

OFFERING MEMORANDUM
Pristine Condition Contractor Bay



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**1332 MAIN ST
UNIT A**

FOR LEASE

AREA

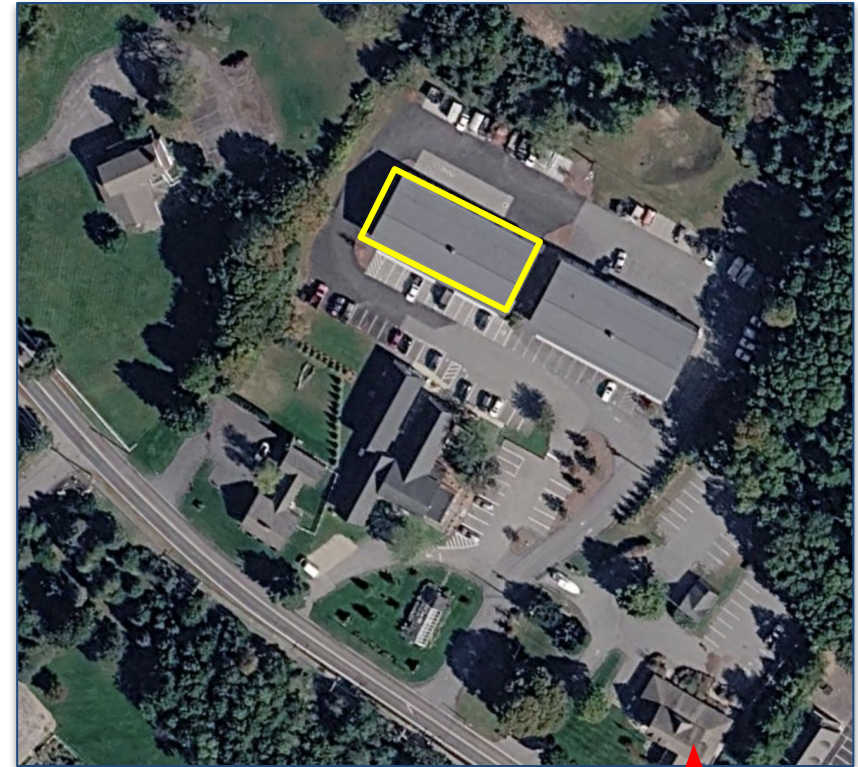
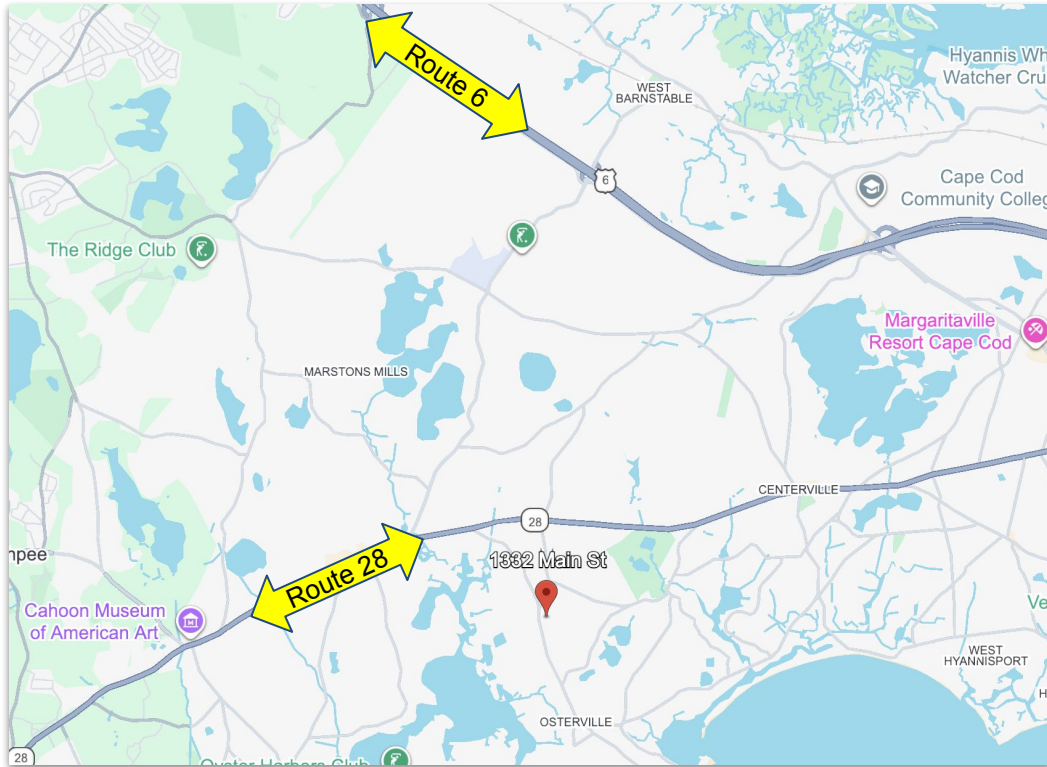
Osterville, MA

\$3,000/MO NNN

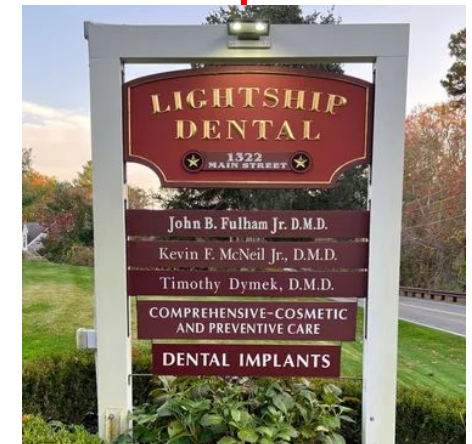
±1,200 Sq Ft

PROPERTY LOCATION

1332 Main Street Unit A, Osterville, MA 02655



- Just minutes from downtown Osterville and Route 28, a connection to the rest of the Cape.
- Neighboring companies include Amie Bakery, Lightship Dental, Cape Cod Be Fit & Bike Fit, Bresnahan Irrigation of Cape Cod, and more.



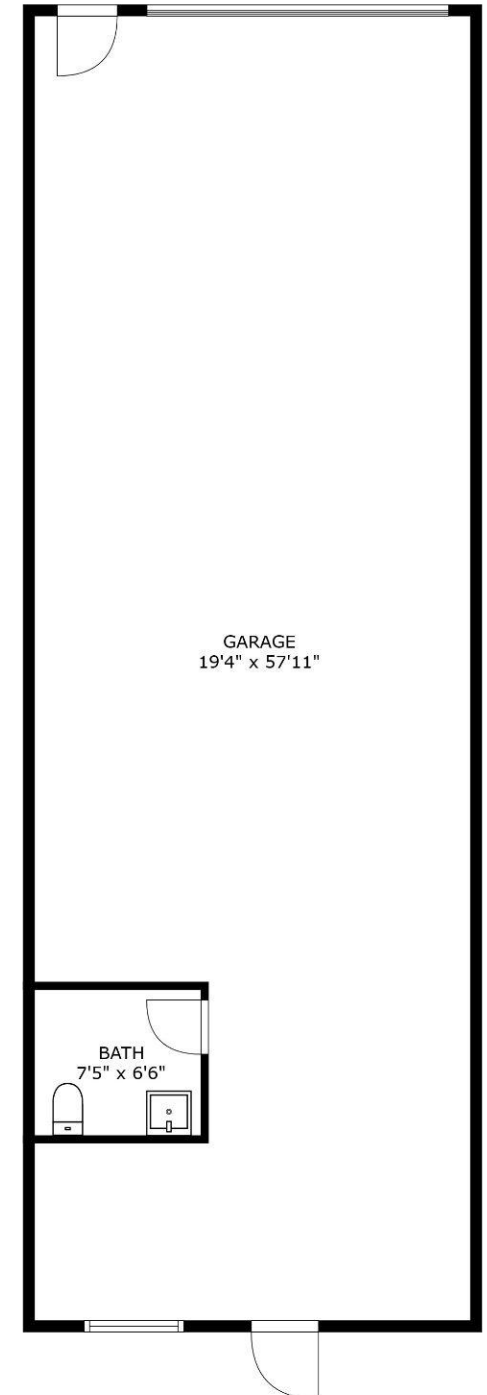
Unit A at 1332 Main Street in Osterville offers **1,200± square feet of clean, modern contractor bay space** available for immediate lease. Built in 2023, this well-designed unit provides efficient functionality for contractors, trades, and small commercial users seeking high-quality space in a constrained market.

Located within one of Cape Cod's most **well-maintained and affluent villages**, the property benefits from a strong surrounding customer base and a professional setting that supports reputable service businesses.

With **excellent access to Route 28**, this property presents a rare leasing opportunity in Osterville, where **industrial and contractor bay inventory is extremely limited**.

Property Highlights

- **1,200± SF clear-span commercial bay**
- **14' overhead drive-in door**
- **Two personnel entry doors**
- **Private restroom**
- **Open layout for flexible use**
- **Constructed in 2023 - modern systems and finishes**
- **Strong access to Route 28 and surrounding Mid-Cape markets**
- **GIS Zoning: Split RC / BA**
 - **Users are encouraged to verify permitted uses with the Town of Barnstable**



INTERIOR PICTURES

1332 Main Street Unit A, Osterville, MA 02655



Commercial
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ABOUT

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