



HARTEL COMMERCIAL

Strategic Real Estate Services

FOR LEASE - \$12/SF NNN

12,793± SF Retail Space -

Includes 3,915± Warehouse Storage

20 Village Common Drive, East Falmouth, MA



- High Visibility with Route 28 Signage
 - Retail Space with Showroom
- Additional Vacant Land located adjacent to the building
- Neighboring 4,900± SF Space just leased to F.A.S.T. Sports Group

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

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

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

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

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Executive Summary

Property Address:	20 Village Common Drive East Falmouth, MA
Assessor's ID:	36 06 024 002A
Land Area:	1.937± Acres
Unit Area:	12,793± SF
Retail Space:	8,878± SF
Warehouse Storage:	3,915± SF
Year Built:	1990
Zoning:	LA – Light Industrial District
Lease:	\$12/SF NNN
Baths:	Private
Town/Well Water:	Municipal
Town/Private Sewer:	Private
Heat:	FHA/Gas/AC

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Property Description

General Site Overview:

20 Village Common Drive is a horseshoe shaped road located just south of and off of Route 28 in East Falmouth, MA. This area is bound by Nantucket Sound to the south, Route 151 to the north, the Town of Mashpee to the east and Falmouth Center to the west. This site is surrounded by a diverse, yet complementary mix of local Businesses in the immediate area which include Sherwin Williams Paint, Falmouth Lumber, Aubuchon Hardware, Domino's Pizza, Falmouth Motor Car Auto Repair Center, J.R. Brody's Tavern, Falmouth Lumber Design Center, Falmouth Fashion Nails, Storage Pros, Cape & Islands Tire and Falmouth Auto Sales.

Complex Description:

20 Village Common Drive is a brick and wood frame building consisting of 17,693± SF of space and built in 1990. Unit 20A, the neighboring 4,900± SF space has been leased to F.A.S.T. sports group. The remaining 12,793± SF is available for lease. Of that 12,793± SF space is 3,915± of warehouse storage with an 11' rolling garage door, leaving 8,878± SF of prime retail space. There is parking in the front and street signage on Route 28 as well as on the building.

Unit Description:

There is 8,878± SF of retail space and an additional 3,915±SF of warehouse storage with overhead garage door, two private baths, FHA/Gas heat with 100% AC. There is an easement for additional parking next to the building and there is additional vacant land next to the building.

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Satellite View



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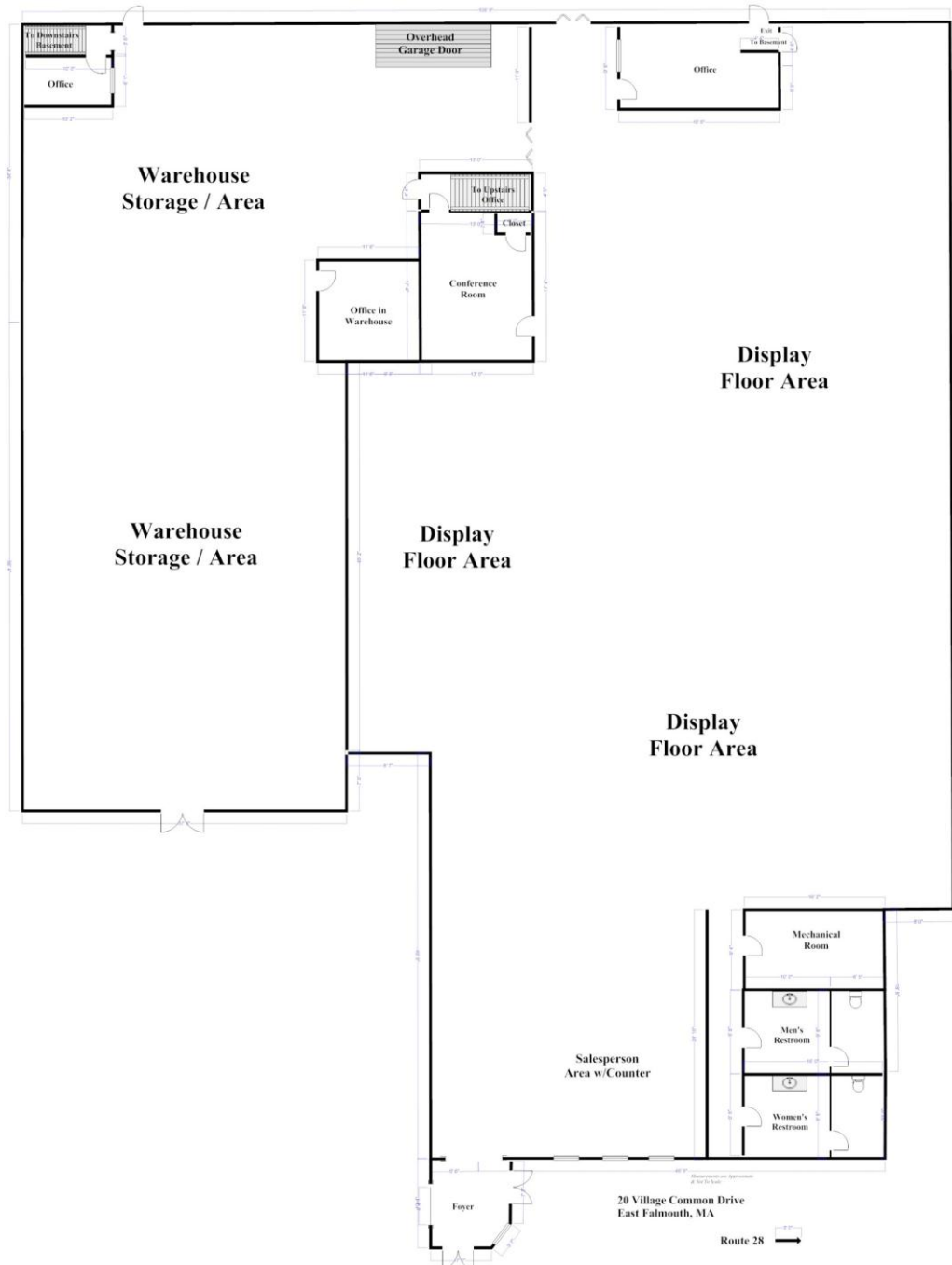
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Floor Plan



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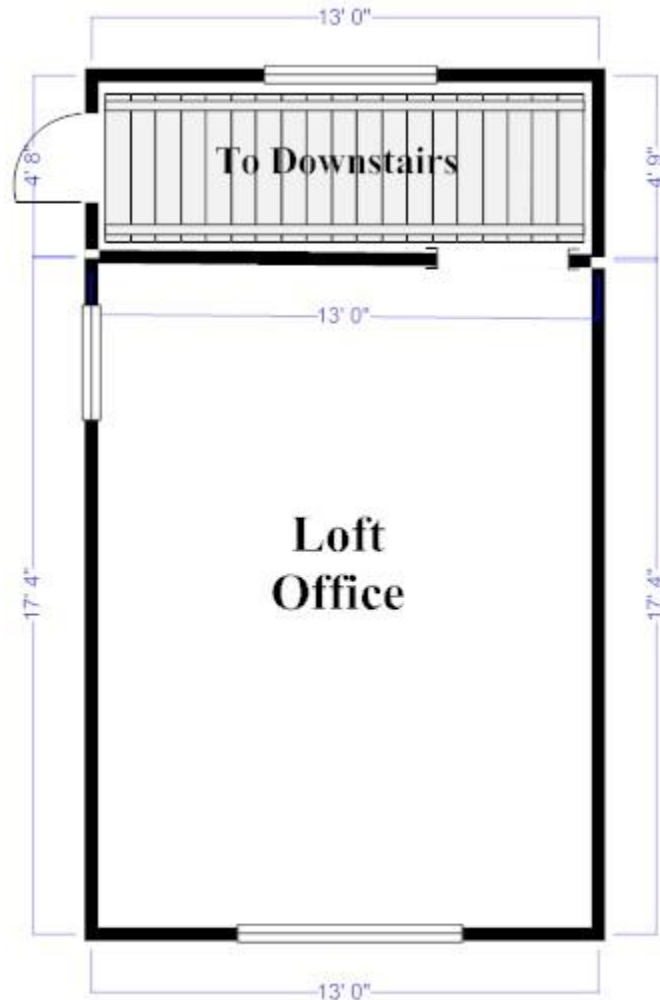
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*Measurements are Approximate
& Not To Scale*

**20 Village Common Drive
East Falmouth, MA**

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Area Map



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Photographs



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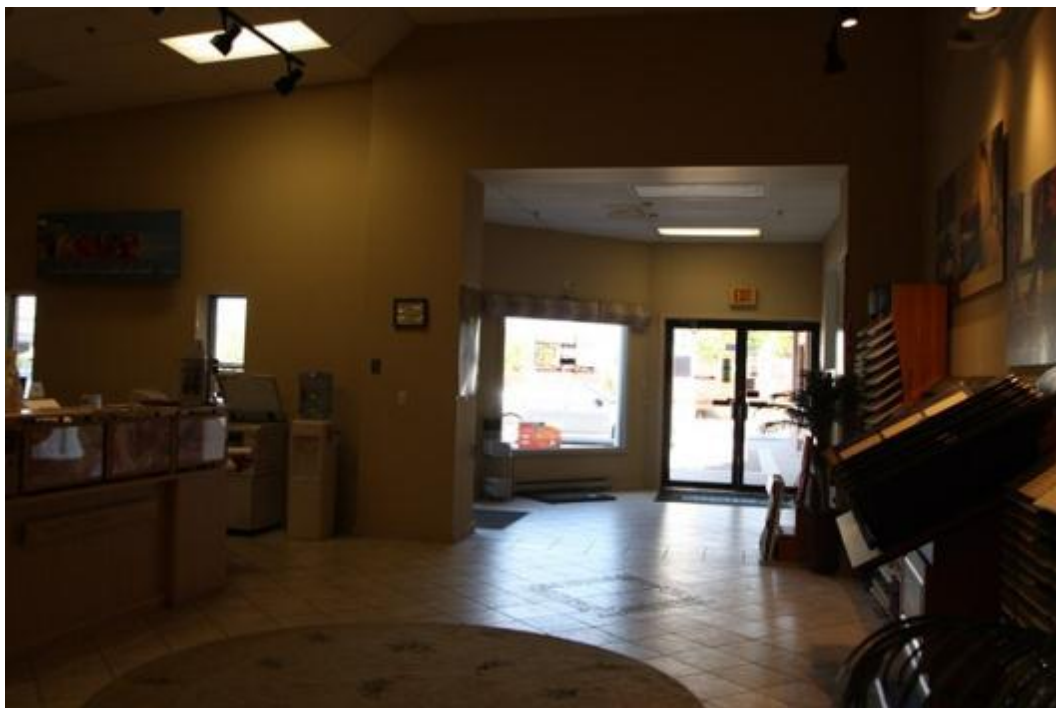
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