



HARTEL COMMERCIAL REAL ESTATE

Strategic Real Estate Services

Falmouth Technology Park
EXCELLENT COMMERCIAL LOCATION
FOR LEASE

82 TECHNOLOGY PARK DRIVE — EAST FALMOUTH, MA

Offers 17,200 SF of Amazing Space

Bright - Open - Clean - Secure for Research/Office/Manufacturing

Lease this Entire Space or a Portion



SF RANGE CONFIGURATIONS

80 SF TO 6,000 SF



Hartel Commercial Real Estate

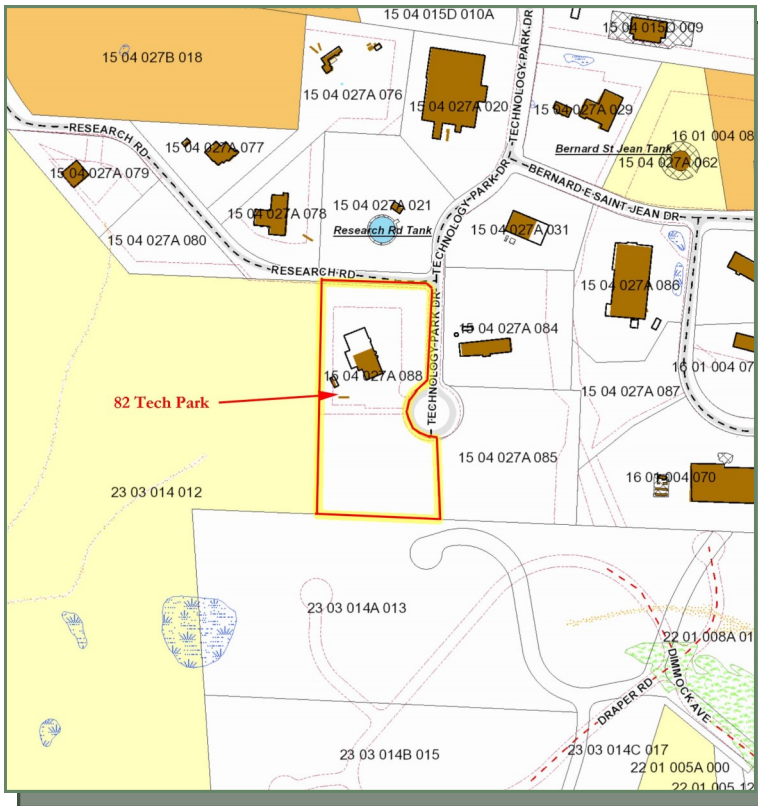
230 Jones Rd/Ste 6/Falmouth, MA
40 Willard St/Ste 207/Quincy, MA

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GLA - Total	17,200 SF
Stories	1.5
Land Area:	8.35 Acres
Utilities	FHA/Gas/AC
Built	1992
Zoning:	LIB
Parking:	On Site Paved Lot

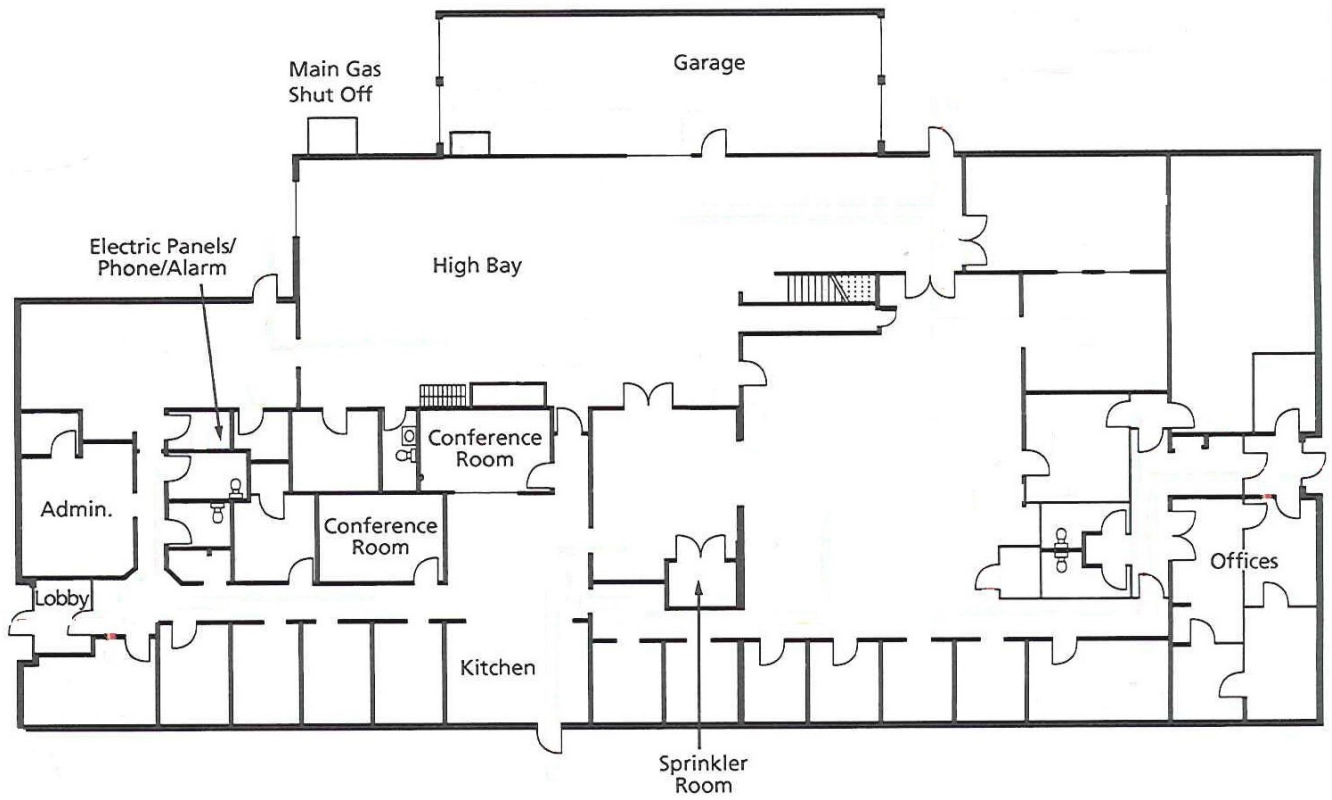
**Different SF Breakouts
defined on following pages**

Property

This 17,200± SF building can be utilized for manufacturing, research, office or lab space. Onsite is a 30 KW backup generator, four 12' high garage doors and a 14' bay height door with a 1-ton bridge crane. Also offered is High Bandwidth Fiber Optic internet connection with speeds up to 1 Gbps (up to 100 times faster than other connections). Above in the mezzanine area is 2,200+ SF of storage space, with conveyer belt, included in total square footage. Break room with kitchen, five restrooms, one with a shower. Just minutes to Route 28, downtown Falmouth and the Bourne Bridge.

Lease the Entire Building or a Portion

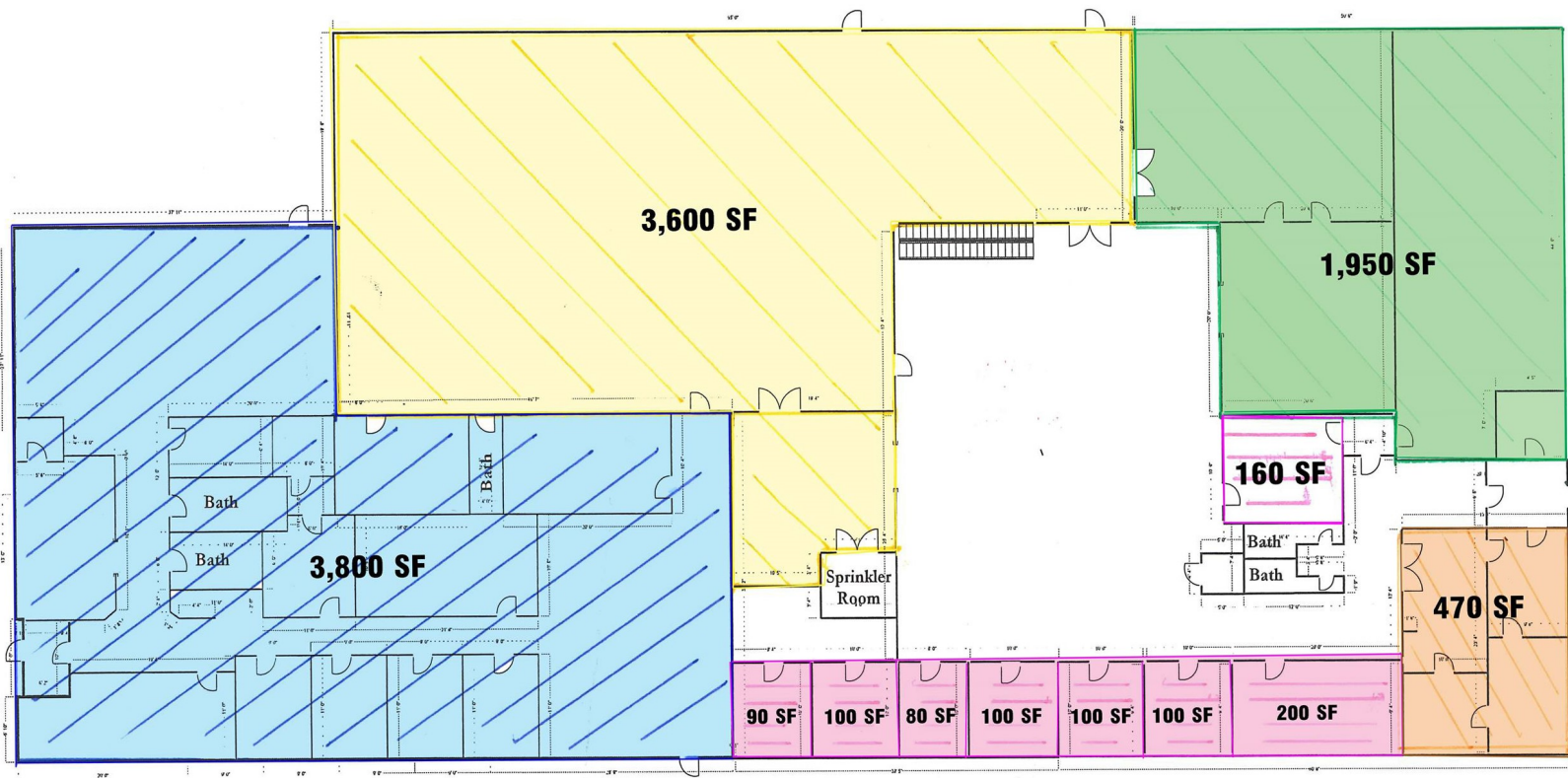
Different SF Breakouts defined on following pages.



ENTIRE FLOOR LAYOUT

PRICE

\$14/SF

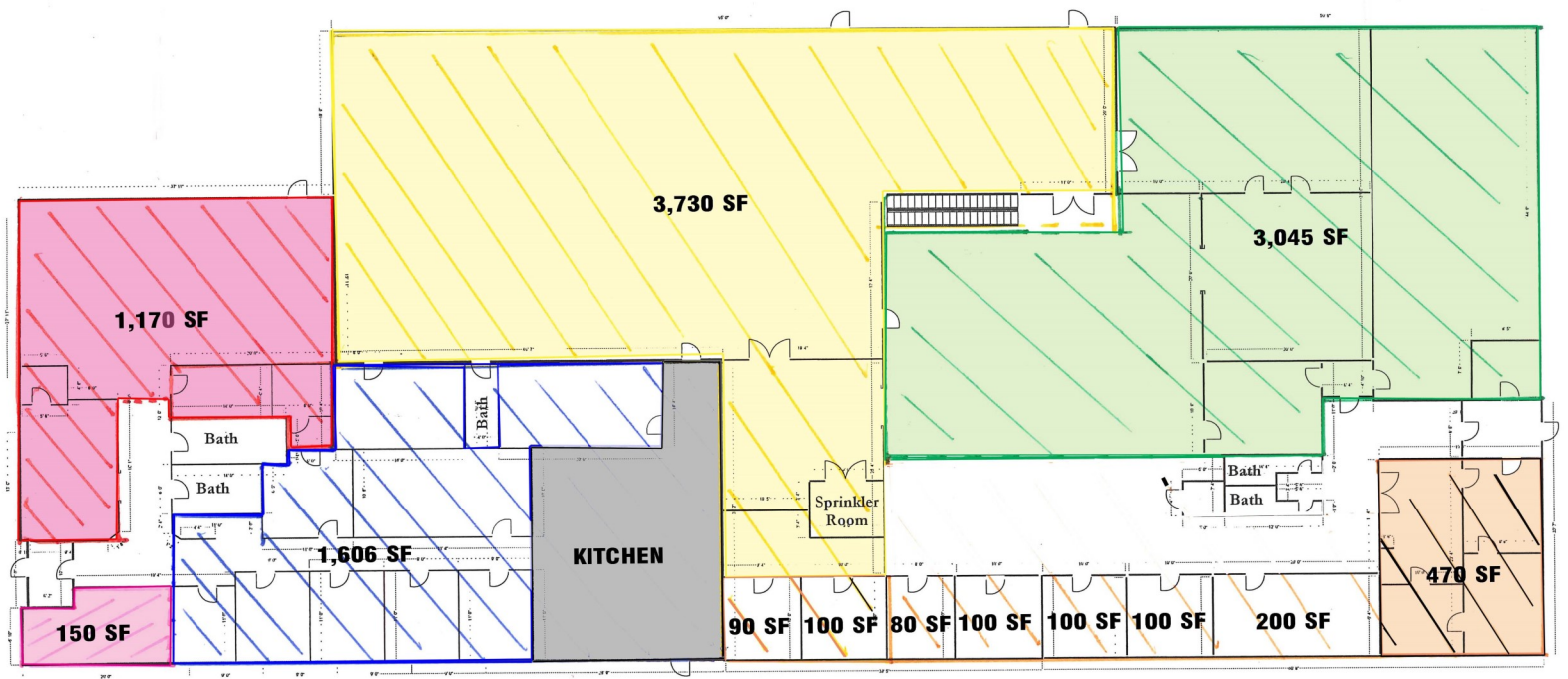


SF RANGE CONFIGURATIONS

80 SF TO 3,600 SF

PRICE RANGE CONFIGURATIONS

\$350/MONTH TO \$4,800/MONTH



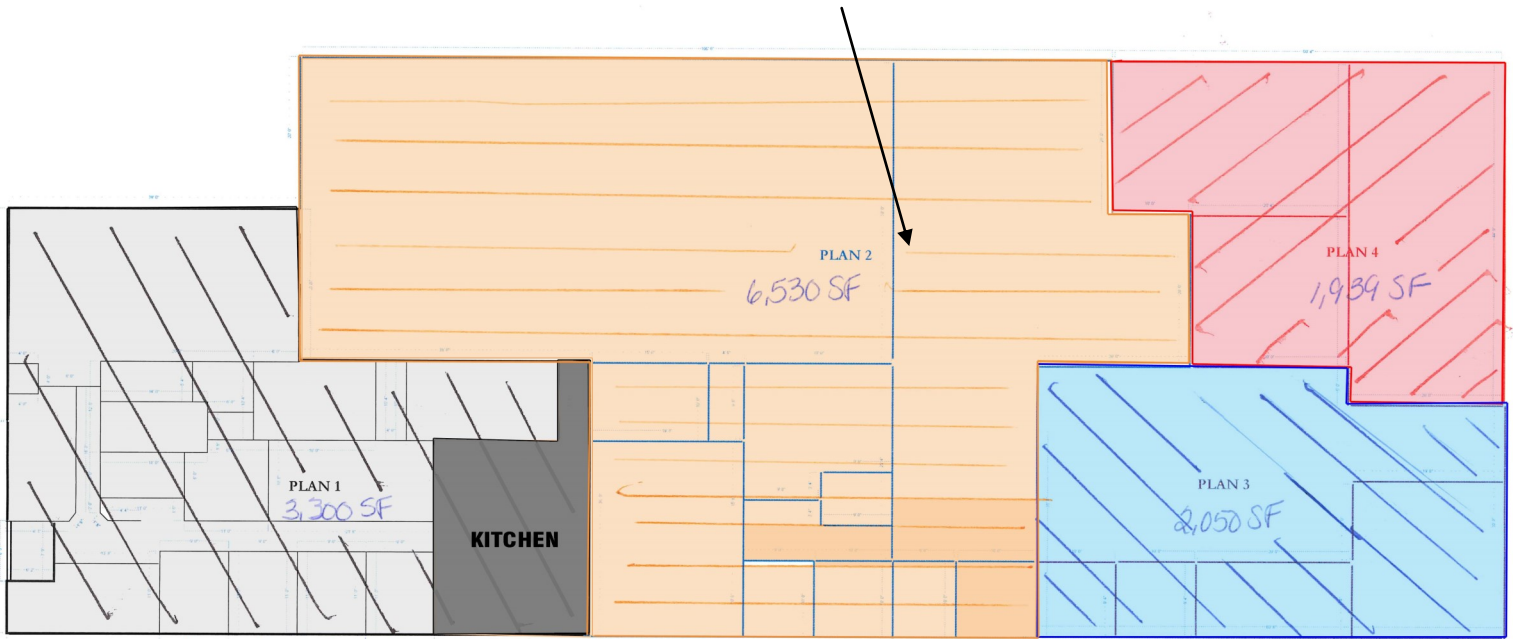
SF RANGE CONFIGURATIONS

80 SF TO 3,730 SF

PRICE RANGE CONFIGURATIONS

\$350/MONTH TO \$4,975/MONTH

2,290 SF MEZZANINE



SF RANGE CONFIGURATIONS

1,939 SF TO 8,790 SF

PRICE RANGE CONFIGURATIONS

\$2,675/MONTH TO \$9,300 SF

ADDITIONAL \$3,245 FOR MEZZANINE



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Park Drive
Falmouth, MA**



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