



# HARTEL REALTY

*Strategic Real Estate Services*

**FOR LEASE - \$4.89/SF/NNN or \$15,700/mo**  
**38,525 +/- SF Industrial/Manufacturing**  
**53 Portside Drive, Bourne, MA**



- Established Commercial Site
- Industrial/Research/Manufacturing
- Existing Office Space
- 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](mailto:greg@hartelrealty.com)

[www.hartelrealty.com](http://www.hartelrealty.com)



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## Executive Summary

Property Address: 53 Portside Drive,  
Bourne, MA

Property type: Industrial/Manufacturing

Rent: \$4.89/SF/YR  
\$15,700/mo.

Lease Type: NNN

Date Available: Immediate

Unit Size: 38,525 +/- 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, Bourne 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, (Route 28) which produces traffic counts in excess of 30,000 per day, according to the Mass. DOT.

### Unit Details:

53 Portside Drive is accessible directly from Route 28 in Bourne. The nearly five-acre property is improved with one main building, that is a 38,500 +/- SF manufacturing and office building. The front of the structure is two 6,000 +/- SF of office space and the rear of the building is a 26,500 +/- SF manufacturing area, that currently includes offices. Formerly leased to Sapphire Engineering, the space is suited for many applications, including industrial, manufacturing and research. The building offers three shipping/receiving areas with overhead doors. There is ample tenant parking in the side and back lots.



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## Detailed Summary

<b>Foyer (Y/N)</b>	Yes
<b>Ceiling Height</b>	Varied
<b>Ceiling Type</b>	Varied
<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>	Two
<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>	38,525 +/- SF

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53 Portside Drive  
Bourne, MA





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## Area Satellite



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## Photos



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Since 1987

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