



# HARTEL COMMERCIAL

*Strategic Real Estate Services*

## **FOR LEASE - \$15.50/SF NNN**

### **17,200± SF Research/Manufacturing/Lab Space**

### **82 Technology Park Drive, East Falmouth, MA 02536**



- Prime Falmouth Technology Park Location
  - Four 12' Drive Through Bay Doors
- High Bay with 14' Door and 1-ton Bridge Crane
- 3 Phase, 800 amp Electrical Service / Generator Backup
- High bandwidth fiber optic internet connection, speeds available up to 1 Gbps (1,000 times faster than other connections)
- Adjoining 5.3 acres available for sale separately

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

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## Executive Summary

<b>Property Address:</b>	82 Technology Park Drive Falmouth, MA
<b>Property Type:</b>	Office/Manufacturing/Lab space
<b>Lease:</b>	\$15.50/SF
<b>Lease Type:</b>	NNN
<b>Available:</b>	July, 2013
<b>Building Size:</b>	17,200± SF
<b>Year Built:</b>	1992
<b>Lot Size:</b>	8.35 ± Acres with potential for 13 acre campus

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## Detailed Summary

<b>Total Room Count:</b>	30
<b>Baths:</b>	Shared – 5
<b>Floor Levels:</b>	1.5 Levels
<b>Parking:</b>	On-Site Paved Lot
<b>Curb Cuts:</b>	Two
<b>Private/Town Septic:</b>	Private
<b>Well/Private Water:</b>	Municipal
<b>Heat:</b>	FHA/Gas/AC
<b>Construction:</b>	Steel Frame
<b>Roof:</b>	Metal

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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 fifteen 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 four miles north of Downtown Falmouth. Typical tenants of Falmouth Tech Park are research and light industrial commerce.

### Building Details:

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.

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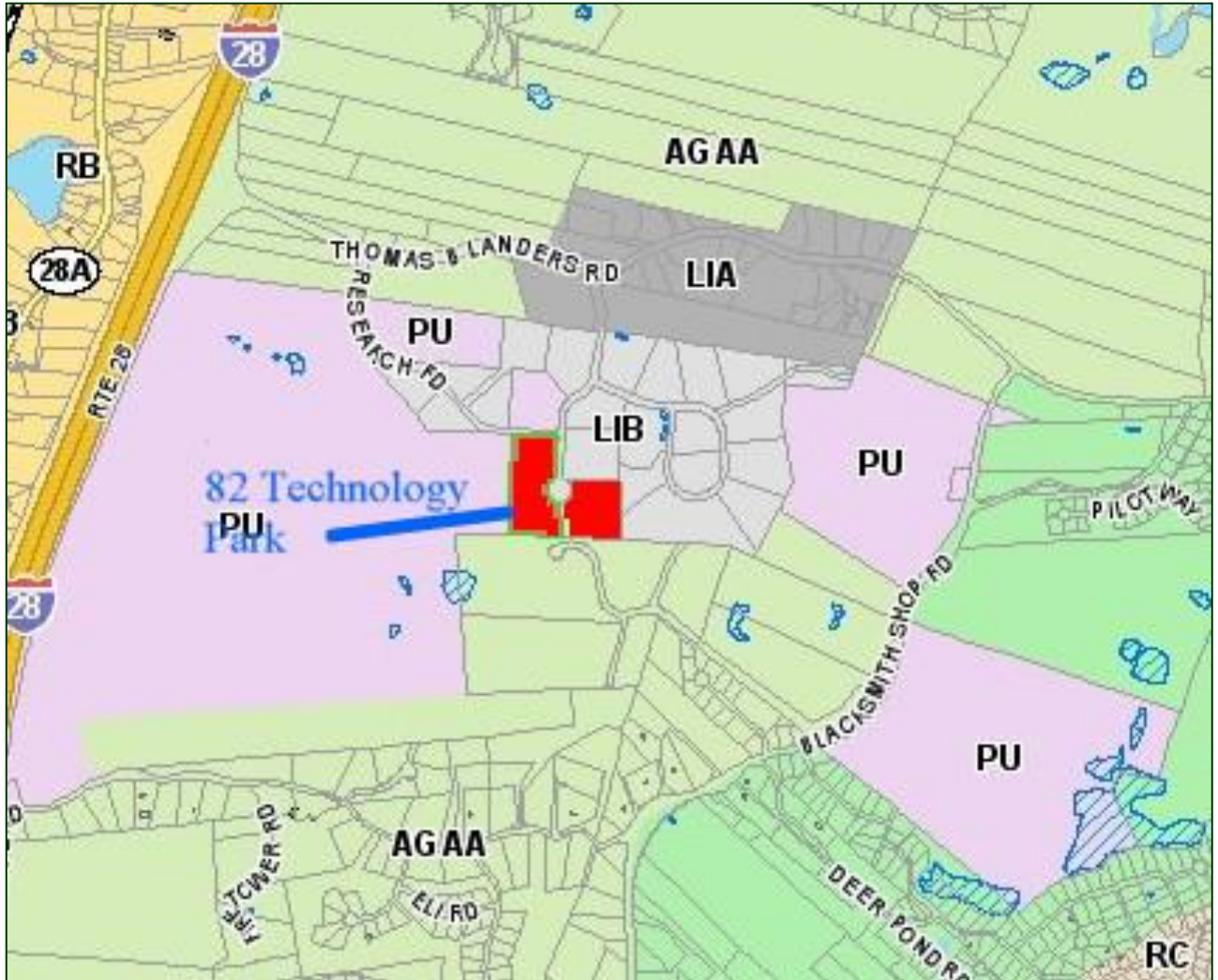
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## Area Map



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## Area Satellite



**82 Technology  
Park Drive  
Falmouth, MA**

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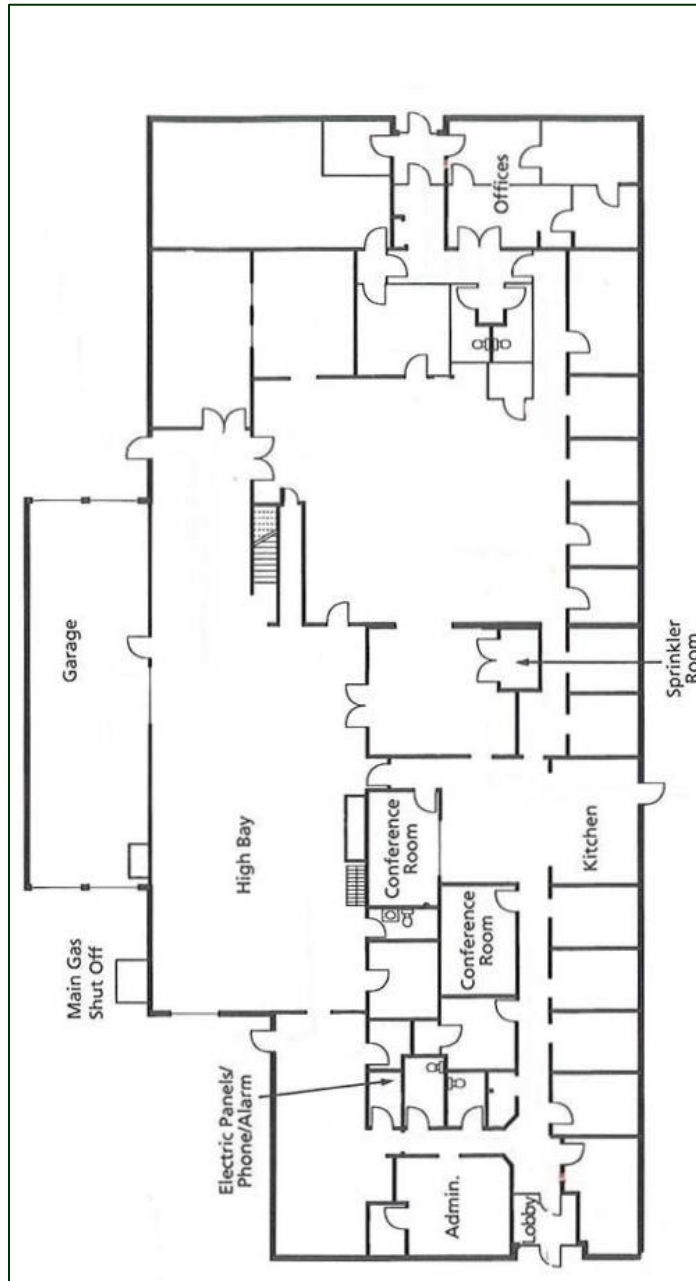
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## Floor Plan



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