



HARTEL REALTY

Strategic Real Estate Services

FOR LEASE - \$11/SF
1,262 +/- SF Commercial / Office

10 Edgerton Drive, Unit 2
Falmouth, MA 02540



- Well Established Commercial Location
- Ample Parking
- Just off Rt. 28

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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: 10 Edgerton Drive, Falmouth, MA

Unit # 2

Property type: Office/Warehouse

Rental \$: \$11/SF

Unit Size: 1,262 +/- SF



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Detailed Summary

Total Room Count in Unit	Two
Private or Common Bathrooms	Private (3 baths)
Floor Levels	First Floor
Parking Reserved for Unit	Ample public
Number of curb cuts	2 - Two Cuts
Town Sewer or Private Septic	Septic
Town Water or Well	Town
Basement Type	Slab
Heating Type	Gas FHA
Air Conditioning	No, but can be added
Ceiling Height	10'
Flooring	Carpet, Concrete
Building Construction	Wood Frame
Gutters (Y/N)	Yes
Siding	Wood
Roof Type	Asphalt
Handicap Access	No
Maximum contiguous SF	1,262 +/- SF



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Property Description

General Site Overview:

10 Edgerton Drive is located just off Rt. 28 in an office park made up of primarily medical and doctor offices. To the south is Falmouth Center and Woods Hole.

To the north is Rt. 25 for easy access to Rt. 495 and points north.

Complex Description:

10 Edgerton Drive is a building with three other Office Condos/Warehouses.

Unit Details:

Unit 2 is a 1,262 +/- SF unit, comprised of one office, three private baths and a potential dock height over head door could be added. There is ample parking and there is a circular driveway around the building. There is an extra room that could either be turned into another office or a wash room since there is plumbing in the room.



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Area Map



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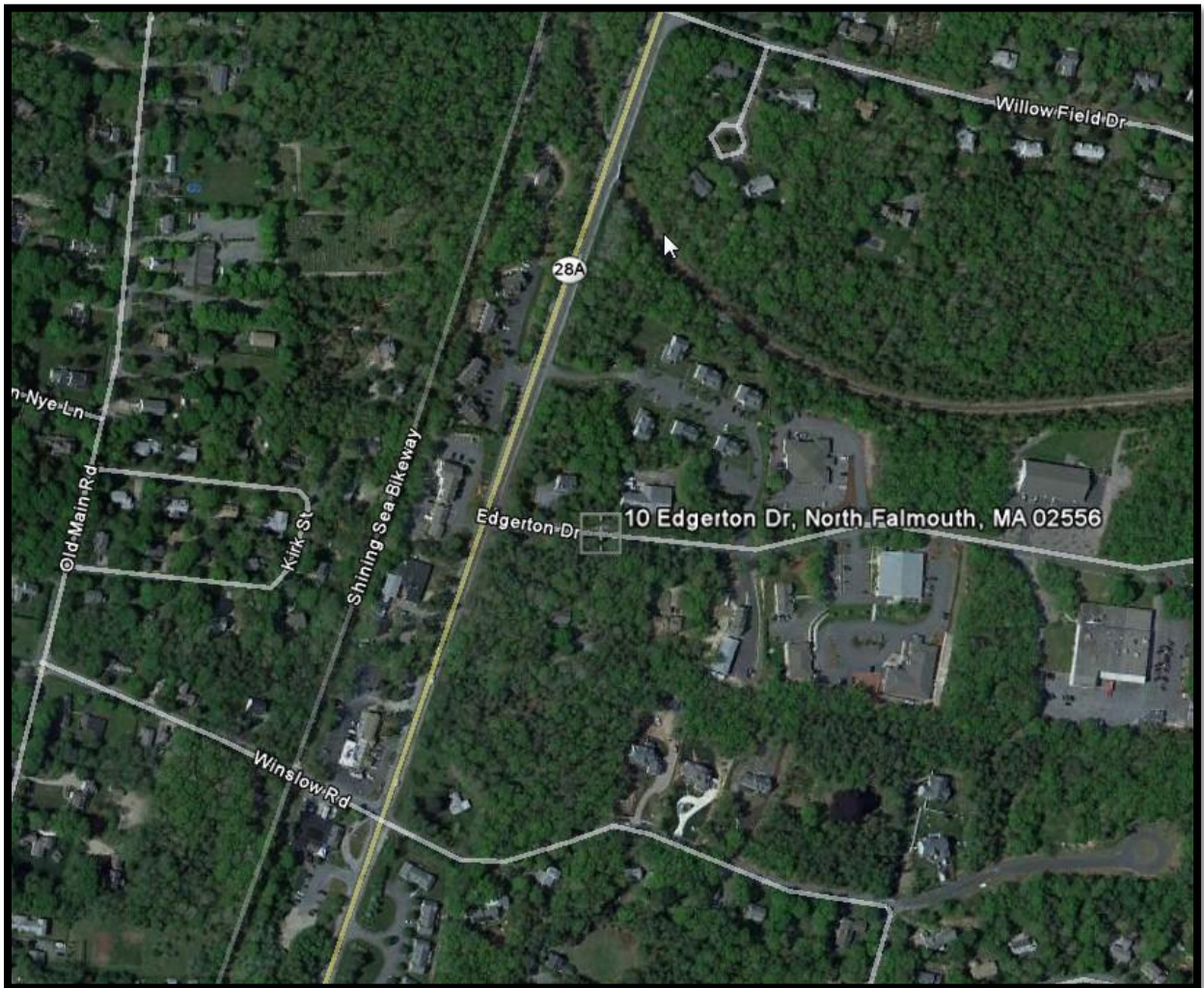
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Area Satellite



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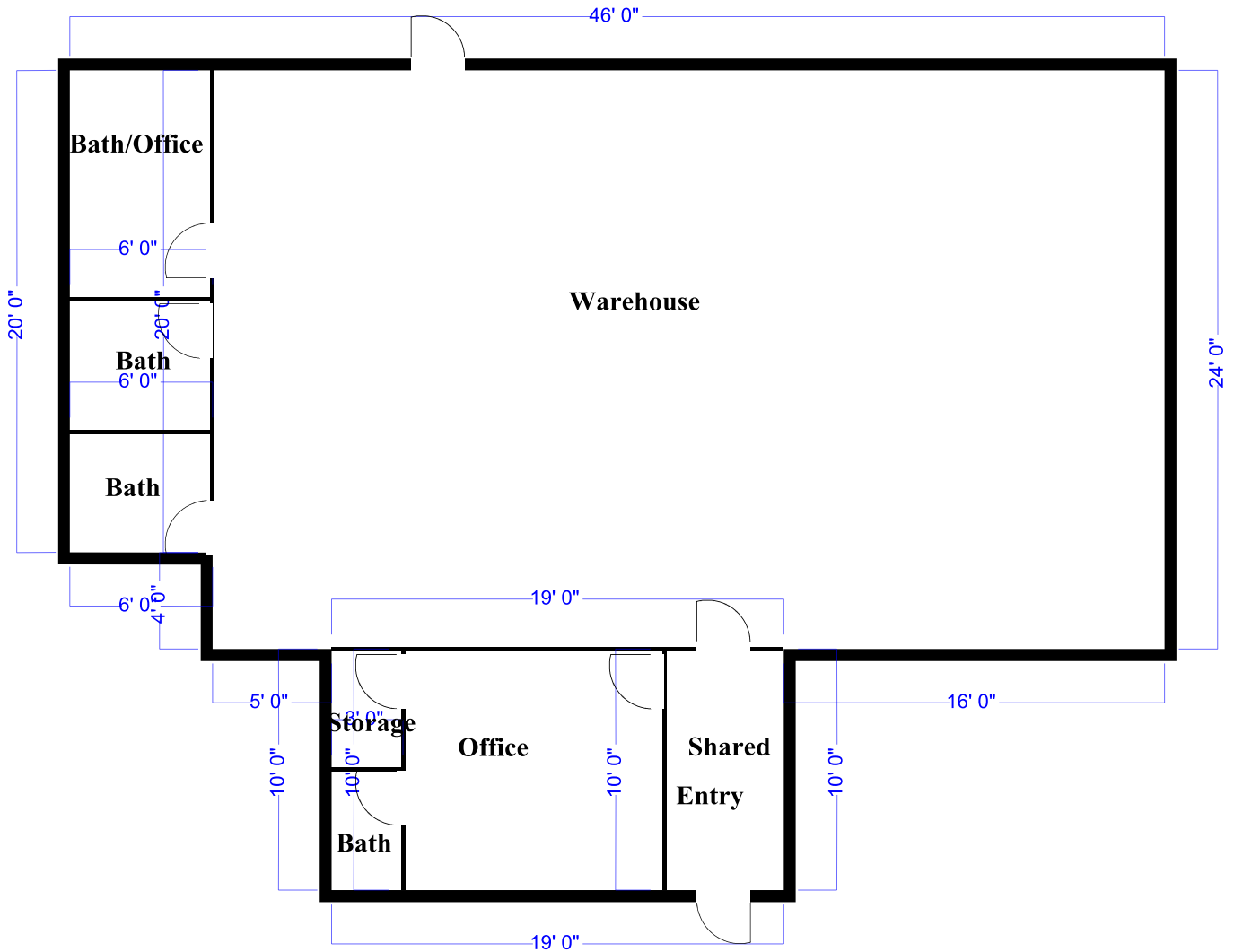
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Deer Crossing, C-11



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