



# HARTEL REALTY

*Strategic Real Estate Services*

**FOR LEASE - \$11/SF NNN**

**3,144 +/- SF**

**Office/Industrial/Manufacturing/Research**

**FALMOUTH TECHNOLOGY PARK**

**20 Langdon G Burwell Drive, Falmouth, MA**



- **Convenient Highway Access**
- **One over-head bay door at freight height**
- **Designed for cold storage with a floor drainage system through-out**

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)

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## Executive Summary

Property Address:	20 Langdon G Burwell Drive, Falmouth,
Property Type	Office, Manufacturing, Light Industrial, Research
Assessor's Reference:	Map: 16, Section: 1 Parcel: 004 Lot: 082
Tax ID #	183763
Year Built:	2000
Tax Bill 2011:	\$4,110
Total Area:	3,144 SF +/-
Zoning:	Light Industrial B
Rent	\$11/ SF
Lease Type	NNN
Date Available	Immediately

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<b>Total Room Count</b>	5
<b>Number of Bathrooms</b>	One
<b>Floor Levels</b>	One
<b>Town Sewer or Private Septic</b>	Private Septic and 8,000 Gallon Tight Tank.
<b>Town Water or Well</b>	Town
<b>Heating Type</b>	Gas, FHA (A/C)
<b>Gutters</b>	Yes
<b>Additional Features</b>	Lighted on-site parking
<b>Basement</b>	Slab
<b>Air Conditioning</b>	Yes
<b>Exterior</b>	Aluminum
<b>Flooring</b>	Concrete/Vinyl
<b>Foundation</b>	Concrete Slab
<b>Parking</b>	18+ Spaces
<b>Electrical</b>	3 Phase



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## Property Description

### General Site Overview:

The Falmouth Technology Park is located in West Falmouth off Thomas B. Landers Road. In 1979 the town of Falmouth purchased 420 acres, with 114 acres set aside for the Falmouth Technology Park. In 1981 the Falmouth Economic Development and Industrial Corporation (EDIC) was created and took on the task of developing the park. Over 15 businesses call the park home.

### Complex Description:

Falmouth Technology Park is conveniently located within close proximity to Route 28 north and south and is approximately  $\frac{3}{4}$  mile north of Downtown Falmouth. Typical tenants of Falmouth Tech Park are research and light industrial commerce.

### Unit(s) Description:

20 Landon G Burwell Drive is a 3,144 SF free standing metal building situated on a 4.26 acre lot. The roof is an asphalt roof with a asphalt paved circular driveway with 18 parking spaces which is also lighted. The property is heated by gas forced hot air with central A/C. There are two offices, one bath and two cold storage areas. There is a one bay dock level garage.

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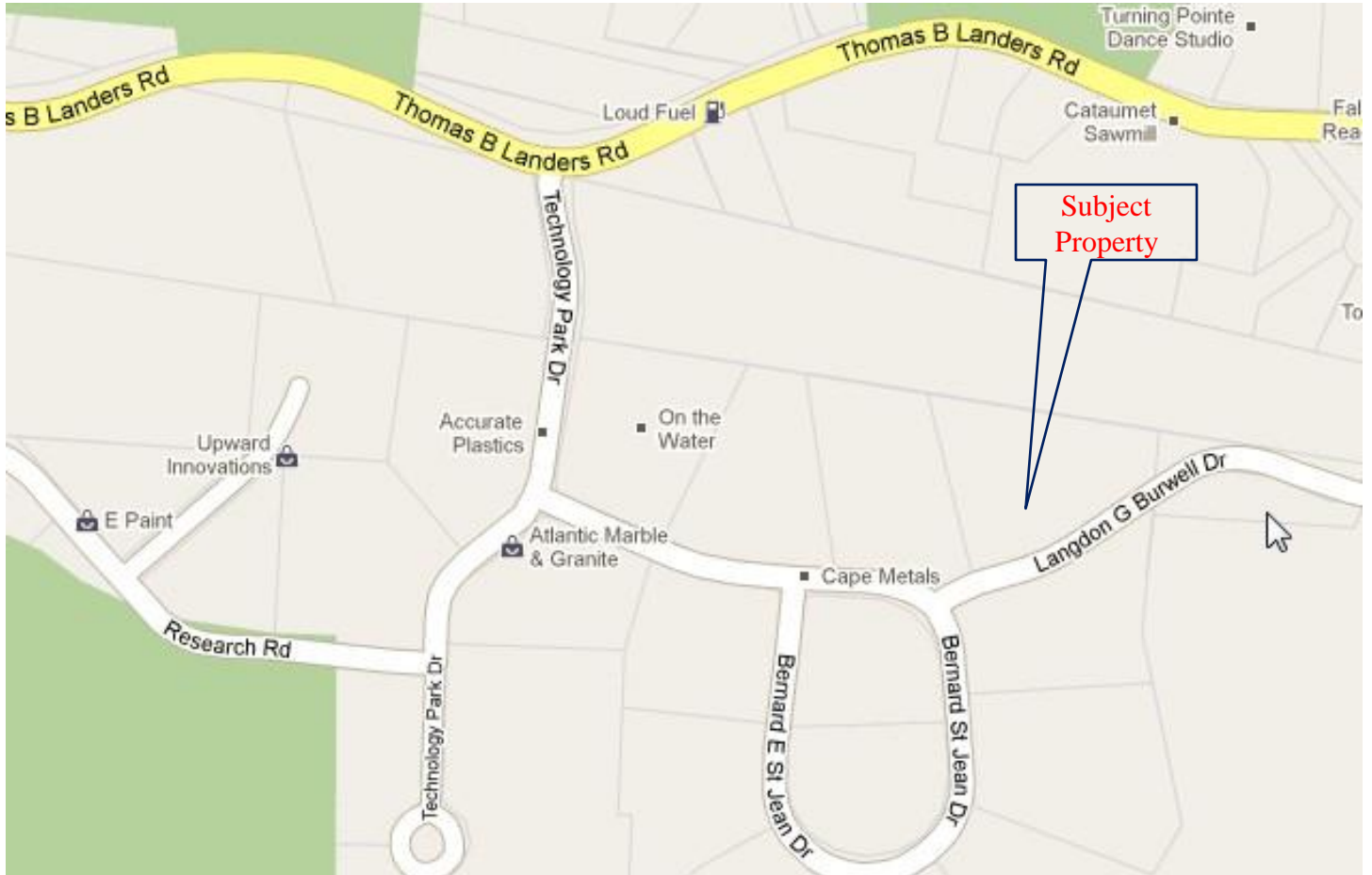
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## Area Map



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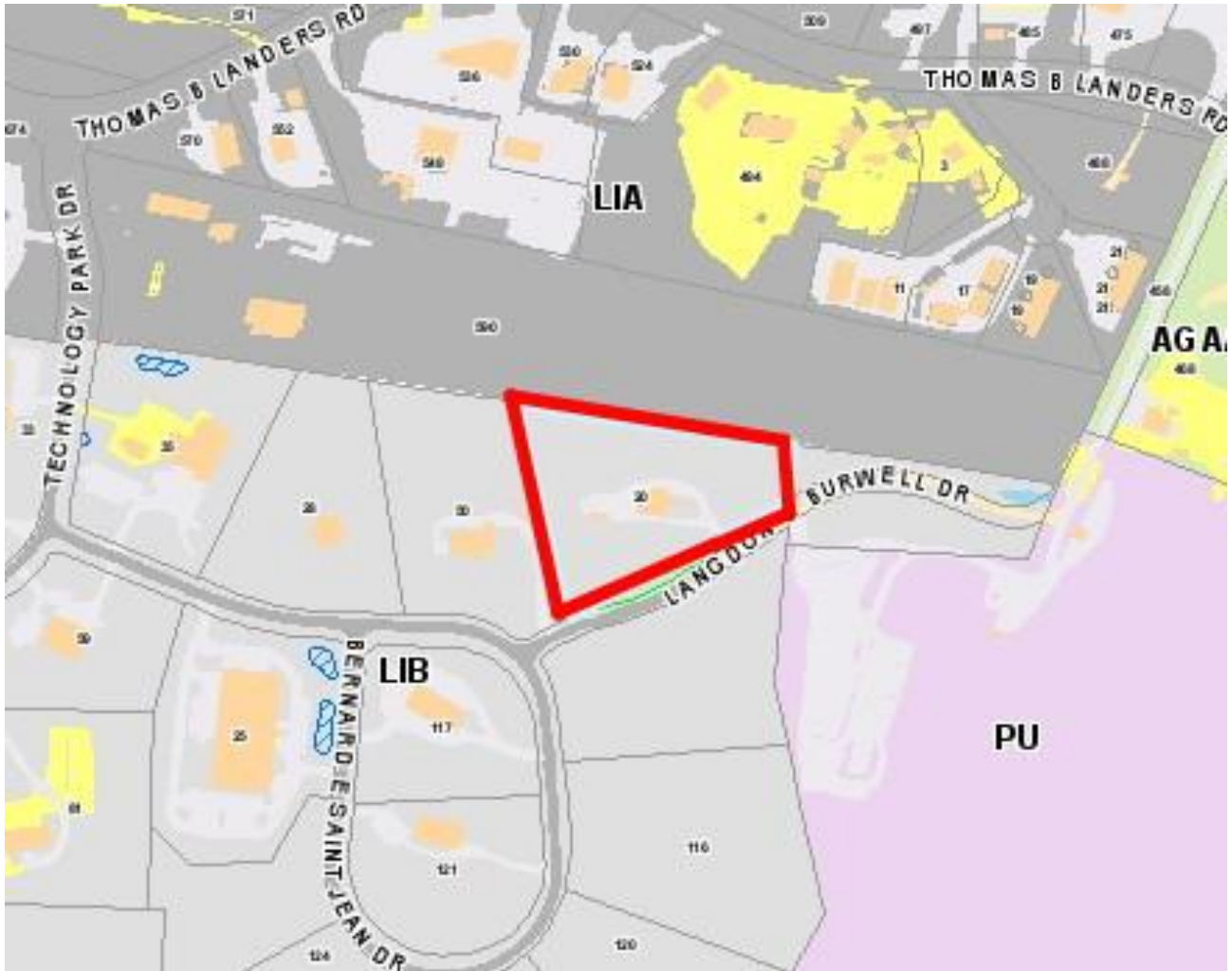
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## Zoning Map



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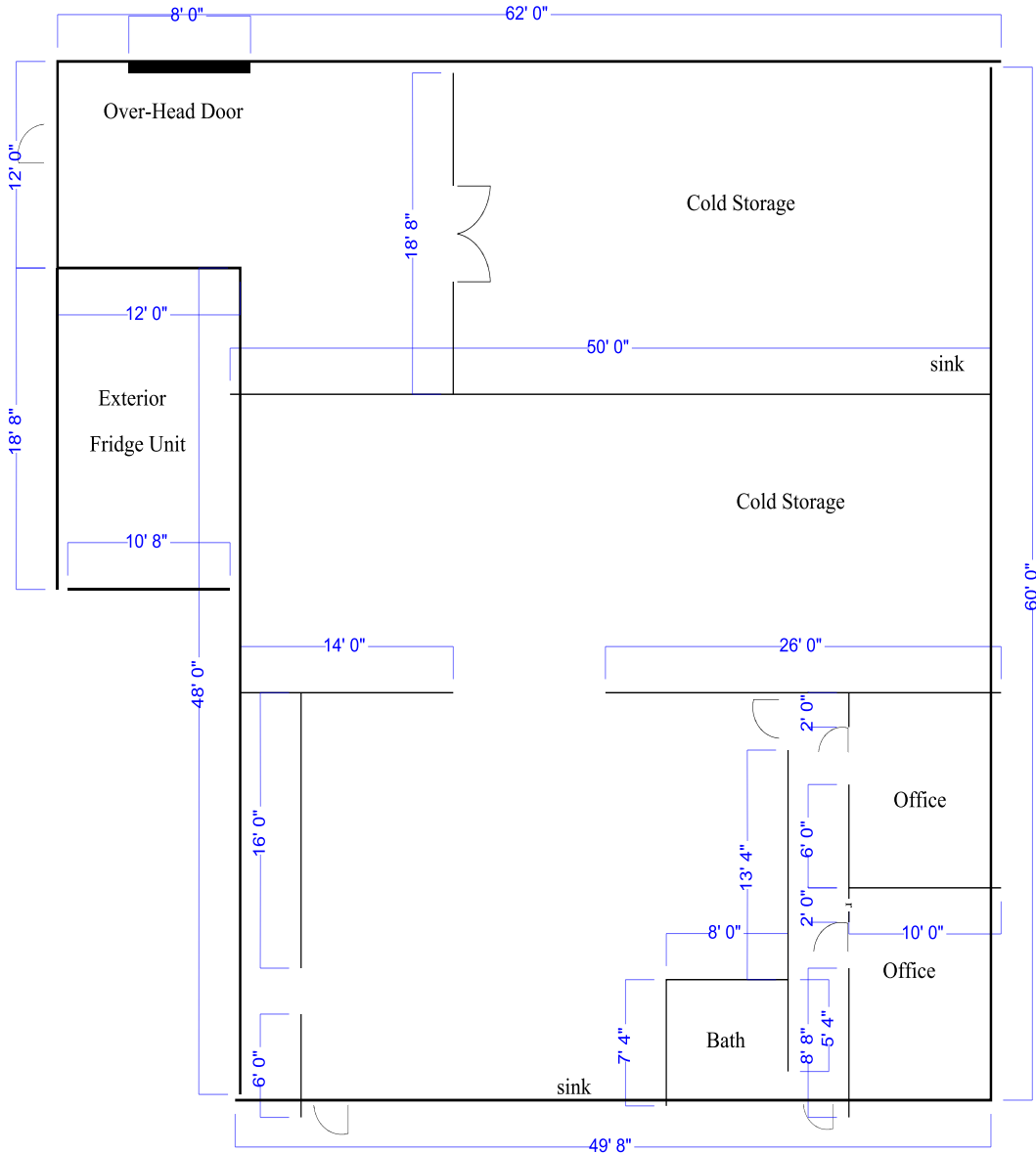
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## Sketch of Building



Drawing not to scale



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## Photos



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