



2 Barlows Landing Road - Bourne, MA

Located Strategically with Direct Visibility on MacArthur Blvd aka Rte 28 in Bourne, MA

1.07± Acre Site - Which Includes 4,694± SF Office/Retail Space with Two Lane Drive Through

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HARTEL COMMERCIAL REAL ESTATE
Falmouth, MA

2 Barlows Landing Rd, Bourne, MA

Property Details

BUILDING:

- * Main Building 4,694± SF with Two Lane Drive Through - Former Bank Building
- * First Floor 2,347± SF
- * 2,347± SF Lower Level for Additional Space
- * First Floor has Lobby (10.5' Ceiling Area), Private Offices, Vault Area, Kitchenette
- * 1.07± Acres
- * Zoning: B4 Business 4 & WRPD Water Resource Protection District
- * Barlows Landing Plaza Located Immediately to the Rear & Adjacent to the Property
- * Direct Visibility on Heavily Traveled MacArthur Blvd, aka Route 28
- * 2024 Traffic Counts - 40,792 Vehicles Daily (Mass.DOT)
- * Approximately 4 miles from Bourne Bridge
- * Signage on Two Streets - Generator on Site - ADA Accessible

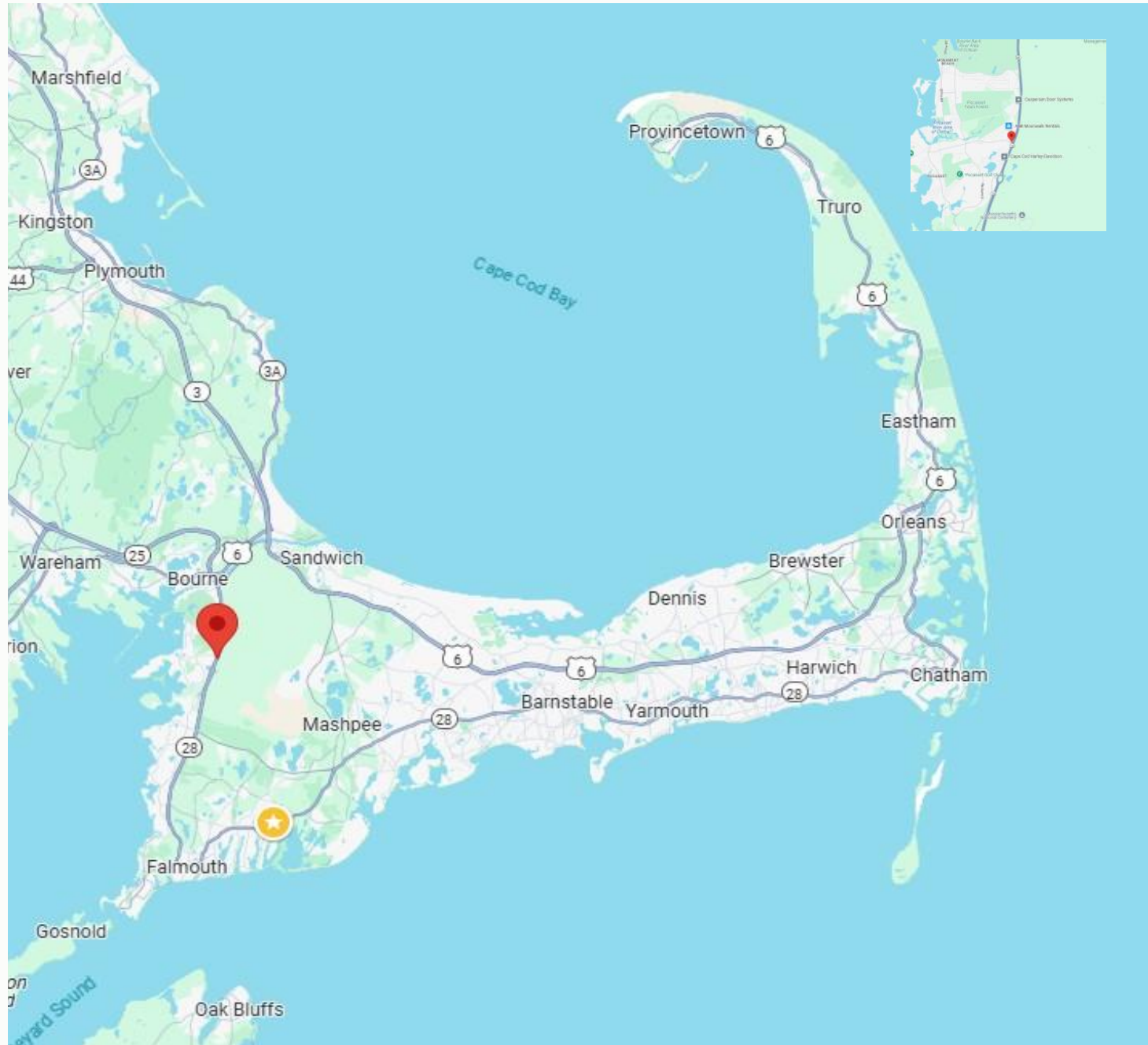
FOR LEASE - \$29.50/Mo NNN

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SATELLITE

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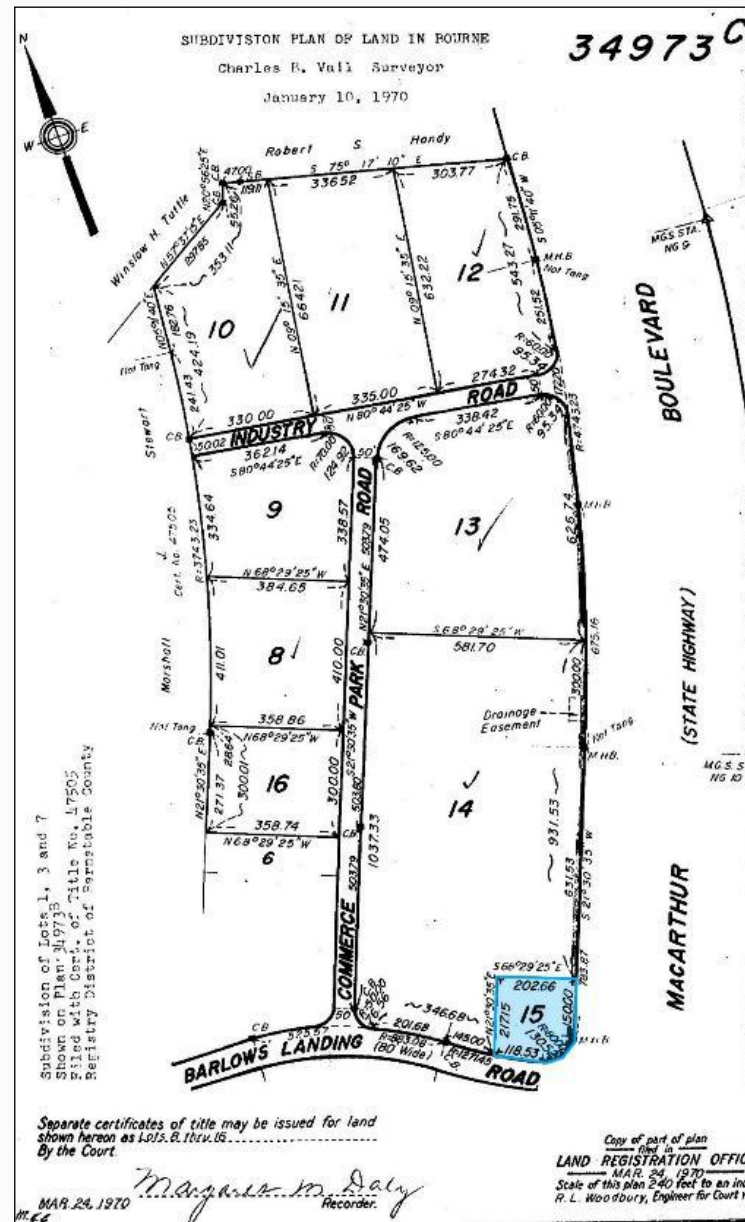
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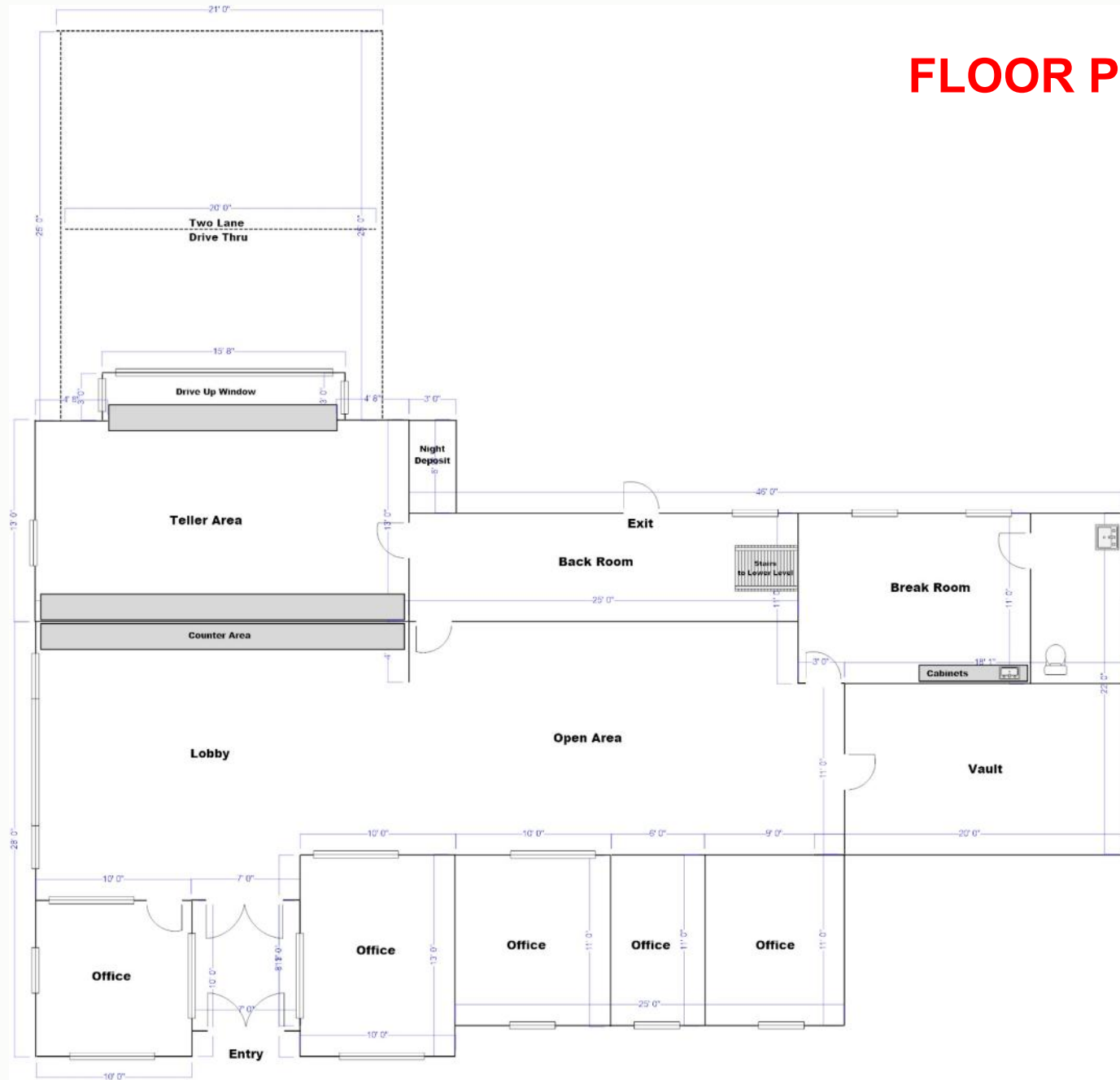


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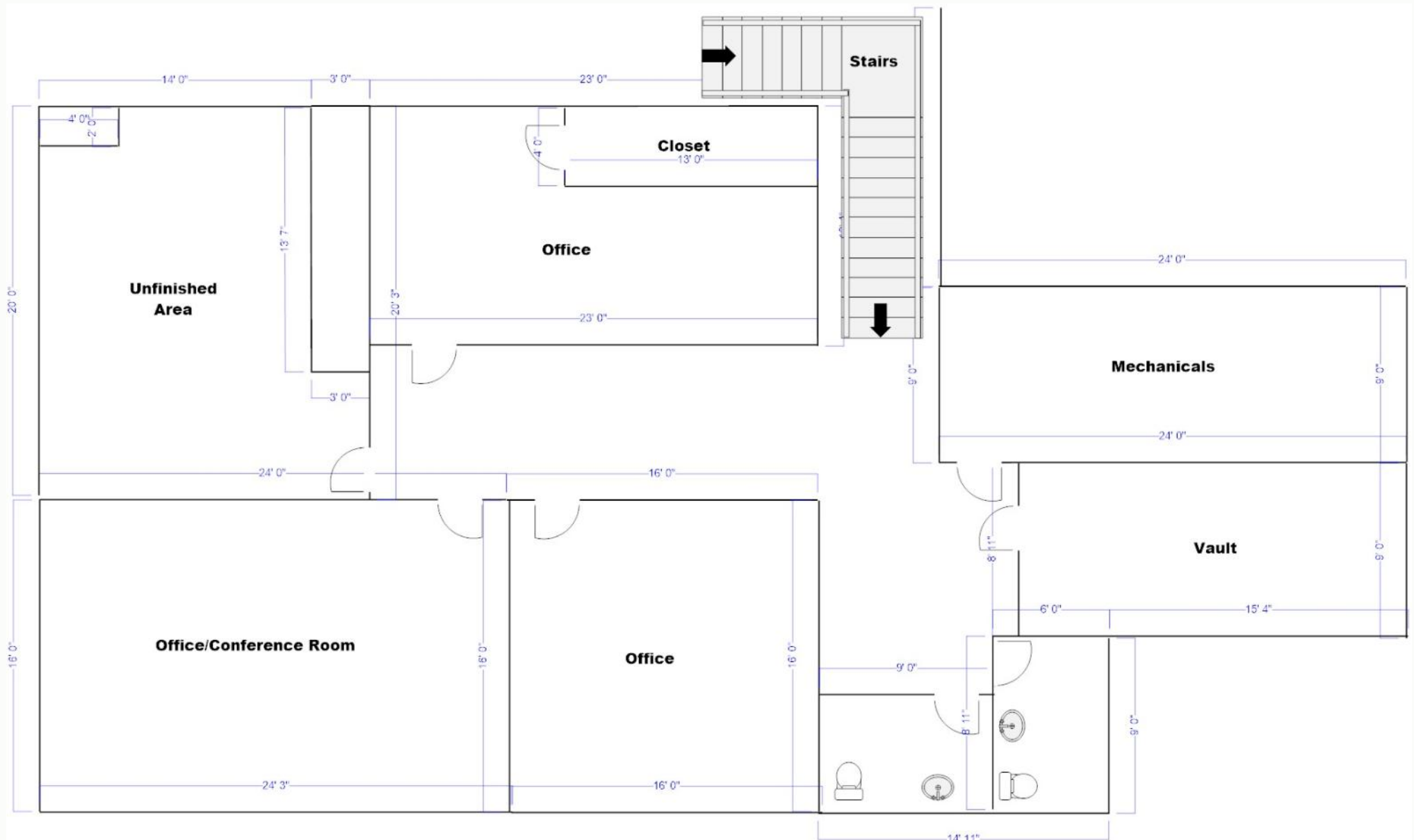


SITE PLAN

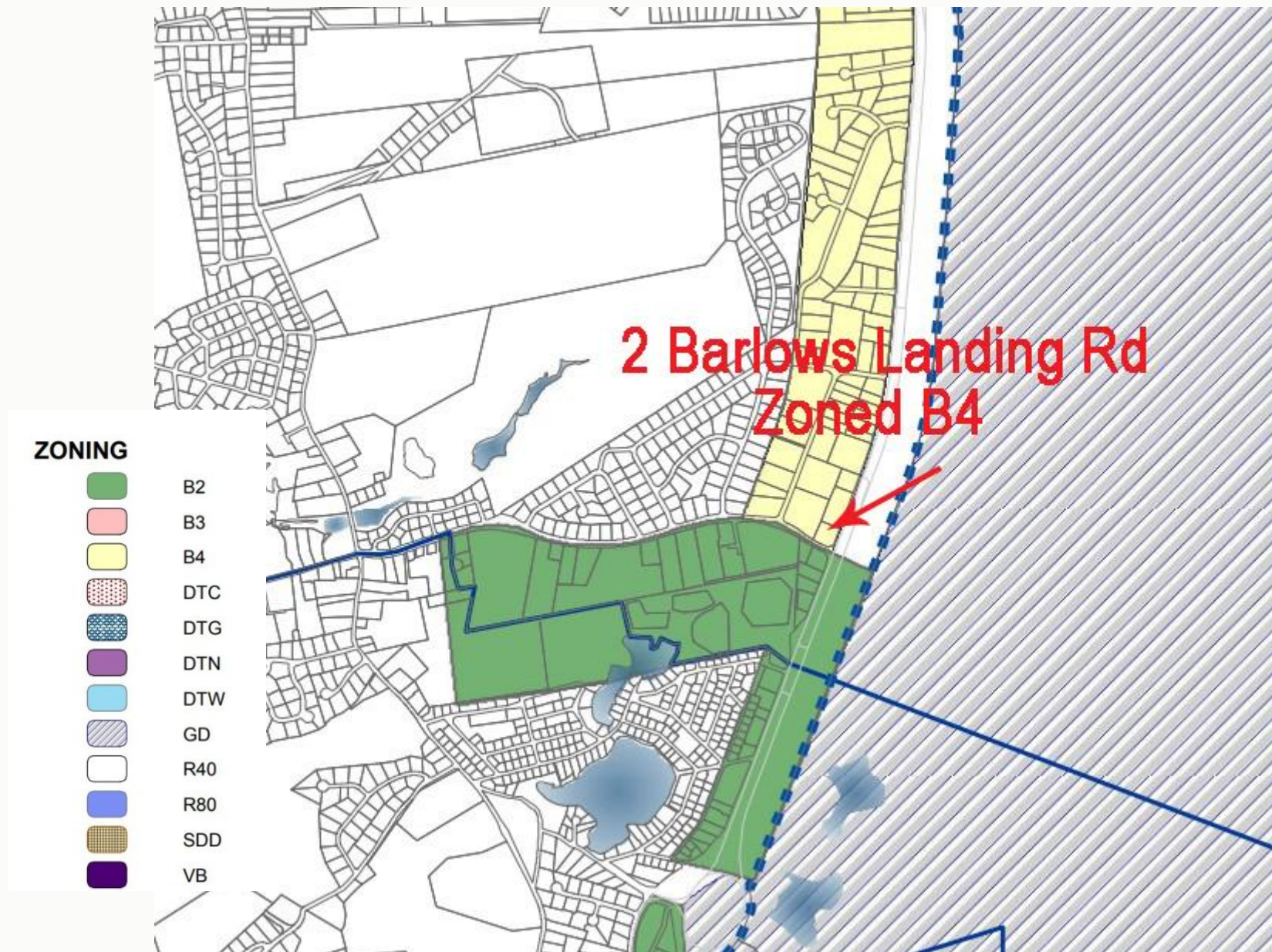
FLOOR PLAN



LL FLOOR PLAN



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Zoning Map

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PHOTOGRAPHS

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