



# HARTEL REALTY

*Strategic Real Estate Services*

**FOR LEASE - \$12/SF NNN**

**2,000 to 21,060 +/- SF**

**Office/Industrial/Manufacturing/Research**

**FALMOUTH TECHNOLOGY PARK**

**116 Bernard E. St. Jean Drive, Falmouth, MA**



- **Convenient Highway Access**
- **Build to Suit**
- **Two Buildings @ 21,060 +/- SF Each**

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: 116 Bernard E. St. Jean Drive, Falmouth, MA

Property type: Office/Light Industrial/Manufacturing/Research

Rent: \$12/ SF

Lease Type: NNN

Date Available: Immediate

Unit Size: 2,000 – 21,060 +/- SF



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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 4 miles north of Downtown Falmouth. Typical tenants of Falmouth Tech Park are research and light industrial commerce.

### **Unit(s) Description:**

116 Bernard E. St. Jean Drive is being developed on a one acre lot with two buildings planned, each being 21,060 +/- SF each. There are spaces available from 2,000 +/- to 21,060 +/- SF with ample parking.

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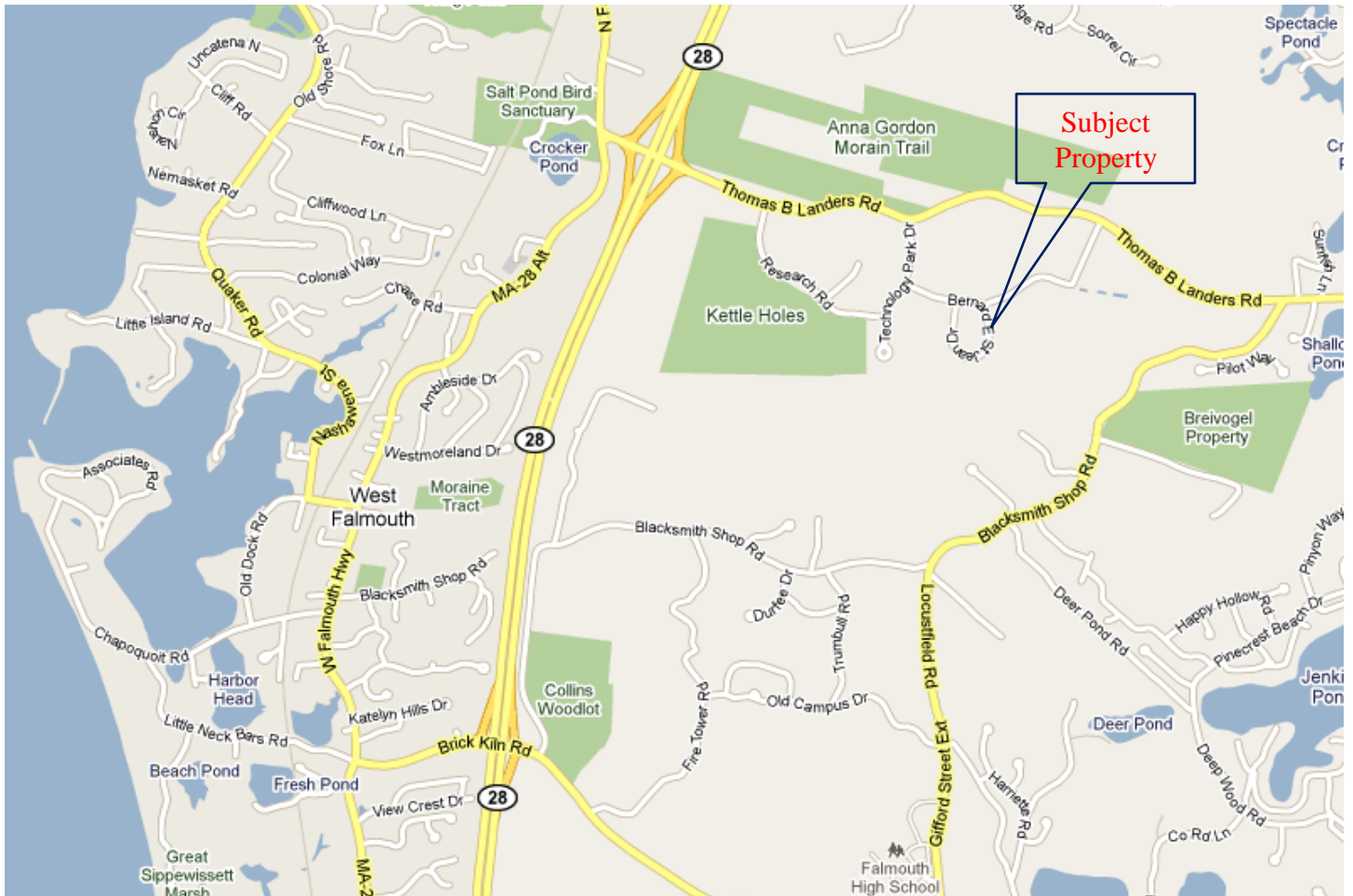
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## Area Map



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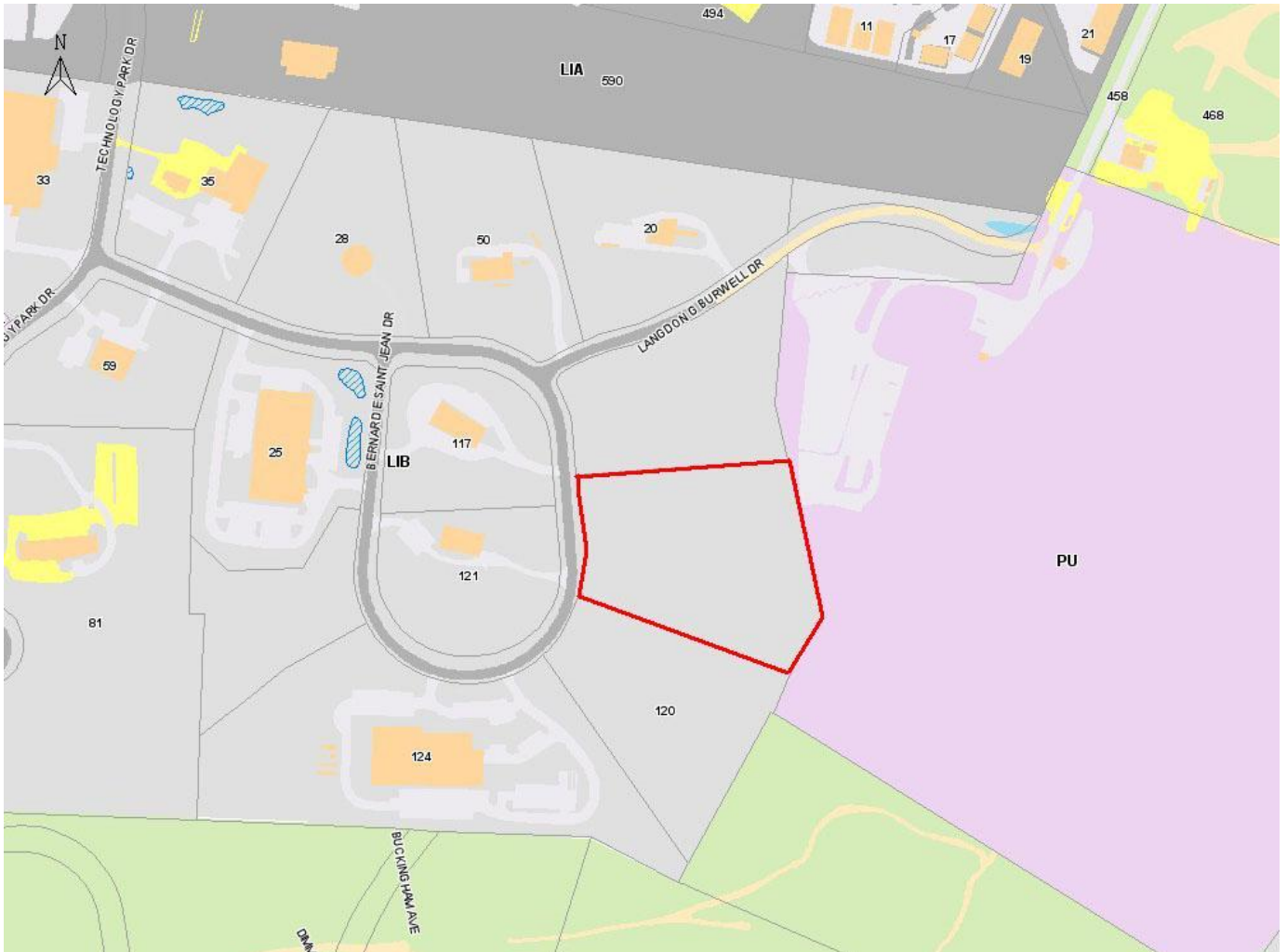
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## Zoning Map



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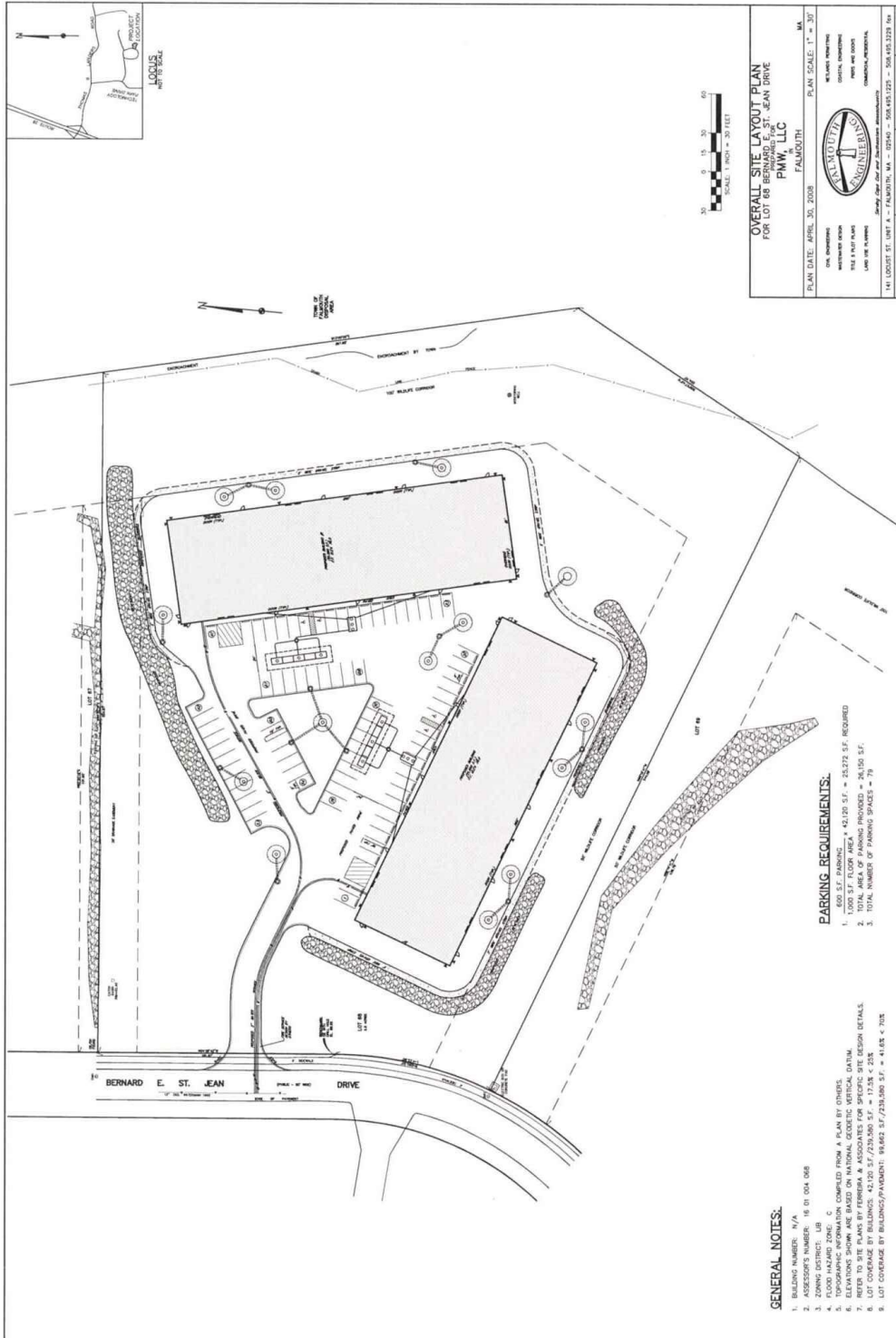
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Site Layout