

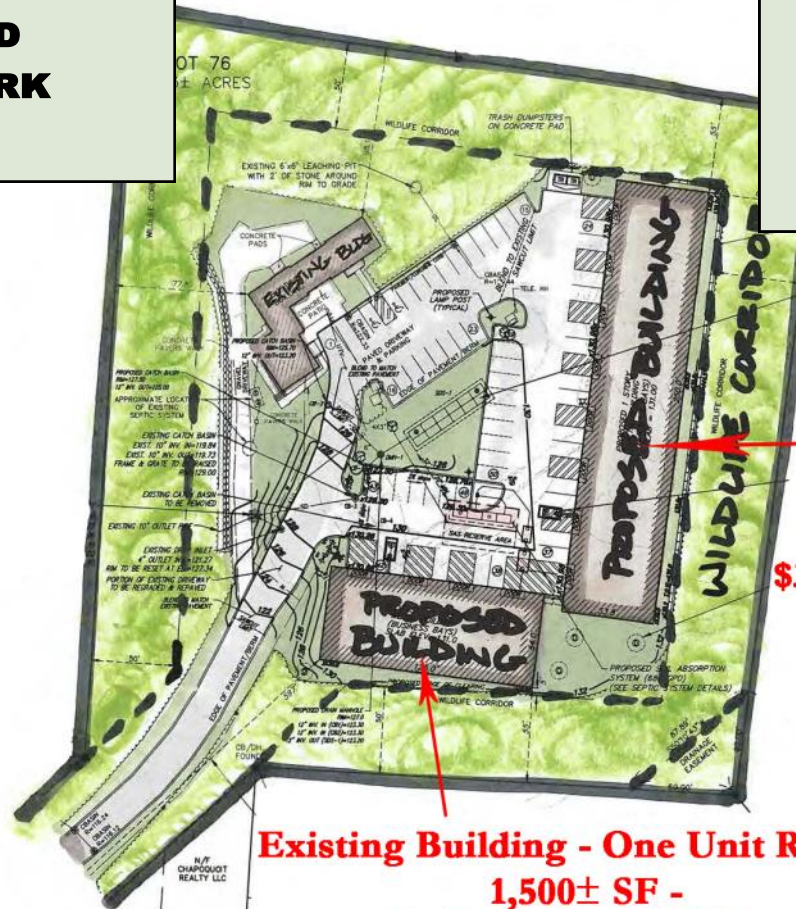


# HARTEL COMMERCIAL REAL ESTATE

Strategic Real Estate Services

**NEW CONSTRUCTION  
FOR LEASE  
19 RESEARCH ROAD  
FALMOUTH TECH PARK  
E FALMOUTH, MA**

**20,118± SF Two BUILDINGS  
12 INDUSTRIAL BAYS  
8 BAYS FOR LEASE  
OVERHEAD DOORS  
20' CEILING HEIGHT  
59 PARKING SPACES**



**8 Bays  
For Lease**

**1,700± SF Each  
\$14/SF For Lease or  
\$315,000 Each to Purchase**

**JUST OFF ROUTE 28 & THOMAS LANDERS RD  
NEW CONSTRUCTION - 1,700± SF EACH UNIT**

**Existing Building - One Unit Remains  
1,500± SF -  
For Lease at \$14/SF or  
\$300,000 to Purchase**



## HARTEL COMMERCIAL REAL ESTATE

230 Jones Road  
Suite 6  
Falmouth MA 02540

40 Willard Street  
Suite 207  
Quincy MA 02169

Greg Hartel  
617-256-3169  
Greg@HartelRealty.com

Jody Shaw  
508-566-3556  
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Main Office  
508-444-0172  
www.HartelRealty.com



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## Neighborhood View



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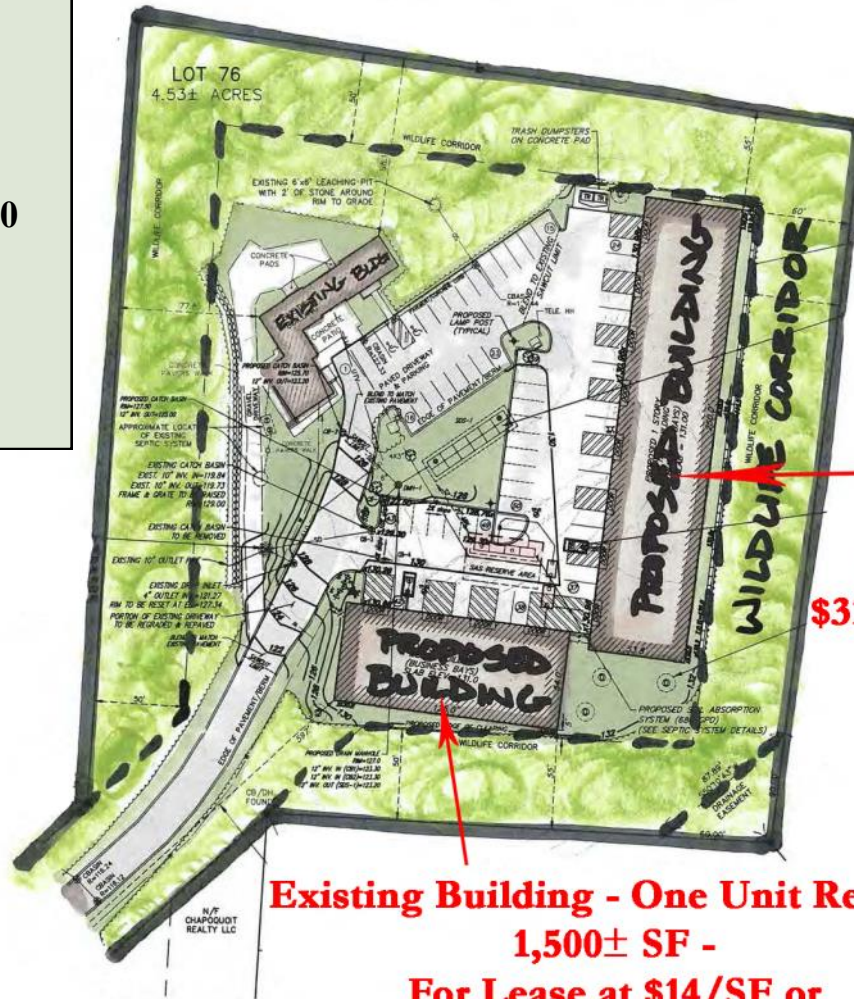
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## Proposed & Existing Site

Proposed 8 Units  
1,700± SF each Unit  
\$14/SF For Lease or \$315,000 Purchase

Existing Building  
One Unit Remains - 1,500± SF  
For Lease at \$14/SF or Purchase \$315,000  
\$100/Month Condo Fee  
Overhead Doors - each Unit  
24' Ceiling Height  
Private Office/Bath in each Unit



**8 Bays  
For Lease**

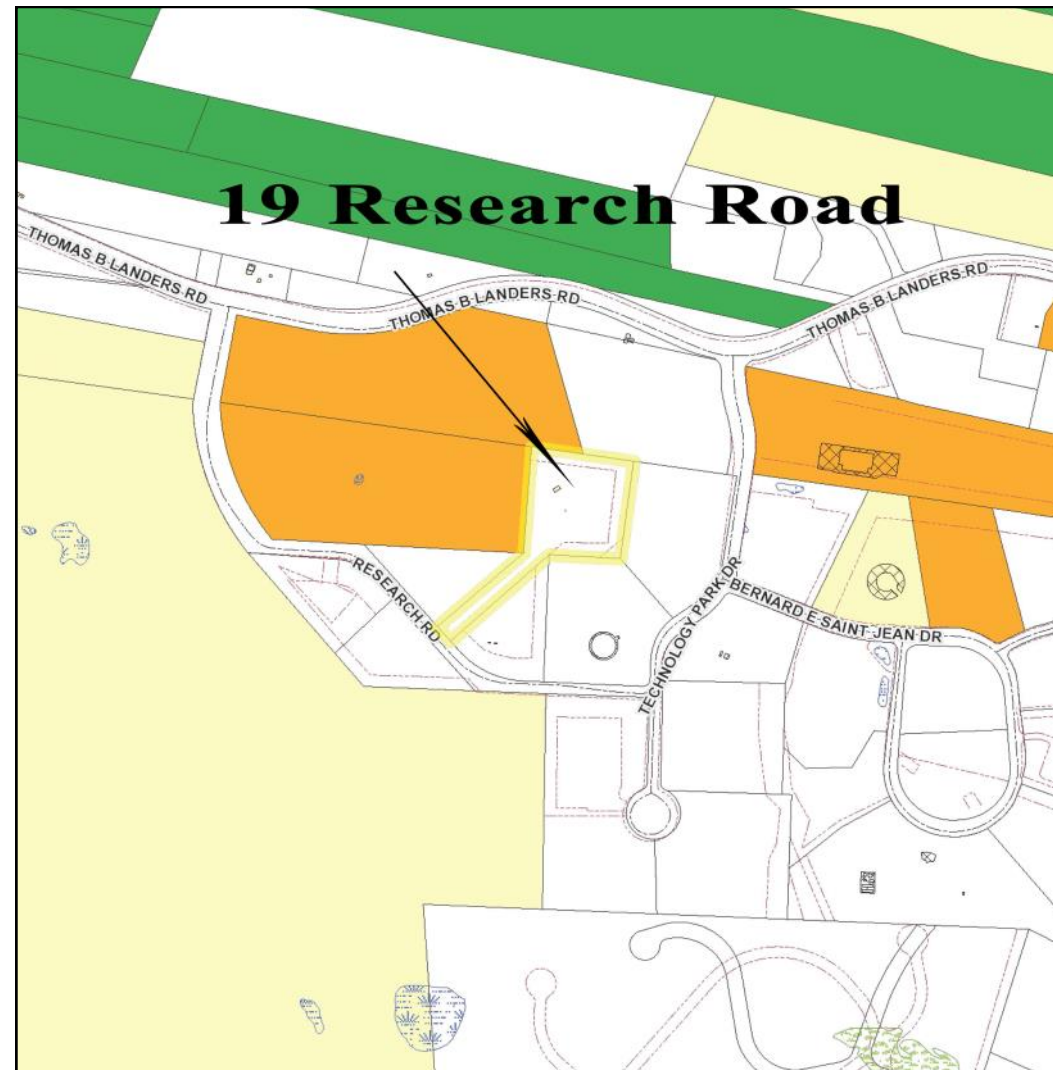
**1,700± SF Each  
\$14/SF For Lease or  
\$315,000 Each to Purchase**

**Existing Building - One Unit Remains  
1,500± SF -  
For Lease at \$14/SF or  
\$300,000 to Purchase**



## DETAILS

- \* NEAR RTE 28 & THOMAS LANDERS RD
- \* AREA OF INDUSTRIAL USES
- \* NEW PROPOSED 8-BAY INDUSTRIAL BUILDING
- \* 20,118± SF IN TWO BUILDINGS
- \* PROPOSED
- \* 1,700± SF EACH UNIT
- \* Lease \$14/SF or Buy \$315,000
- \* Existing
- \* One Remaining Unit at 1,500± SF
- \* LEASE \$14/SF OR BUY \$300,000
- \* \$100/MONTH CONDO FEE
- \* 4.53± ACRE SITE
- \* ZONED **LIB** - LIMITED INDUSTRIAL B
- \* Office/Bath Each Bay







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*Strategic Real Estate Services*

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