



# HARTEL REALTY

*Strategic Real Estate Services*

**FOR LEASE**  
**Approximately 4,000 +/- SF. Warehouse**

**4 Lantern Lane, Falmouth, MA**



- **Highly visible Rt. 28 (Main Street) location**
- **16,809 +/- total SF building**
- **Private baths and dock height warehouse**

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:     | 4 Lantern Lane, Falmouth, MA 02540         |
| Property Type         | Warehouse                                  |
| Assessor's Reference: | Map: 47B Section: 03 Parcel: 017A Lot: 004 |
| Tax ID #              | 47B 03 017A 004                            |
| Year Built:           | 1944                                       |
| Total Area:           | 5,040 SF +/-                               |
| Zoning:               | BU   |
| Rent                  | \$8/SF                                     |
| Lease Type            | Tenant Pays Utilities                      |
| Date Available        | Immediately                                |

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|                                     |                 |
|-------------------------------------|-----------------|
| <b>Total Room Count</b>             | <b>1</b>        |
| <b>Number of Bathrooms</b>          | 0               |
| <b>Floor Levels</b>                 | One             |
| <b>Town Sewer or Private Septic</b> | Private septic  |
| <b>Town Water or Well</b>           | Town            |
| <b>Heating Type</b>                 | Gas, FHA        |
| <b>Gutters</b>                      | None            |
| <b>Additional Features</b>          | On-site parking |
| <b>Basement</b>                     | Slab            |
| <b>Air Conditioning</b>             | None            |
| <b>Exterior</b>                     | Block           |
| <b>Flooring</b>                     | Concrete        |
| <b>Foundation</b>                   | Block           |
| <b>Parking</b>                      | Paved           |
| <b>Electrical</b>                   | Public          |



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## Property Description

### General Site Overview:

The property is located in Falmouth on Main St (Rt. 28) across the street from the Mariner Motel. The average traffic level in the summer is 23,000 cars per day.

### Complex Description:

The property is a 5,040 +/- SF. Building with plenty of on site parking.

### Unit(s) Description:

The property is a 5,040 SF warehouse with Approximately 4,000 SF available for rent. There are two dock height doors with easy access to Rt. 28.

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## Area Map



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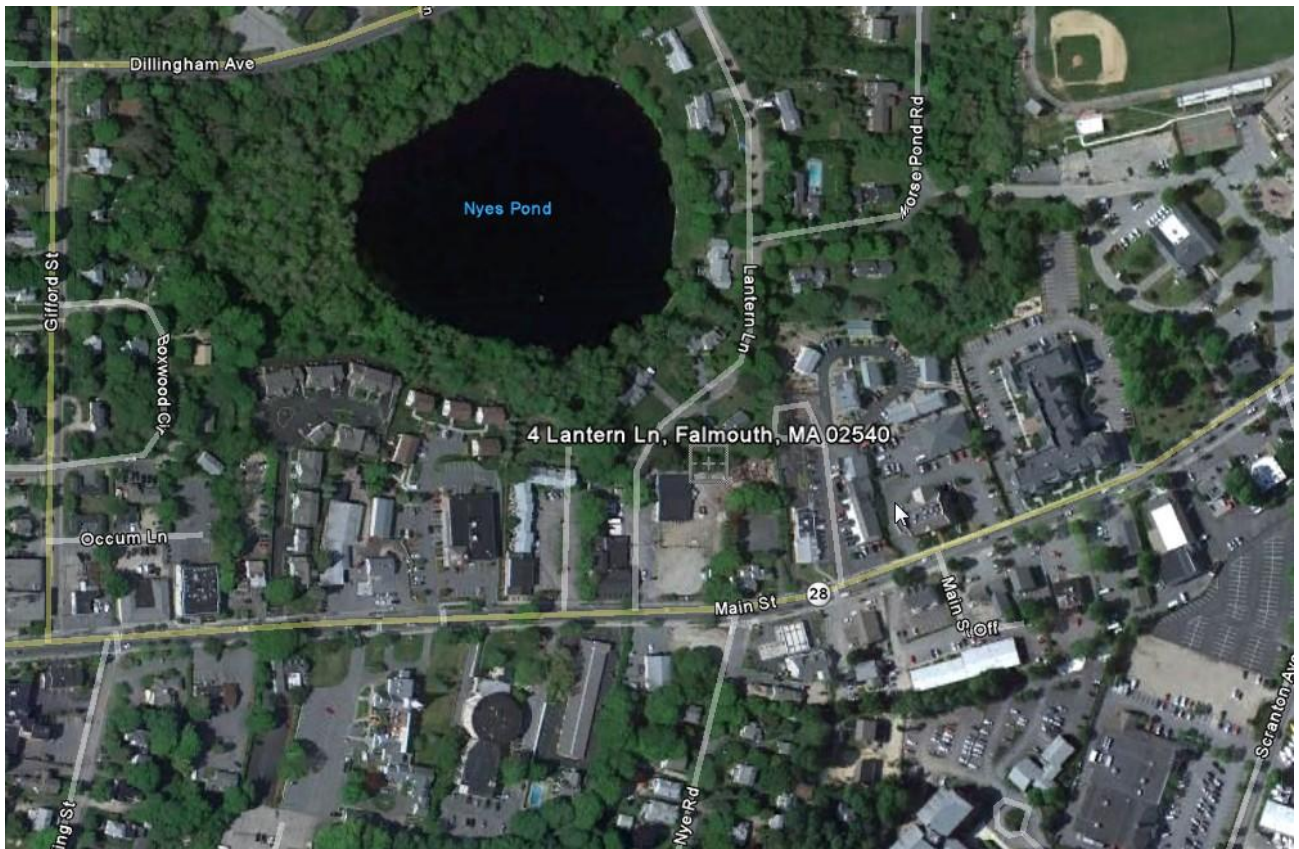
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## Aerial Photo



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