



# HARTEL REALTY

*Strategic Real Estate Services*

**FOR LEASE - \$7,000/mo**  
**7,387 +/- SF Commercial/Industrial**  
**50A Portside Drive, Bourne, MA**



- Established Commercial Site
- Industrial/Research/Manufacturing
- Ample Parking, Trucking Access
- Convenient to Bourne Bridge/Falmouth

HARTEL REALTY

230 Jones Road, Unit 6, Falmouth, MA 02540

Main: (508) 444-0172 ♦ Cell: (617) 256-3169 ♦ Fax: (508) 548-2995

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## Executive Summary

Property Address: 50A Portside Drive,  
Bourne, MA

Property type: Industrial/Manufacturing

Rent: \$7,000

Lease Type: NNN

Date Available: Immediate

Unit Size: 7,387 +/- SF



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## Property Description

### General Site Overview:

Straddling the Cape Cod Canal, Bourne is the gateway to Cape Cod. Convenient to Plymouth and other Southeast Massachusetts towns, as well as Falmouth and the ferry to Martha's Vineyard. Bourne is important historically; the Aptucxet Trading Post is the nation's oldest store. This town borders both Buzzards Bay and Cape Cod Bay and was incorporated on April 2, 1884; until that time it was a part of Sandwich.

### Complex Description:

Portside Drive is in Commerce Park, which was developed in the 1970s. This section of Bourne is manufacturing and industrial focused with occasional office and retail uses interspersed. Ideally located equidistant from the Bourne bridge and the Falmouth town line, the park is accessed by MacArthur Boulevard, which produces traffic counts in excess of 30,000 per day.

### Unit Details:

50-A Portside Drive is accessible directly from Route 28 in Bourne. The building is a total of 31,760 +/- SF situated on a 3.5 acre lot. Unit 50-A is 7,387 +/- SF and formerly housed the Massachusetts Division of Marine Fisheries. The space is suited for many applications, including industrial, manufacturing and research. There is ample tenant parking in the front and back lots.

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## Detailed Summary

<b>Foyer (Y/N)</b>	Yes
<b>Ceiling Height</b>	8'
<b>Ceiling Type</b>	Suspended
<b>Flooring</b>	Carpet/Vinyl
<b>Building Construction</b>	Prefabricated Metal
<b>Roof Type</b>	Metal
<b>Handicap Access</b>	Yes
<b>Number of Bathrooms</b>	4
<b>Floor Levels</b>	Three
<b>Parking Reserved for Unit</b>	Ample
<b>Number of curb cuts</b>	2
<b>Town Sewer or Private Septic</b>	Septic
<b>Town Water or Well</b>	Town
<b>Heating Type</b>	Natural Gas
<b>Air Conditioning</b>	Yes
<b>Maximum contiguous SF</b>	7,387 +/- SF

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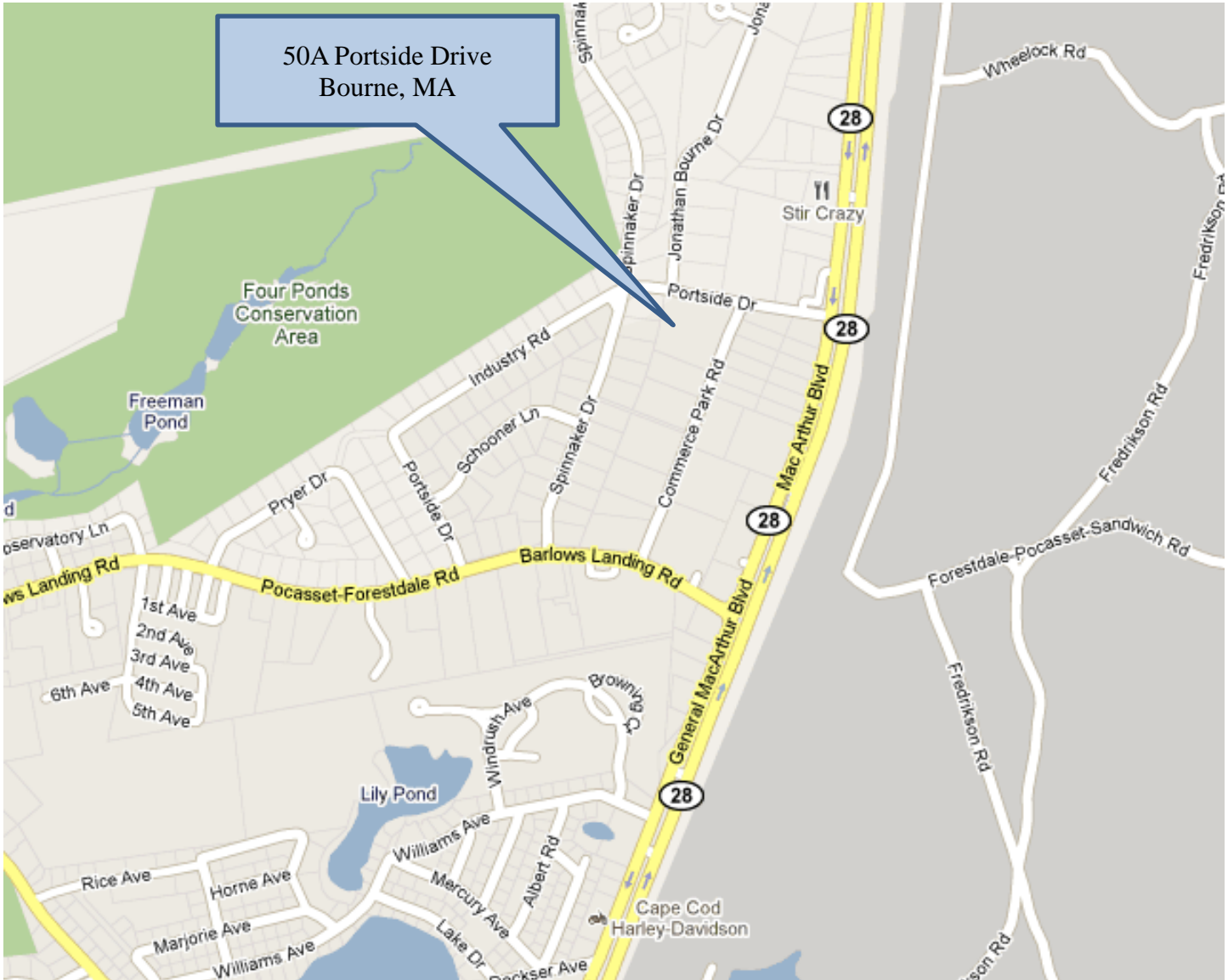
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## Area Map



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## Area Satellite



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## Photos



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*Since 1987*

## Photos



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50-A Portside Drive, Bourne



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## Floor Plan

Please note that measurements are approximate and provided for informational purposes only. Drawings are not to scale

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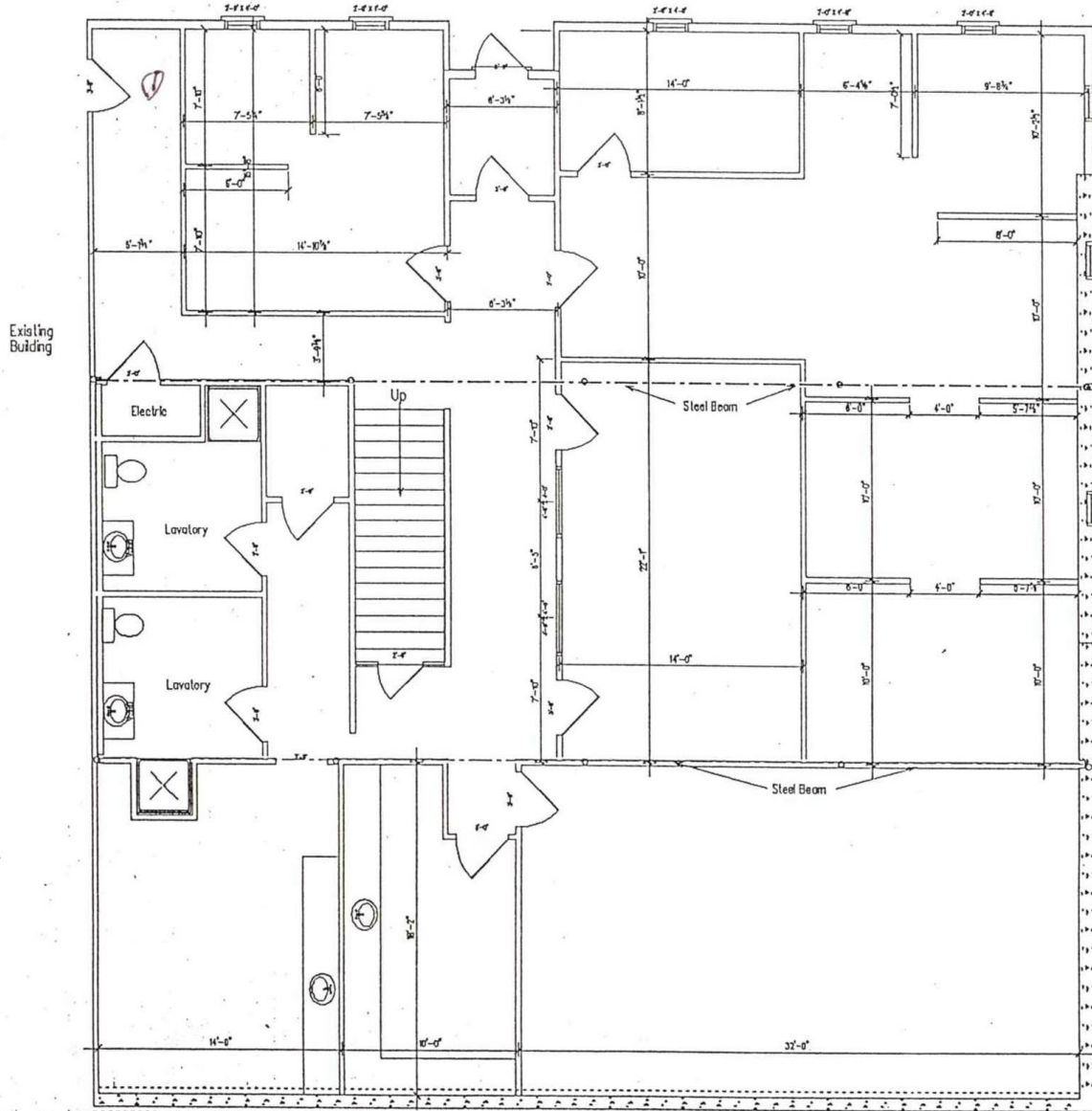
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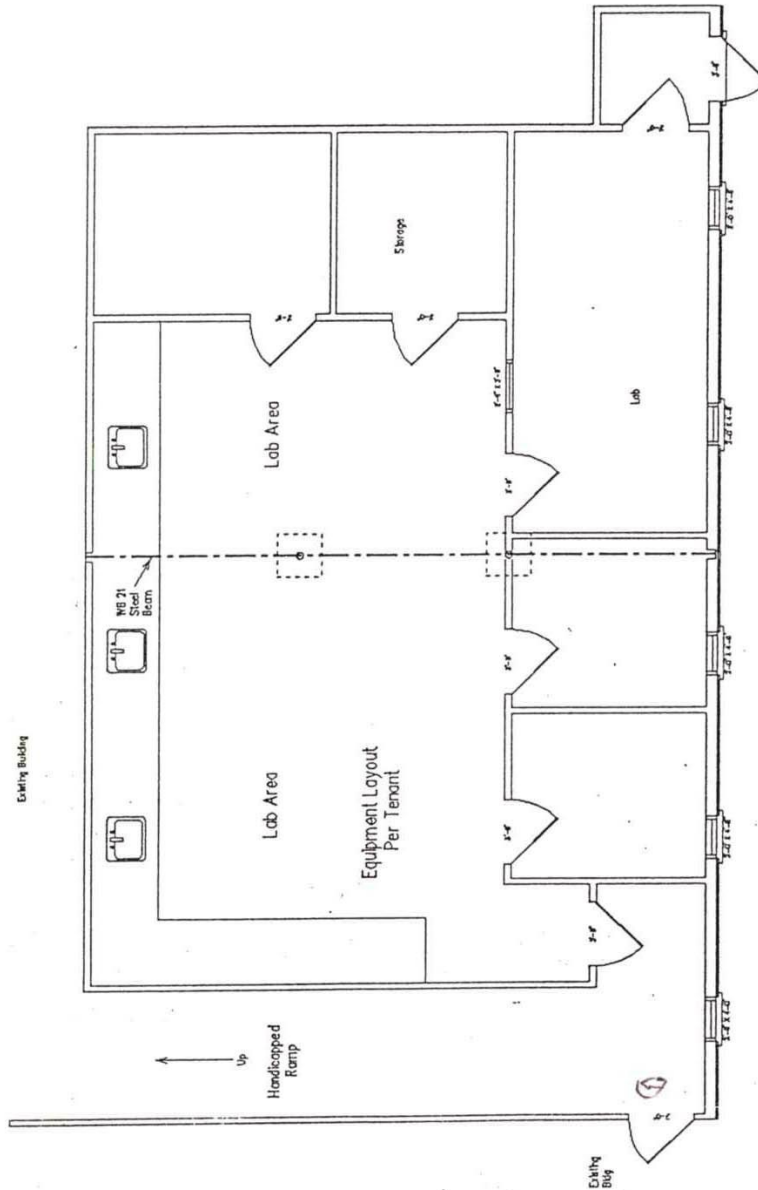
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Commonwealth of Massachusetts  
 Division of Marine Fisheries  
 Portside Drive, Pocomasset, MA

## Floor Plan

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