



HARTEL REALTY

Strategic Real Estate Services

FOR LEASE - \$12/SF NNN

2,000 to 20,000 +/- SF

Office/Industrial/Manufacturing/Research

FALMOUTH TECHNOLOGY PARK

68 Bernard E. St. Jean Road, Falmouth, MA



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

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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: 68 Bernard E. St. Jean Road, Falmouth, MA

Property type: Office/Light Industrial/Manufacturing/Research

Rent: \$12/ SF

Lease Type: NNN

Date Available: Immediate

Unit Size: 2,000 – 20,000 +/- 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 $\frac{3}{4}$ mile north of Downtown Falmouth. Typical tenants of Falmouth Tech Park are research and light industrial commerce.

Unit(s) Description:

68 Bernard E. St. Jean Road 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 20,000 +/- SF and there will be 80 parking spaces to serve both buildings.

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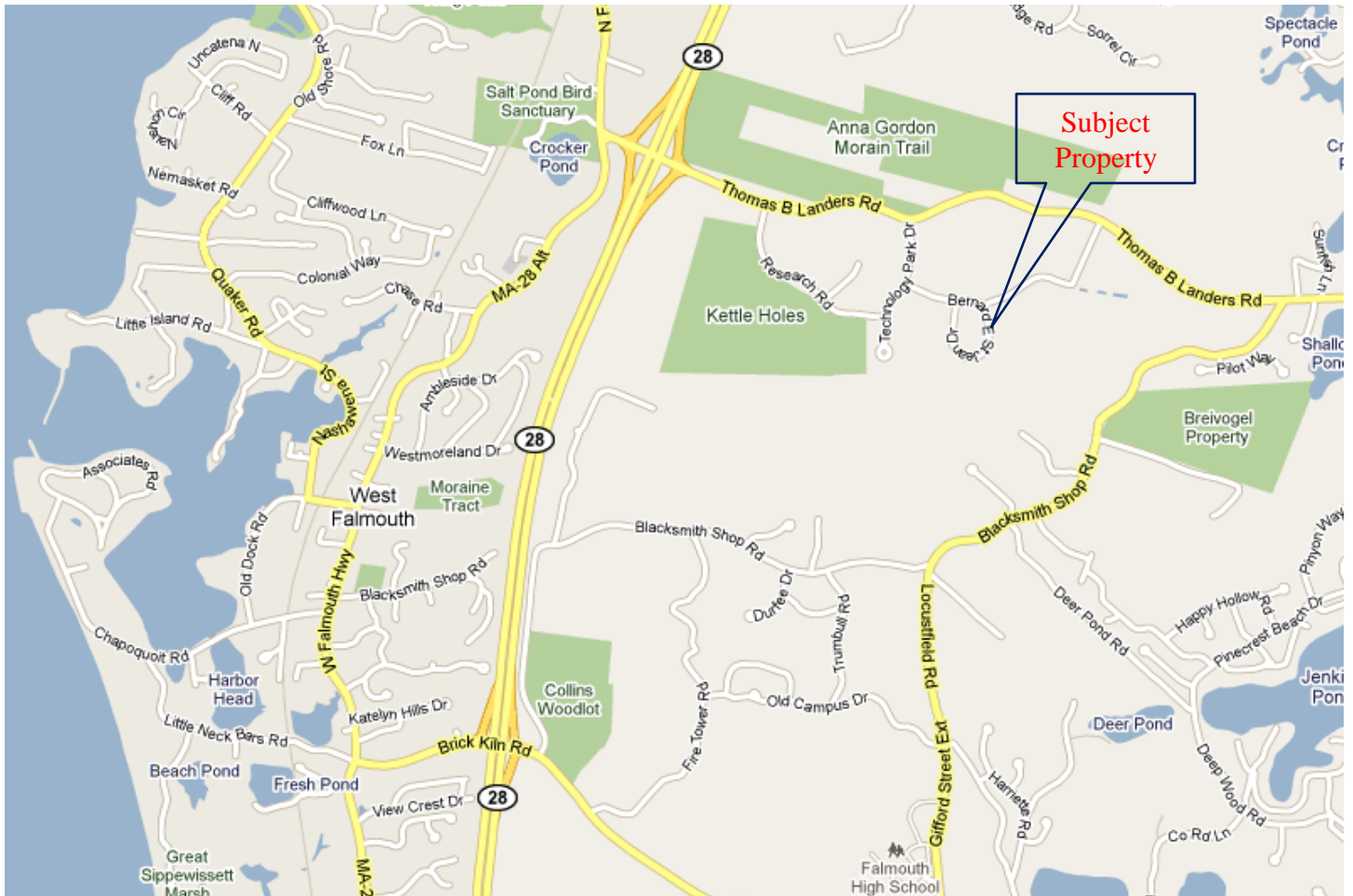
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Area Map



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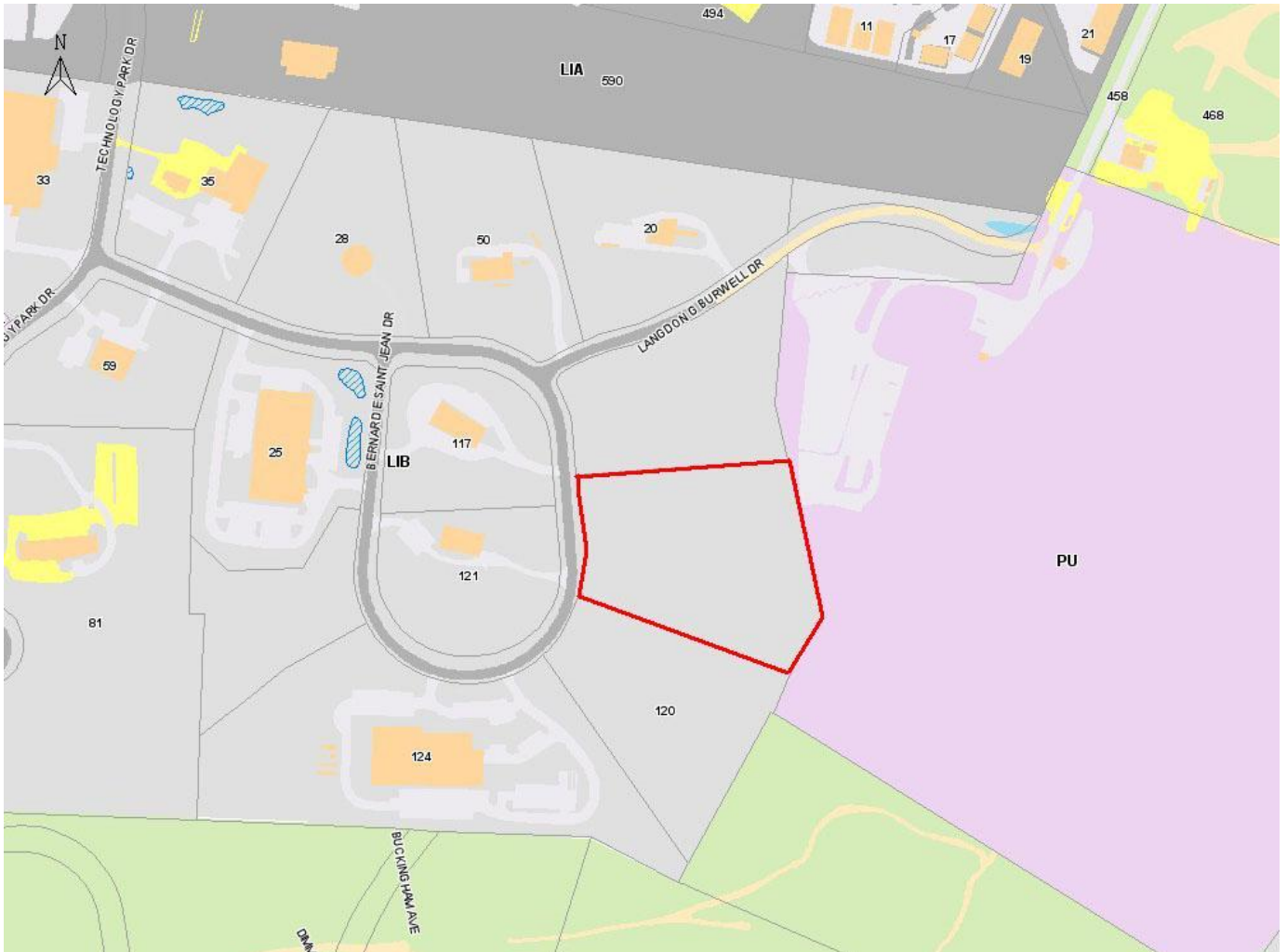
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Zoning Map



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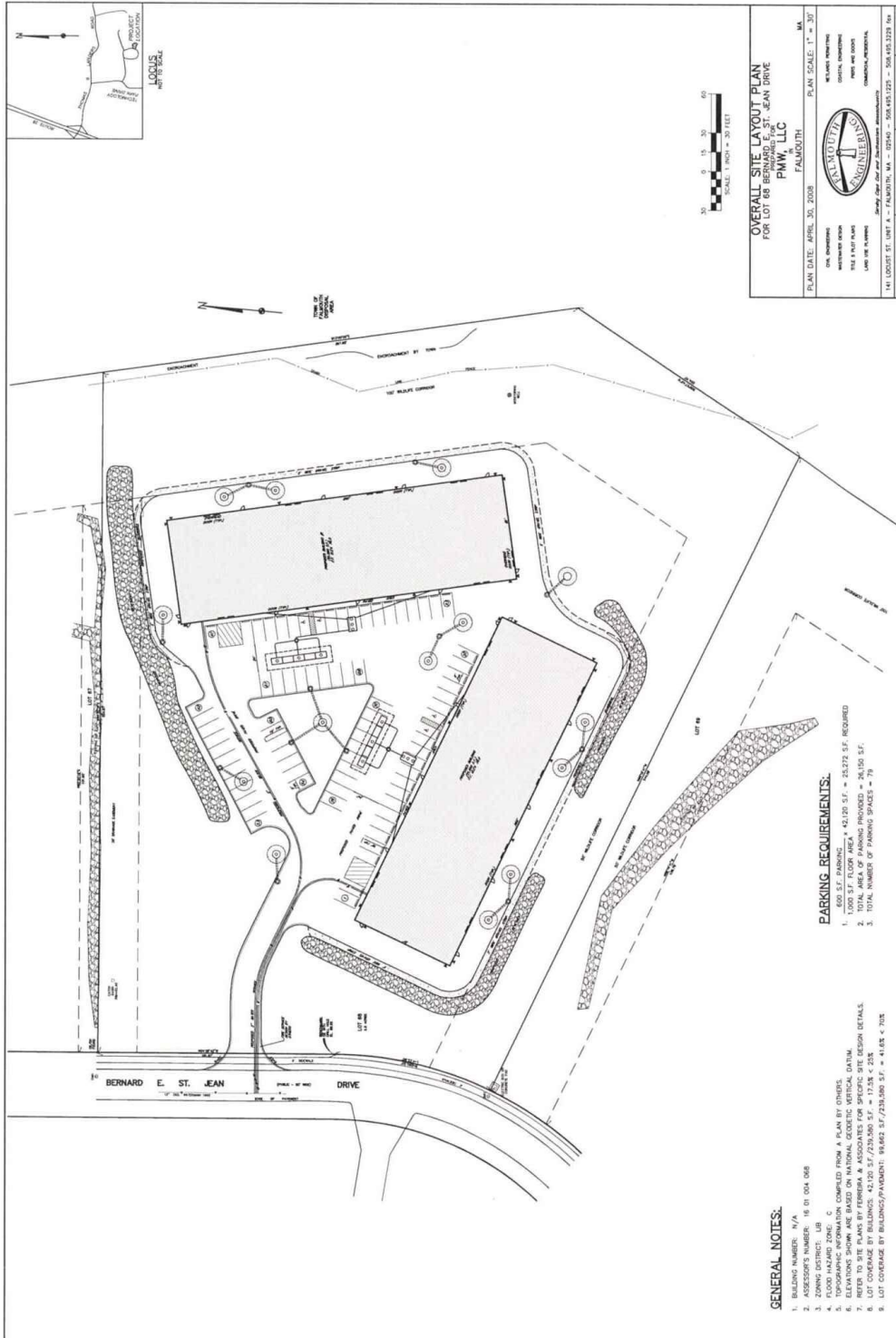
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Site Layout