



HARTEL REALTY

Strategic Real Estate Services

FOR LEASE - \$4,000/mo.
6,000 +/- SF Industrial/Manufacturing
50C 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

email: greg@hartelrealty.com

www.hartelrealty.com



HARTEL REALTY

Strategic Real Estate Services

Executive Summary

Property Address: 50C Portside Drive,
Bourne, MA

Property type: Industrial/Manufacturing

Rent: \$4,000

Lease Type: NNN

Date Available: Immediate

Unit Size: 6,000 +/- SF

HARTEL REALTY

230 Jones Road, Unit 6, Falmouth, MA 02540

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

email: greg@hartelrealty.com

www.hartelrealty.com



HARTEL REALTY

Strategic Real Estate Services

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-C 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 50C is 6,000 +/- SF and formerly housed Cape Cod Printing. The space is suited for many applications, including industrial, manufacturing and research. This unit also offers a shipping/receiving area with two oversized garage doors. There is ample tenant parking in the front and back lots.

HARTEL REALTY

230 Jones Road, Unit 6, Falmouth, MA 02540

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

email: greg@hartelrealty.com

www.hartelrealty.com



HARTEL REALTY

Strategic Real Estate Services

Detailed Summary

Foyer (Y/N)	Yes
Ceiling Height	8'
Ceiling Type	Suspended
Flooring	Carpet/Vinyl
Building Construction	Prefabricated Metal
Roof Type	Metal
Handicap Access	Yes
Number of Bathrooms	4
Floor Levels	Two
Parking Reserved for Unit	Ample
Number of curb cuts	2
Town Sewer or Private Septic	Septic
Town Water or Well	Town
Heating Type	Natural Gas
Air Conditioning	Yes
Maximum contiguous SF	6,000 +/- SF

HARTEL REALTY

230 Jones Road, Unit 6, Falmouth, MA 02540

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

email: greg@hartelrealty.com

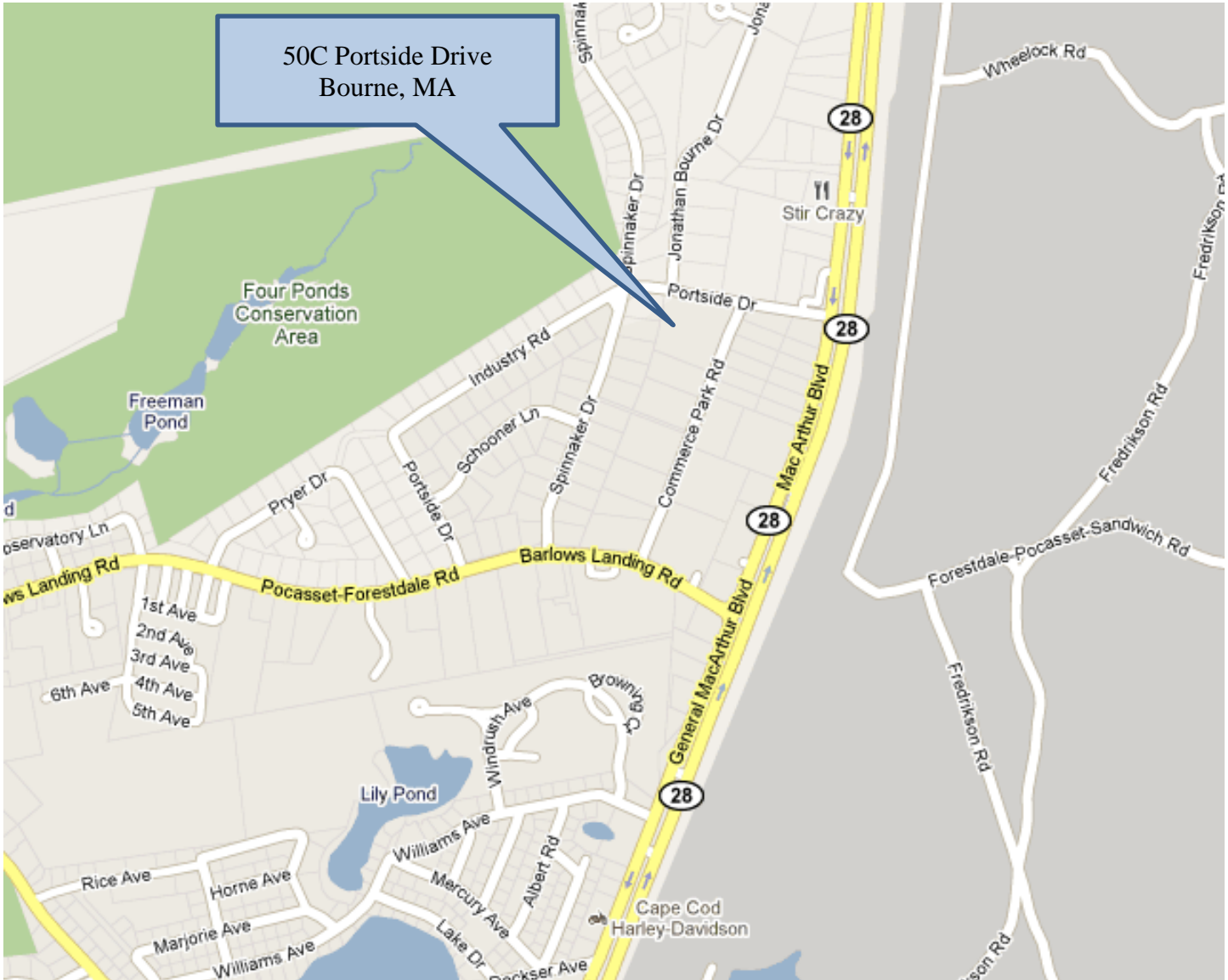
www.hartelrealty.com



HARTEL REALTY

Strategic Real Estate Services

Area Map



HARTEL REALTY

230 Jones Road, Unit 6, Falmouth, MA 02540

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

email: greg@hartelrealty.com

www.hartelrealty.com



HARTEL REALTY

Strategic Real Estate Services

Area Satellite



HARTEL REALTY

230 Jones Road, Unit 6, Falmouth, MA 02540

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

email: greg@hartelrealty.com

www.hartelrealty.com



HARTEL REALTY

Strategic Real Estate Services

Photos





HARTEL REALTY

Since 1987

Photos



HARTEL REALTY

230 Jones Road, Unit 6, Falmouth, MA 02540

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

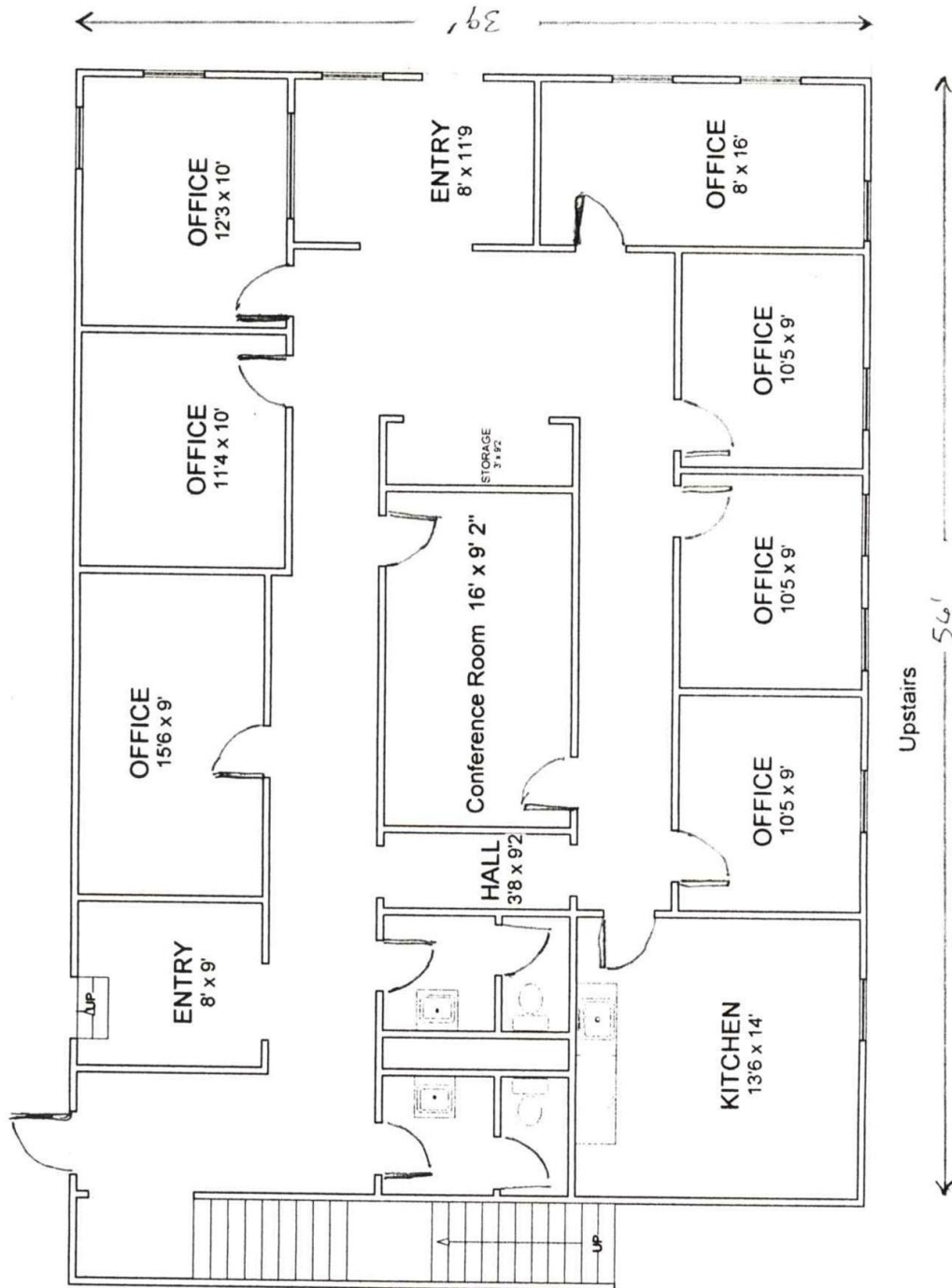
email: greg@hartelrealty.com

www.hartelrealty.com



HARTEL REALTY

Strategic Real Estate Services



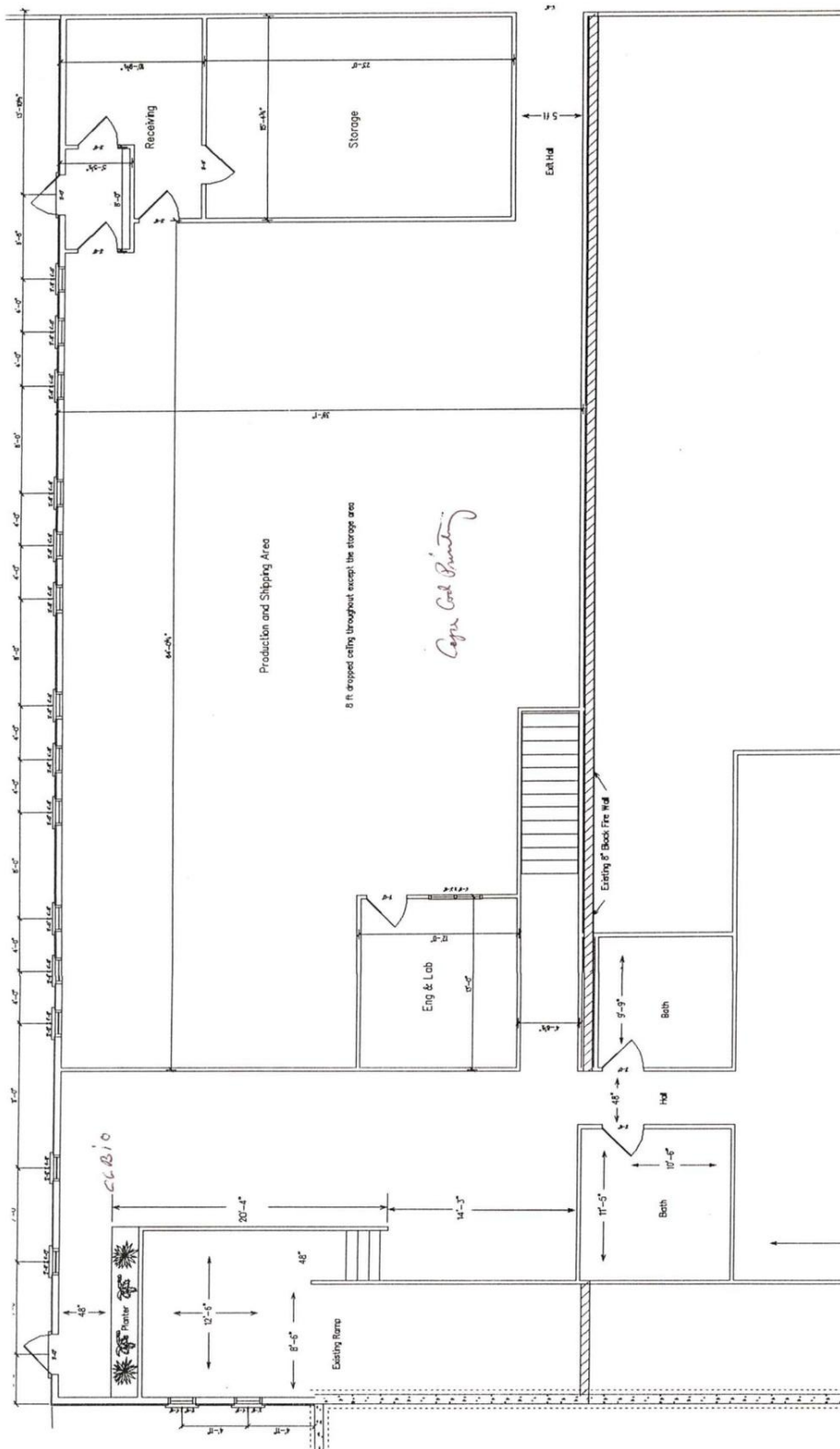
Please note that measurements are approximate and provided for informational purposes only. Drawings are not to scale

Floor Plan



HARTEL REALTY

Strategic Real Estate Services



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

Floor Plan

HARTEL REALTY

230 Jones Road, Unit 6, Falmouth, MA 02540

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

email: greg@hartelrealty.com

www.hartelrealty.com