



HARTEL REALTY

Strategic Real Estate Services

FOR LEASE

First Floor - 8,632 +/- SF at \$10 SF

Second Floor - 4,504 +/- SF at \$7 SF

Lower Level - 3,136 +/- SF at \$5 SF

Retail/Office/Warehouse

556 Main Street, Falmouth, MA



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

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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



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Executive Summary

Property Address:	556 Main Street, Falmouth, MA 02540
Property Type	Retail/Office/Warehouse
Assessor's Reference:	Map: 47B Section: 02 Parcel: 005 Lot: 001
Tax ID #	47B 02 005 001
Year Built:	1944
Total Area:	16,809 SF +/-
Zoning:	BU
Rent	1 st Floor \$10/SF, 2 nd Floor \$7/SF, Lower Level \$5/SF
Lease Type	Tenant Pays Utilities
Date Available	Immediately

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Total Room Count	3
Number of Bathrooms	Four
Floor Levels	Two, plus basement (storage)
Town Sewer or Private Septic	Private septic
Town Water or Well	Town
Heating Type	Gas, FHA (A/C)
Gutters	Yes
Additional Features	On-site parking
Basement	Partial
Air Conditioning	Yes
Exterior	Wood
Flooring	Carpet, Concrete
Foundation	Block
Parking	Paved
Electrical	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 16,809 +/- SF. Building with plenty of on site parking. There is a second floor which is wide open for many potential uses. There is a separate building which can be used for flammable items.

Unit(s) Description:

The property has a large retail building with frontage on Main St. (Rt.28) with large display windows. There is also a second floor which could be used as office space. There is an area in the rear that has five over head doors, two that are dock height. There is a freight elevator that goes between the first floor and basement storage area. There are four bathrooms on the property.

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Area Map



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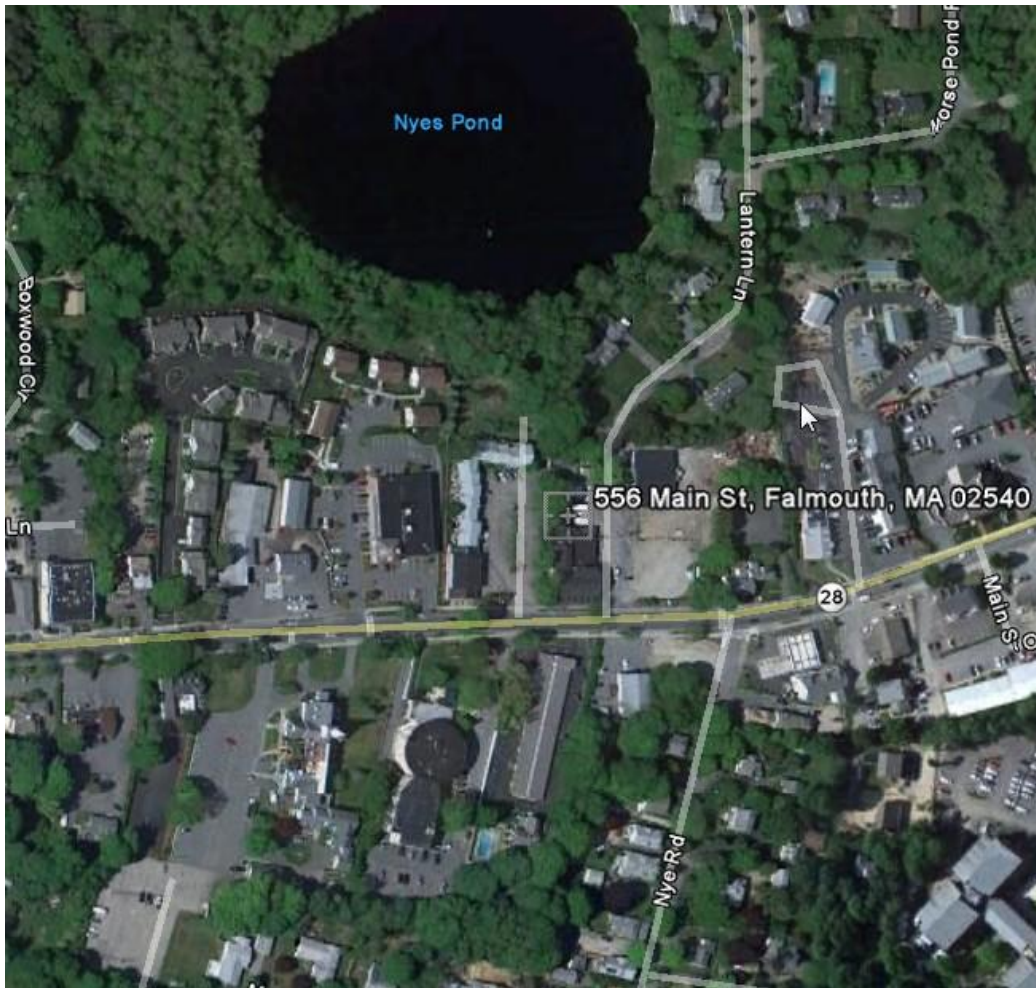
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Aerial Photo



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