



## **4 Barlows Landing Road - Unit 16, Bourne, MA**

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

**Includes 1,152± SF Office/Retail Space For Lease**

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**HARTEL COMMERCIAL REAL ESTATE**  
**Falmouth, MA**

4 Barlows Landing Rd, Unit 16, Bourne, MA

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## **Property Details**

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### **Condominium**

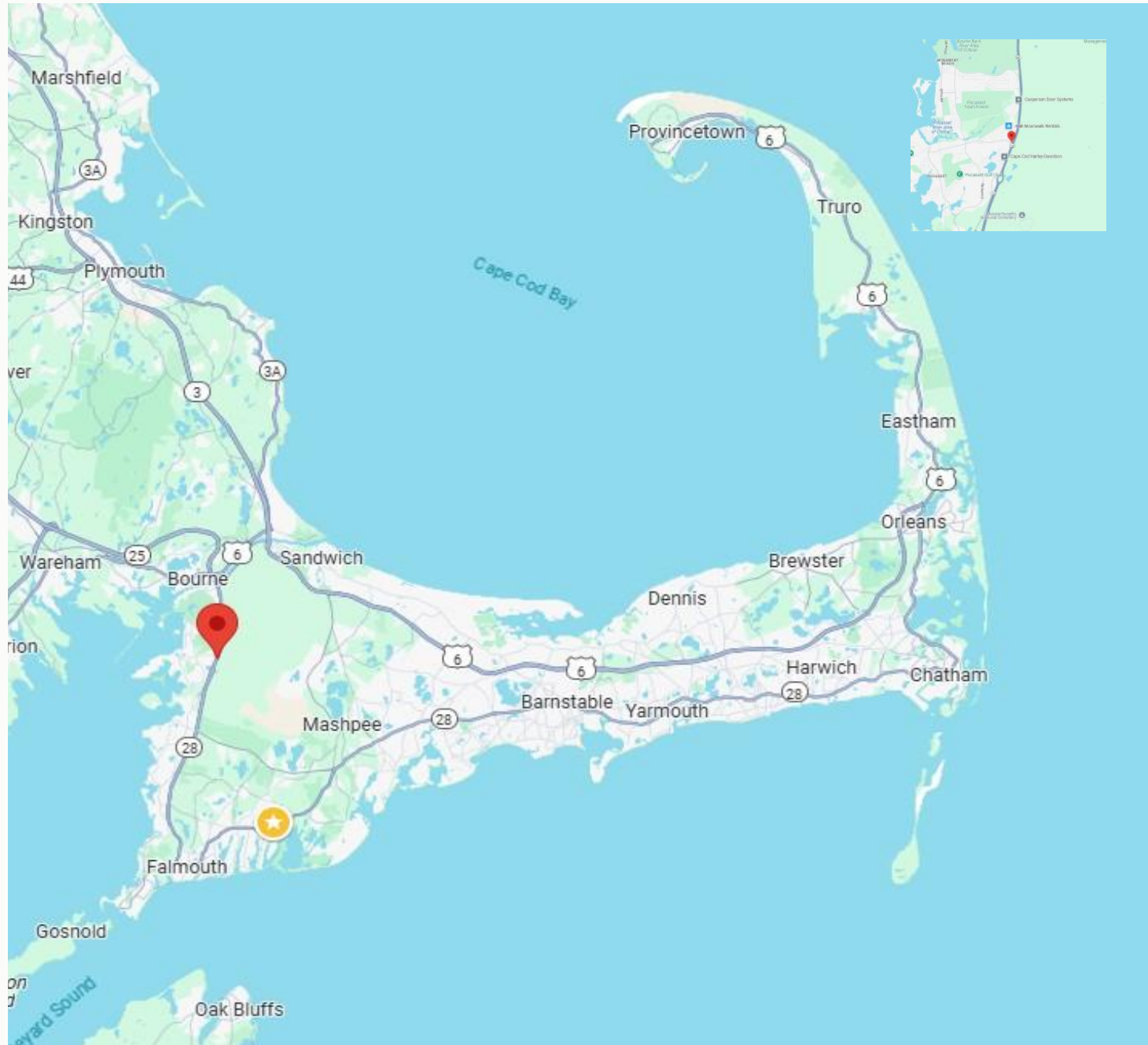
- \* 1,152± SF Office/Retail Space
- \* Condo Fee \$247.50/Month
- \* 2 Offices, Foyer, Large Open Work Area, Kitchen, Storage Room, Restroom
- \* 3.76± Acre Site with Ample Parking
- \* Zoning: B4 Business 4 & WRPD Water Resource Protection District
- \* Located in Barlows Landing Plaza Upper Level with High Visibility
- \* Direct Location on Heavily Traveled MacArthur Blvd, aka Route 28
- \* 2024 Traffic Counts - 40,792 Vehicles Daily (Mass.DOT) on Route 28
- \* Approximately 4 miles from Bourne Bridge
- \* Signage

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**FOR LEASE - \$1,650/Mo Plus Utilities & Condo Fee**

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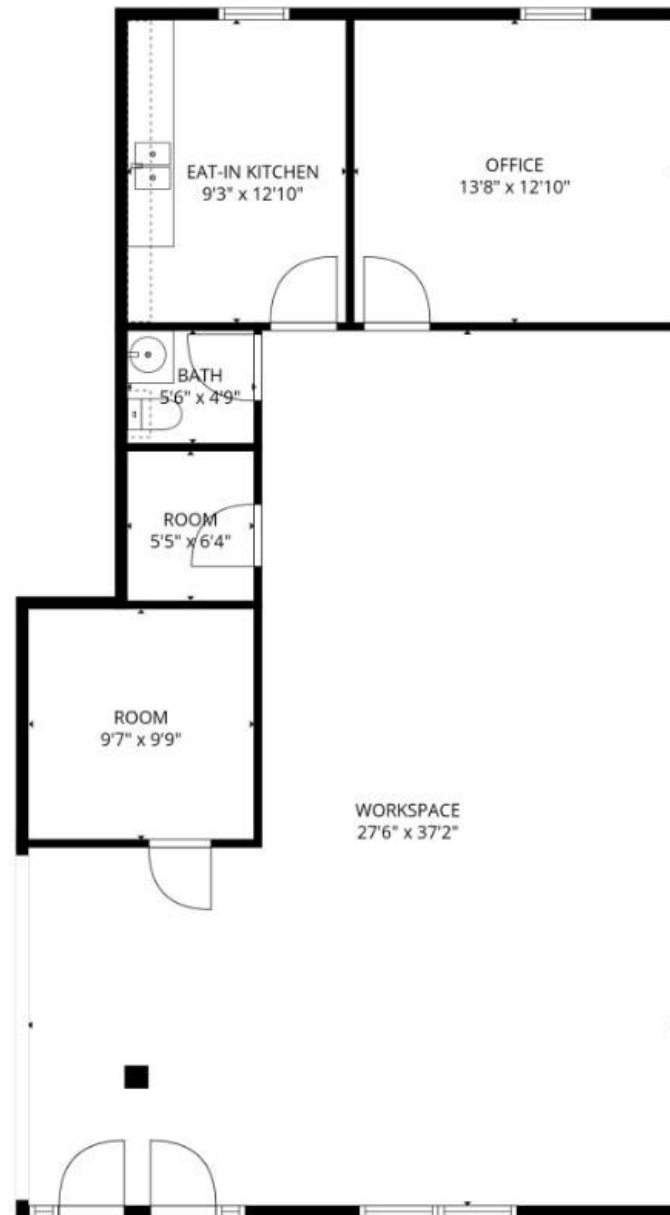


# SITE PLAN

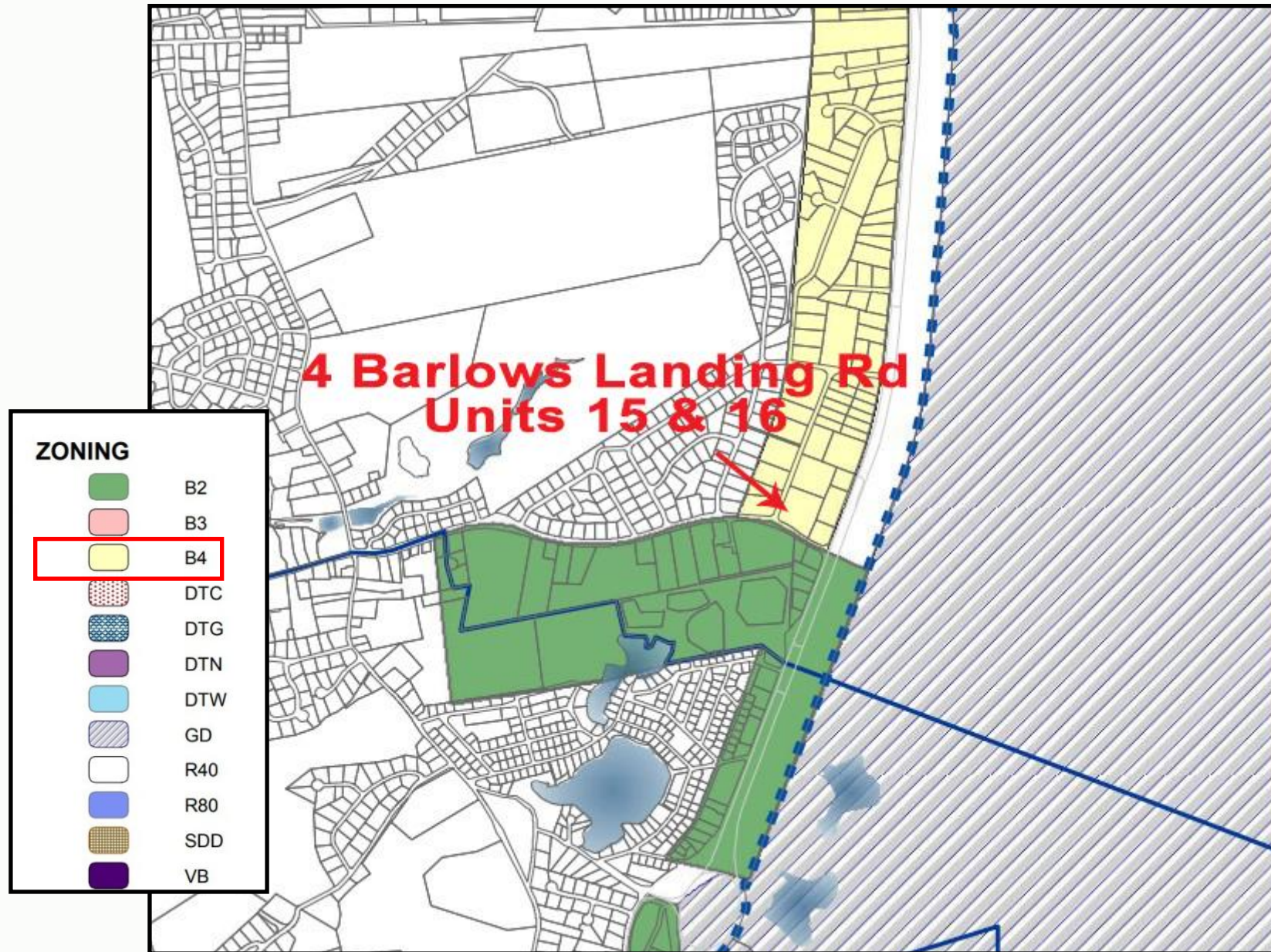
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### FLOOR PLAN



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**Zoning Map - B4 Zoning Business 4**

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**PHOTOGRAPHS**

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**FALMOUTH, MA**

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