

OFFERING MEMORANDUM

*Double Industrial/Commercial Bay
Space Available for Lease*



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Commercial Realty Advisors

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53 Mercantile

FOR LEASE

AREA

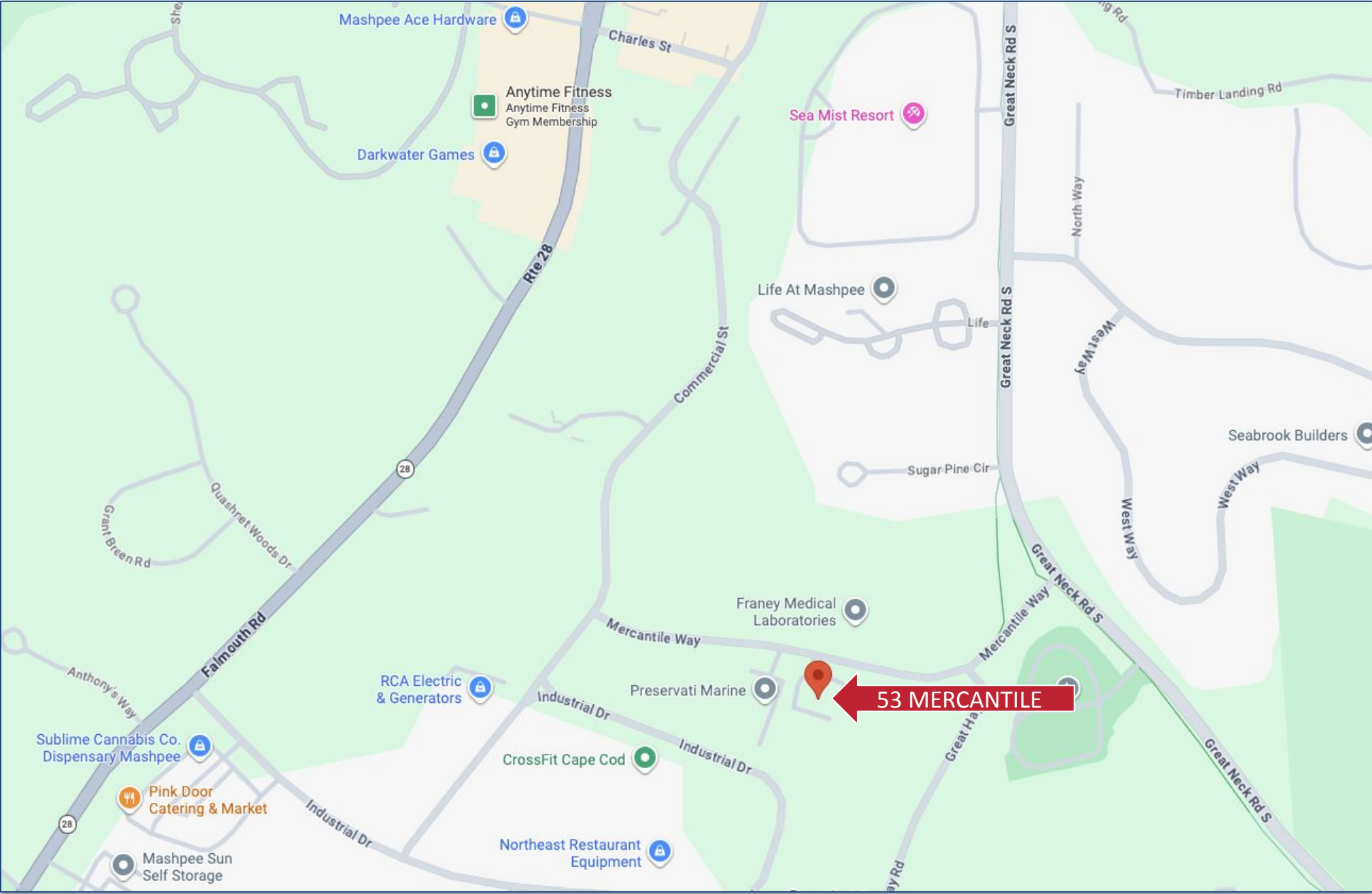
MASHPEE, MA

\$4,000/month NNN

± 2,400 SF

PROPERTY LOCATION

53 Mercantile Way, Mashpee, MA 02649



PROPERTY LOCATION

40 Industry Road, Marstons Mills, MA 02648



PROPERTY SPECIFICATIONS

53 Mercantile Way, Mashpee, MA 02649

Year Built 2017

Size +/- 2,400 Sq. Ft.

Stories 1

Bathrooms 1

Address 53 Mercantile Way,
Mashpee

Style Warehouse

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Parcel ID 88-86-0

Zoning I1

NNN Fees \$600/month
(Estimated)



This ±2,400 SF double industrial bay space at 53 Mercantile Way in Mashpee offers a clean, modern warehouse environment ideal for contractors, trades, storage, or light industrial users, featuring high ceilings, two 16' overhead drive-in doors, open clear-span floor area, gas forced hot air heat, and town water service, all within a well-located industrial park just off Route 28. Built in 2017 with quality metal frame construction and ample on-site parking, the space provides flexibility for a variety of operational needs in a market with extremely limited industrial inventory. Offered at \$4,000/month NNN, this is a rare opportunity to secure functional industrial space in a high-demand Mid-Cape location—contact Kevin Pepe today at kpepe@comrealty.net or 508-962-5022 to schedule a tour.

INTERIOR PICTURES

53 Mercantile Way, Mashpee, MA 02649





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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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