



## 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**

Greg Hartel 617-256-3169 [Greg@HartelRealty.com](mailto:Greg@HartelRealty.com)  
Jody Shaw 508-566-3556 [Jody@HartelRealty.com](mailto:Jody@HartelRealty.com)



**HARTEL COMMERCIAL REAL ESTATE**  
Falmouth, MA

## Property Details

---

### 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

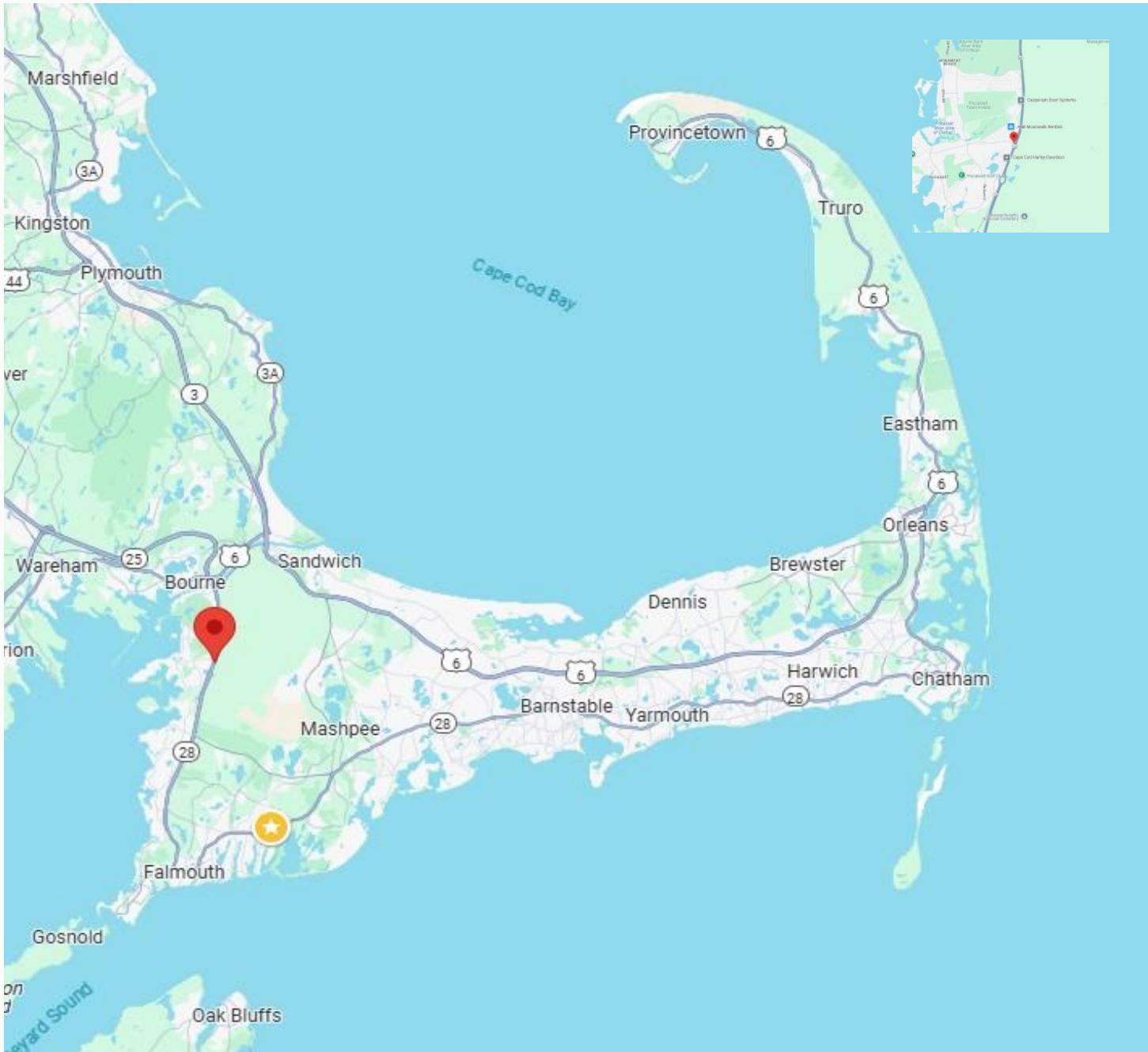
---

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

---

## 4 Barlows Landing Rd, Unit 16, Bourne, MA

---

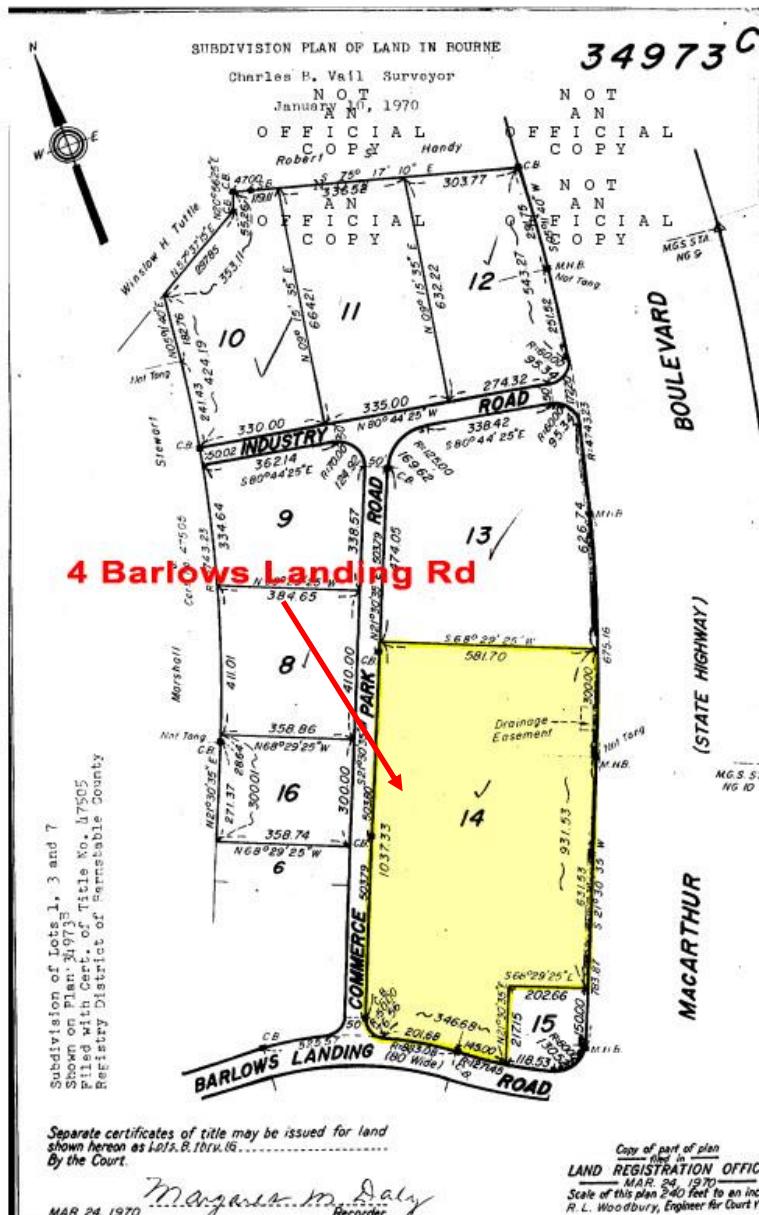


## 4 Barlows Landing Rd, Unit 16, Bourne, MA

---



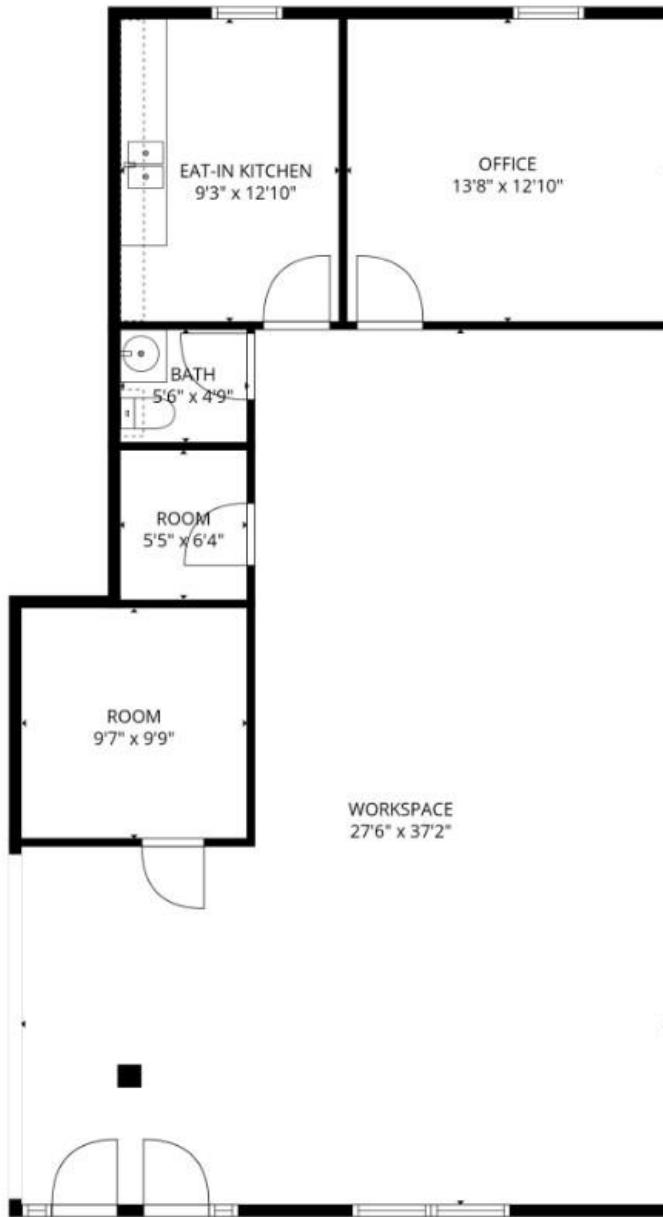
# 4 Barlows Landing Rd, Unit 16, Bourne, MA



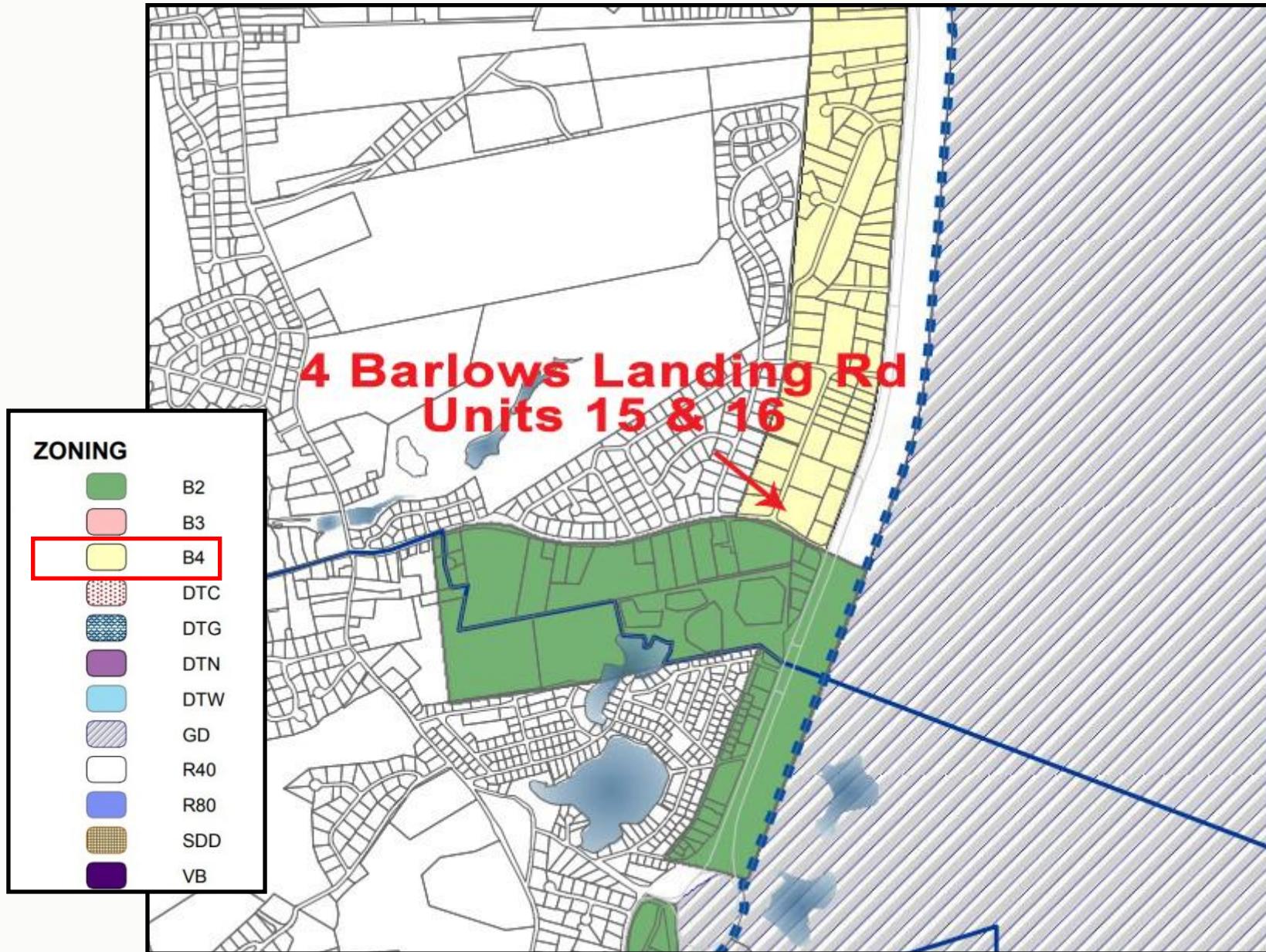
SITE PLAN

4 Barlows Landing Rd, Unit 16, Bourne, MA

## FLOOR PLAN



## 4 Barlows Landing Rd, Unit 16, Bourne, MA



**Zoning Map - B4 Zoning Business 4**

## 4 Barlows Landing Rd, Unit 16, Bourne, MA

---



## PHOTOGRAPHS

## 4 Barlows Landing Rd, Unit 16, Bourne, MA

---



## PHOTOGRAPHS

## 4 Barlows Landing Rd, Unit 16, Bourne, MA

---



## PHOTOGRAPHS

4 Barlows Landing Rd, Unit 16, Bourne, MA

---



## PHOTOGRAPHS

4 Barlows Landing Rd, Unit 16, Bourne, MA

---

**HARTEL COMMERCIAL REAL ESTATE**  
**FALMOUTH, MA**

---

**230 Jones Road  
Suite 6  
Falmouth MA 02540**

---

**Greg Hartel  
617-256-3169  
[Greg@HartelRealty.com](mailto:Greg@HartelRealty.com)**

**Jody Shaw  
508-566-3556  
[Jody@HartelRealty.com](mailto:Jody@HartelRealty.com)**

**Main Office  
508-444-0172  
[www.HartelRealty.com](http://www.HartelRealty.com)**

## **CONTACTS**

---

**\*DISCLAIMER:** ALL INFORMATION CONTAINED HEREIN WAS RESEARCHED AND OBTAINED BY SOURCES DEEMED TO BE RELIABLE. WE MAKE NO REPRESENTATION OR WARRANTIES OF ANY KIND DUE TO THE ACCURACY CONTAINED WITHIN THIS LISTING. PLEASE CONDUCT YOUR OWN RESEARCH OF THE PROPERTY TO VERIFY ANY AND ALL INFORMATION. WE ARE NOT RESPONSIBLE FOR ANY INFORMATION WHICH IS RELIED UPON WITHOUT FURTHER DUE DILIGENCE AND INVESTIGATION.