Commercial
Realty Advisors

# OFFERING MEMORANDUM

***Commercial Contractor/Warehouse Building***
***Brand New Units!***

**FOR LEASE**


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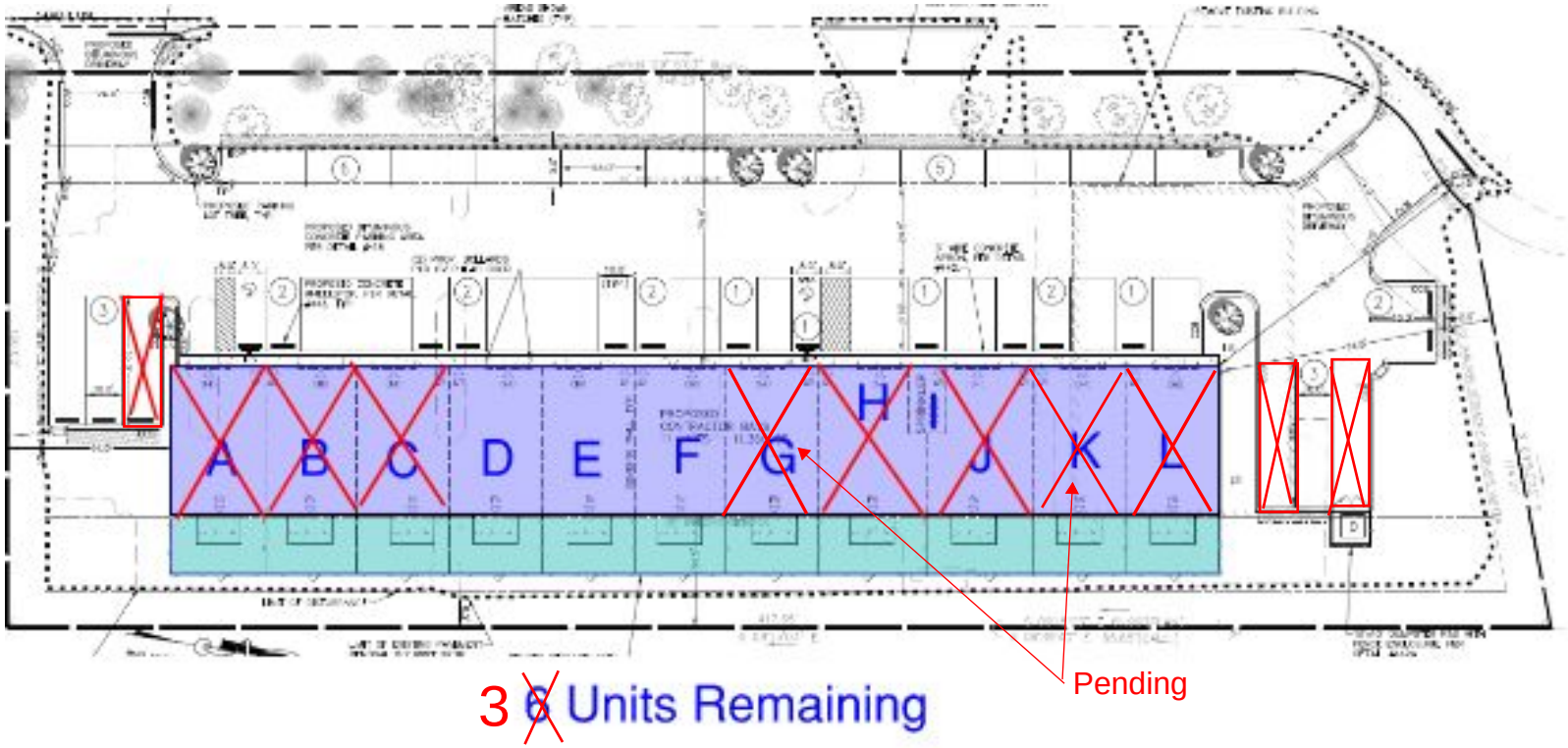
| 200 MIDTECH DR (AKA 212 MIDTECH) | FOR LEASE | AREA |
|---|---|---|
| SO. YARMOUTH | ±$2,040/MO | ±900-1,000 Sq Ft |

# PROPERTY LOCATION

**212 Mid-Tech Drive, W. Yarmouth, MA**

# SITE PLANS

**212 Mid-Tech Drive, W. Yarmouth, MA**




**Location and Development**

Located at 212 Mid Tech Drive in West Yarmouth, MA, this new commercial bay development offers prime contractor and storage space in the heart of Cape Cod. The facility is strategically positioned to serve businesses across the Mid-Cape area, providing easy access to major highways and the surrounding commercial hubs.

**Units and Flexibility**

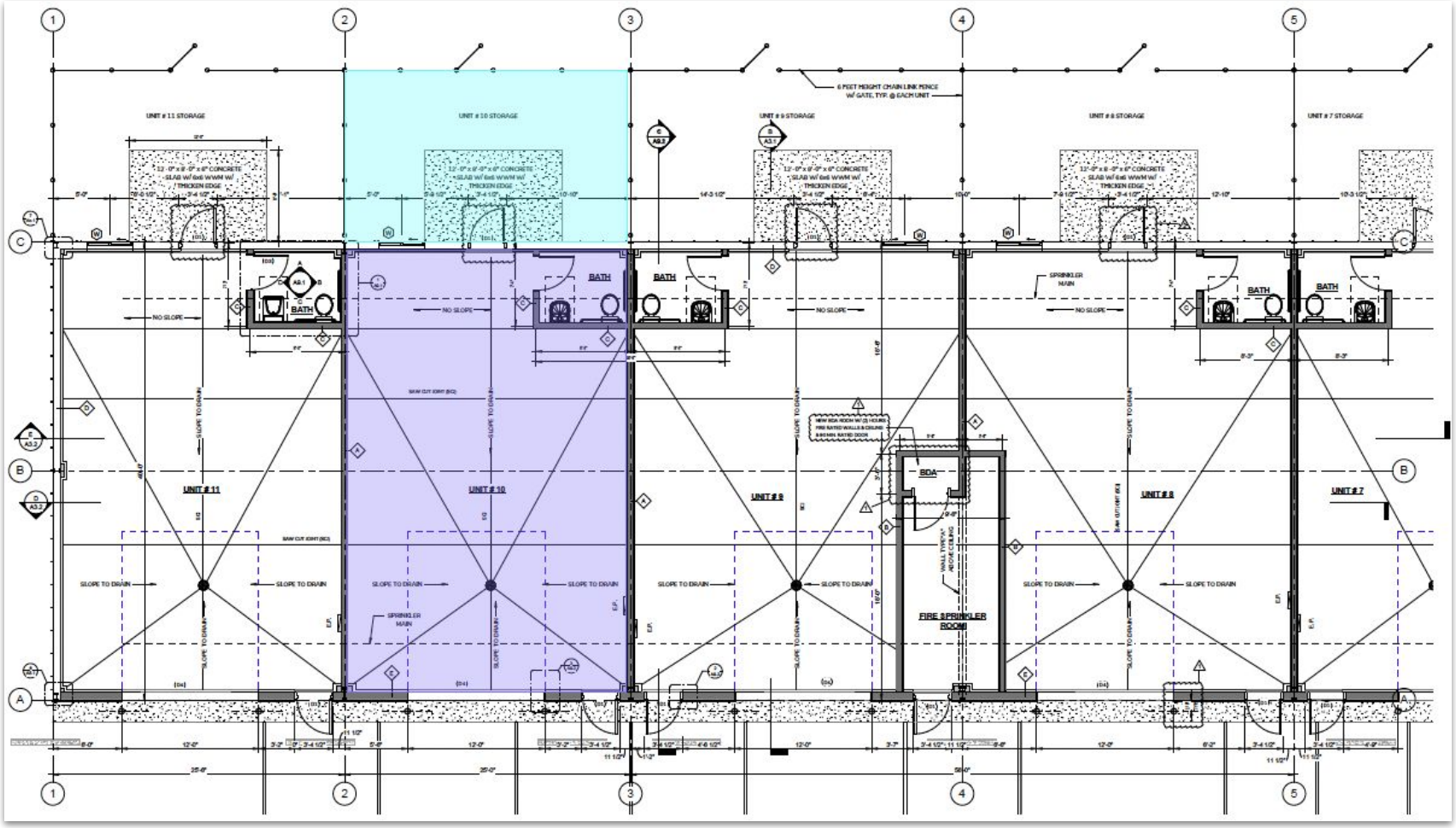
The development consists of 11 contractor/storage bays ranging from approximately 936 to 1,029 square feet each. If a larger space is required, multiple bays can be combined during the current construction phase, allowing tenants to customize their workspace to fit their specific needs.

**Outdoor Storage**

Each bay is equipped with a dedicated fenced-in stone storage yard of approximately 370 square feet, ideal for securely storing materials or equipment directly adjacent to the unit. The yards are enclosed by 6-foot-high black-coated chain-link fencing, ensuring security while maintaining visibility and access.

# FLOOR PLANS

**212 Mid-Tech Drive, W. Yarmouth, MA**




**Key Features**

- **Base Rent:** Approximately $2,000 per month, varying slightly depending on unit size.
- **Lease Term:** Landlord seeks initial lease term of 3 years.
- **Bay Design:** Each bay features a wide-open layout with a single restroom,
  High bay doors (12 feet wide x 14 feet high), and 18-foot-high walls, offering a 24-foot clear height at the middle of the unit.
- **Climate Control:** Gas-fired unit heaters are installed in each bay, ensuring year-round usability.
- **Parking:** Shared parking with 31 spaces is provided, equating to approximately 2.8 spaces per unit.
  Six oversized parking spaces also available, ideal for trailer parking.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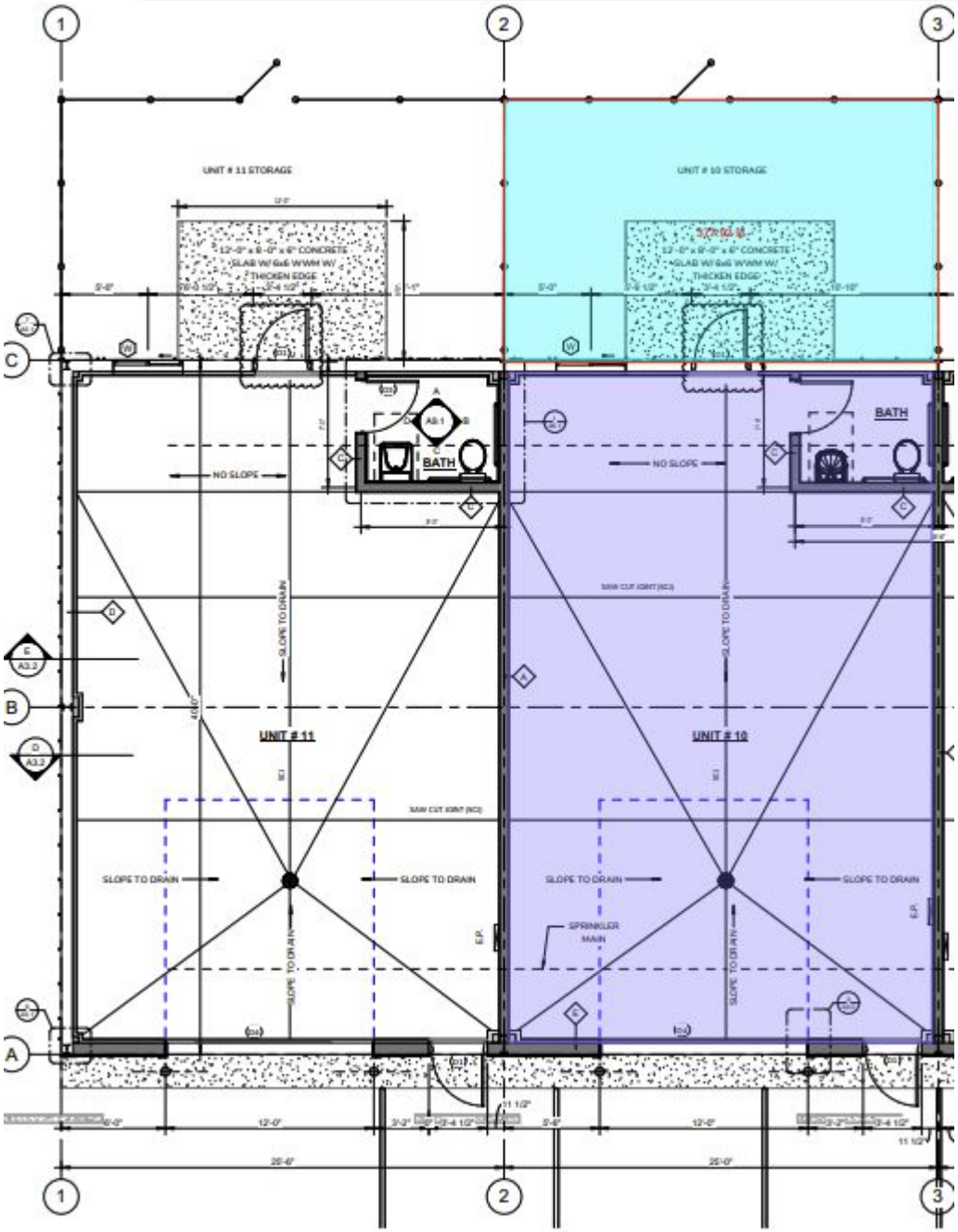
# FLOOR PLANS

**212 Mid-Tech Drive, W. Yarmouth, MA**




**Tenant Responsibilities**

Tenants are responsible for obtaining their own use permits from the Town of Yarmouth's building, health, and other applicable departments before occupying the space. This ensures that each business can comply with local regulations specific to their operations.

**Ideal Uses**

These bays are perfect for contractors, storage solutions, light industrial use, or small business operations that require a combination of indoor workspace and outdoor storage. The modern design, high ceilings, and flexible space make these units an attractive option for businesses looking to establish or expand their presence in the Mid-Cape area.

For businesses seeking a versatile and conveniently located commercial space in Cape Cod, 212 Mid Tech Drive offers a compelling opportunity with flexibility, modern amenities, and proximity to key transportation routes.

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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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