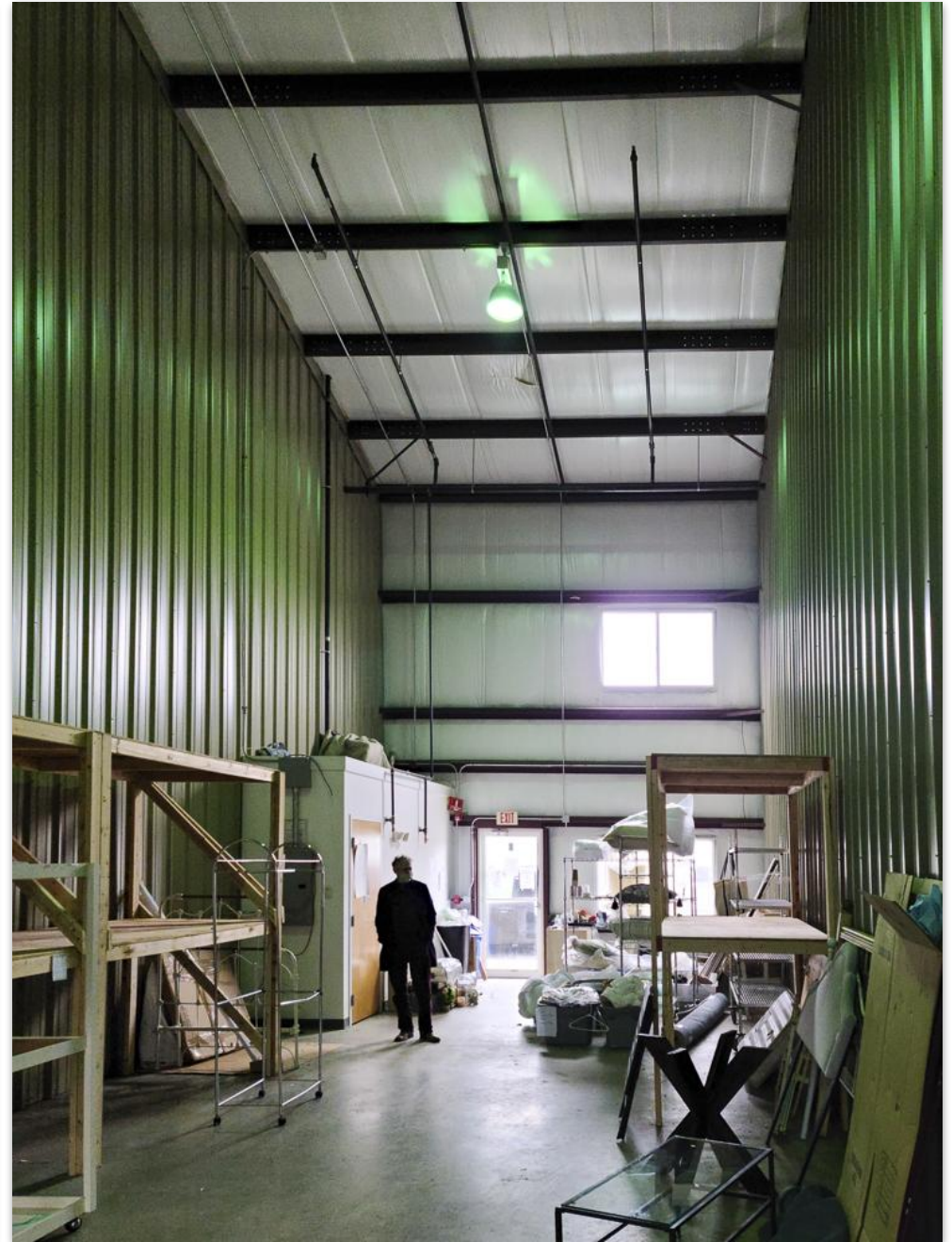
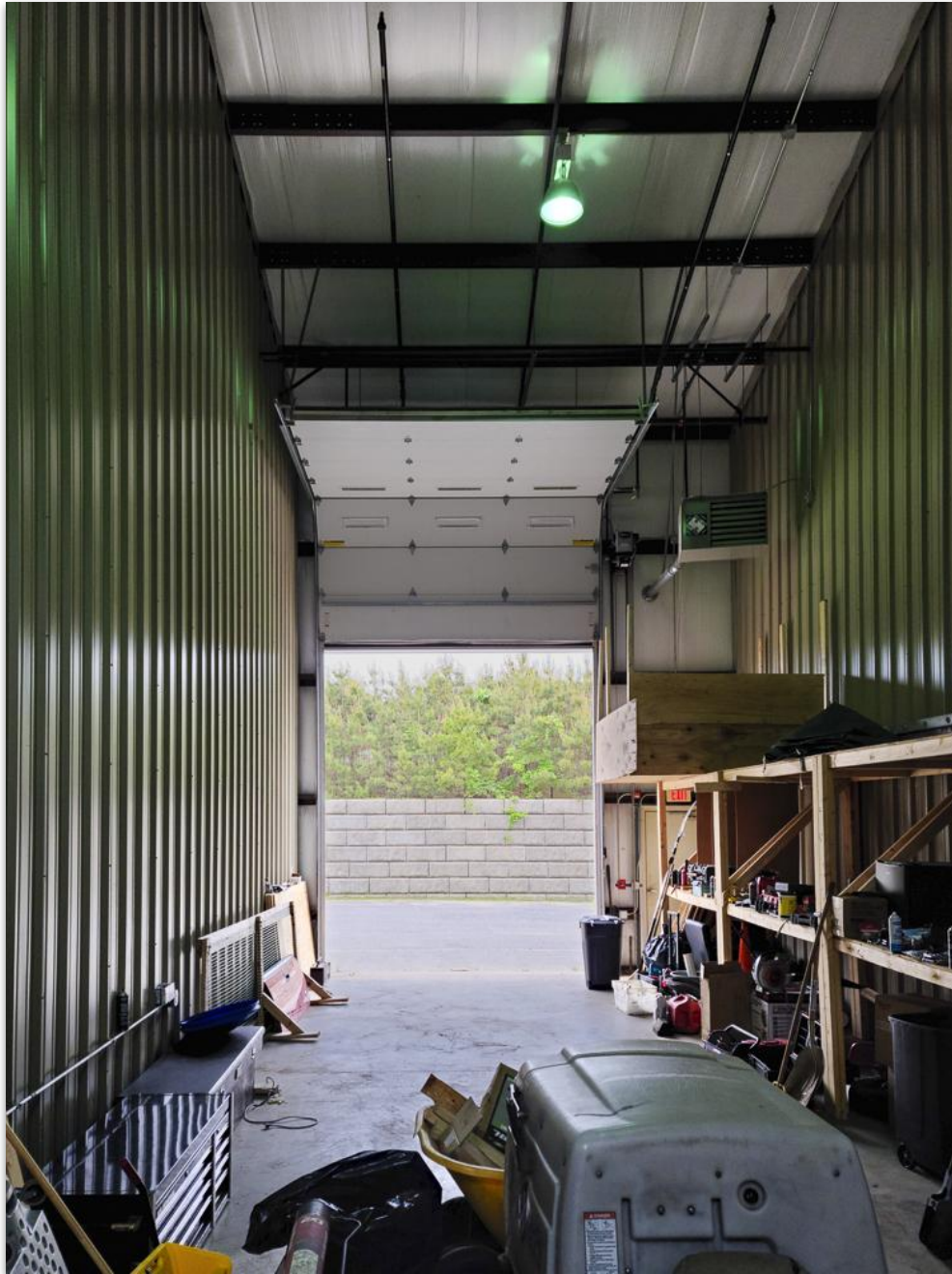
Features

- ±1,000 SF industrial unit
- 12' x 12' overhead door
- High-ceiling warehouse/shop area
- Open, flexible floor plan
- Grade-level loading and vehicle access
- Concrete floor
- Steel-frame construction
- Window providing natural light
- Separate personnel entrance
- 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



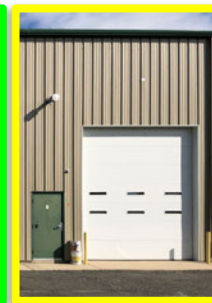
UNIT 6



UNIT 5



UNIT 4



UNIT 3



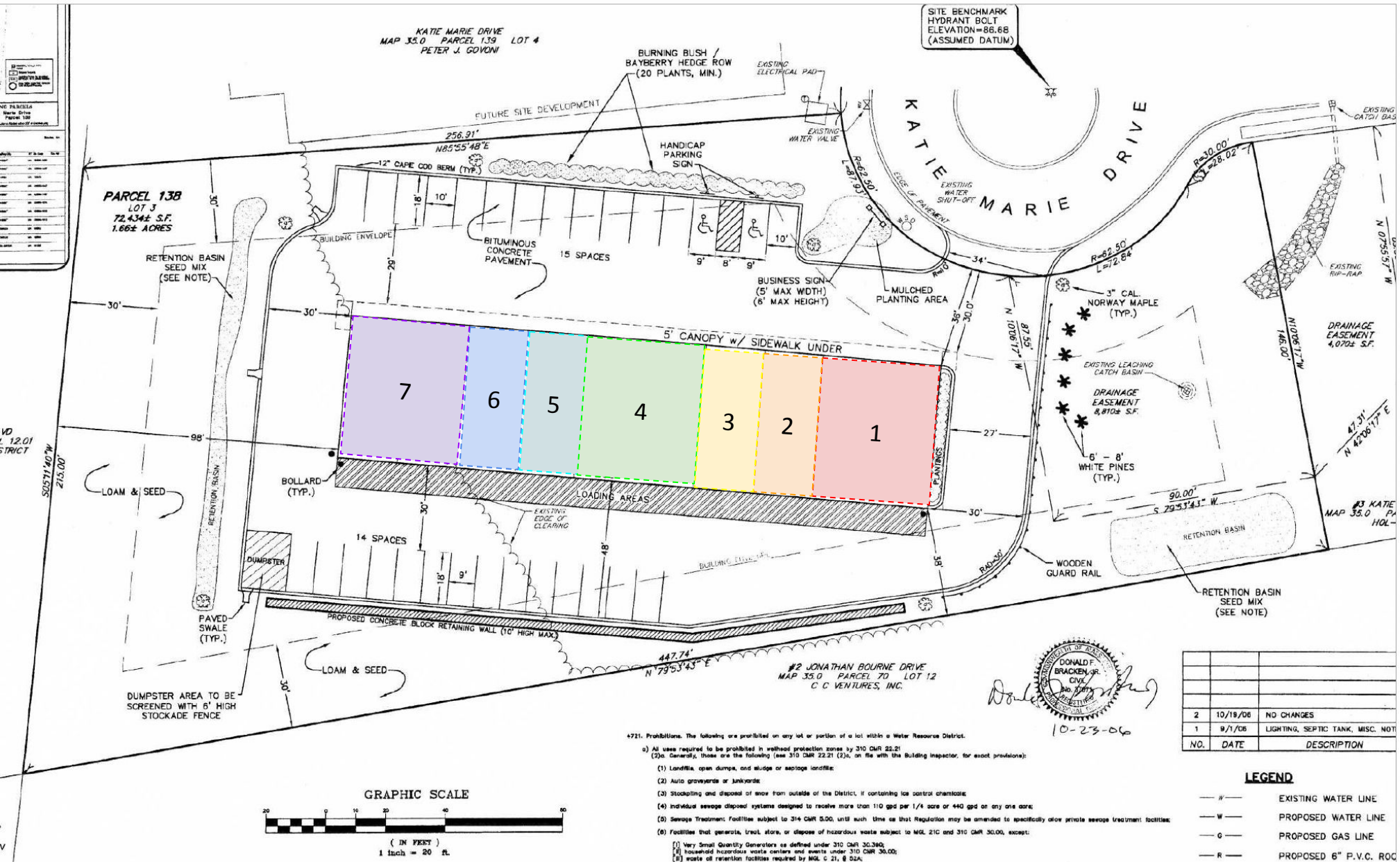
UNIT 2



UNIT 1

SITE PLANS

5 Katie Marie Drive, Bourne, MA 02532



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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