



HARTEL COMMERCIAL

Strategic Real Estate Services

FOR LEASE - \$1,500/MONTH

**CLOVER COURTYARD - OFFICE
CONDOMINIUM**

759 FALMOUTH ROAD, UNIT 1, Mashpee, MA



High Traffic on Route 28
Excellent Visibility and Road Signage
1,210± SF Office Condominium End Unit
400± SF Industrial Space included in SF

HARTEL COMMERCIAL REAL ESTATE

230 Jones Road, Unit 6, **Falmouth, MA 02540** | 40 Willard Street, Unit 207, **Quincy, MA 02169**

Main: (508) 444-0172 | Fax: (508) 548-2995

Greg Hartel - Cell: 617-256-3169 | Jody Shaw - Cell: 508-566-3556

Email: Greg@HartelRealty.com or Jody@HartelRealty.com

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Executive Summary

Property Address:	759 Falmouth Road Unit 1 Mashpee, MA
Unit Size:	1,210 SF - Office/400 SF - Industrial
Property Type:	Office Condominium/Industrial
Lease:	\$1,500 /month
Lease Type:	Modified Gross
Year Built:	2005
Total Building Units:	8
Zoning:	Commercial

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Detailed Summary

Total Unit Room Count:	4
Private Bath:	Private
Floor Levels:	1
Total SF:	1,210± SF
Finished Office Space:	810± SF
Unfinished Industrial Space:	400± SF
Parking:	Ample/Common Lot/30± spaces
Number of Curb Cuts:	2
Basement:	Concrete Slab
Town/Private Septic:	Private Septic
Town/Well Water:	Municipal
Sprinklers:	Yes
Heating /Cooling:	FHA/Gas/Central A/C
Foyer:	Yes

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Aerial View



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General Area Overview:

The property is located in the town of Mashpee on Falmouth Road, aka Route 28, giving high visibility and easy access to area businesses. Mashpee Commons is .62 miles, South Cape Plaza is .38 miles east and .68 miles further is the Mashpee Rotary connecting points east to Hyannis, north to Sandwich and south to New Seabury and area beaches .

Neighborhood Description:

Clover Courtyard is located just before the Deer Crossing Plaza, South Cape Plaza and Mashpee Commons. This is an area of retail and commercial businesses along Route 28, which is a heavily travelled road year round, and scattered residential developments throughout giving easy access to area services and businesses. Area businesses include restaurants, gas stations, movie theatre, retail shopping, fitness center and coffee shops.

Property Details:

759 Falmouth Road consists of 10,000± SF Industrial / Office building containing eight units of approximately 1,200± SF each. Unit 1 is an end unit consisting of 1,265± SF, having 865± SF finished and 400± SF unfinished. This unit is heated by FHA/Gas with air conditioning. There is ample parking with high visibility and easy access.

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Photographs



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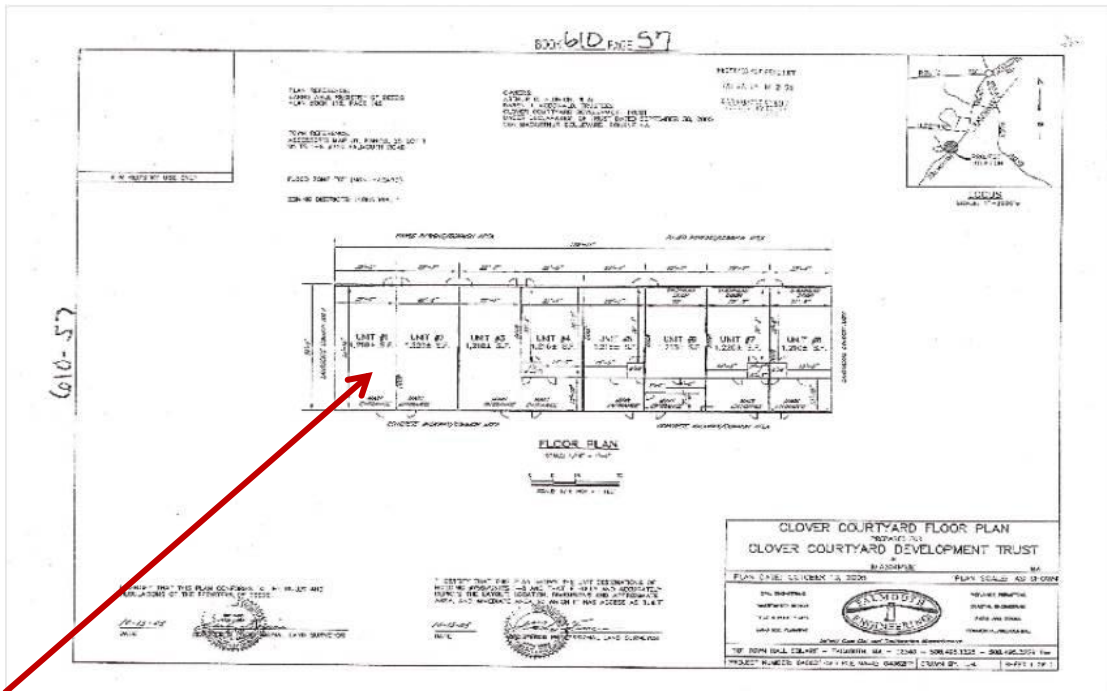
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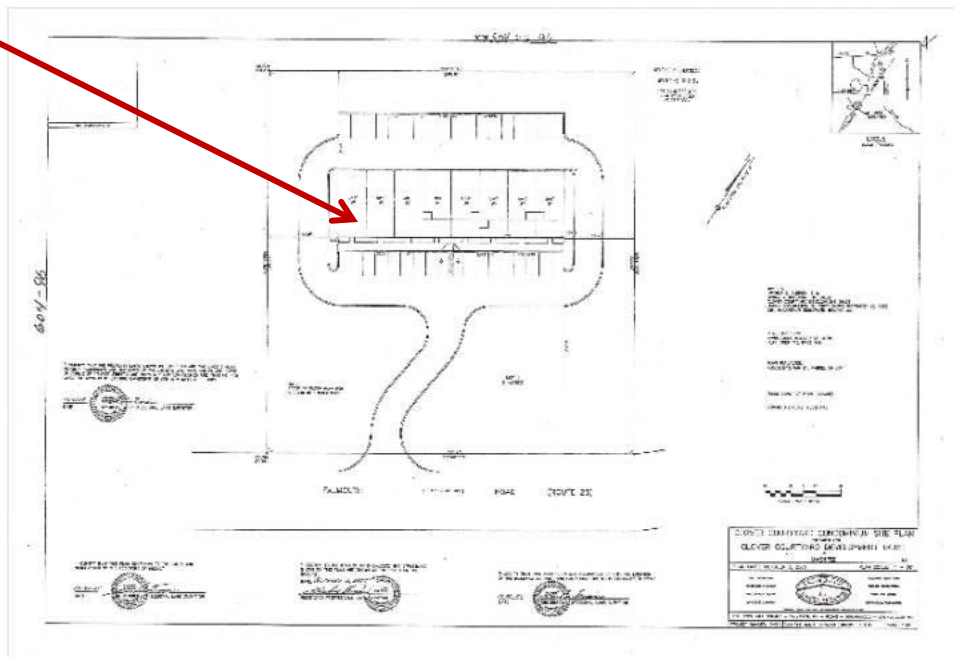
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Floor Layout & Site Plan



Unit 1



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