



# 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**

**PROPOSED**

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

**LEGEND:**  
CB/DH - DENOTES CONCRETE BOUND WITH DRILL HOLE FOUND  
LP - DENOTES LEAD PLUG WITH PIN FOUND  
**NOTE**  
THE CONTRACTOR SHALL REQUEST THAT DIG-SAFE AND TOWN  
FALMOUTH 170-2121 AND MAJOR ALL UTILITIES BEING TO THE



**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

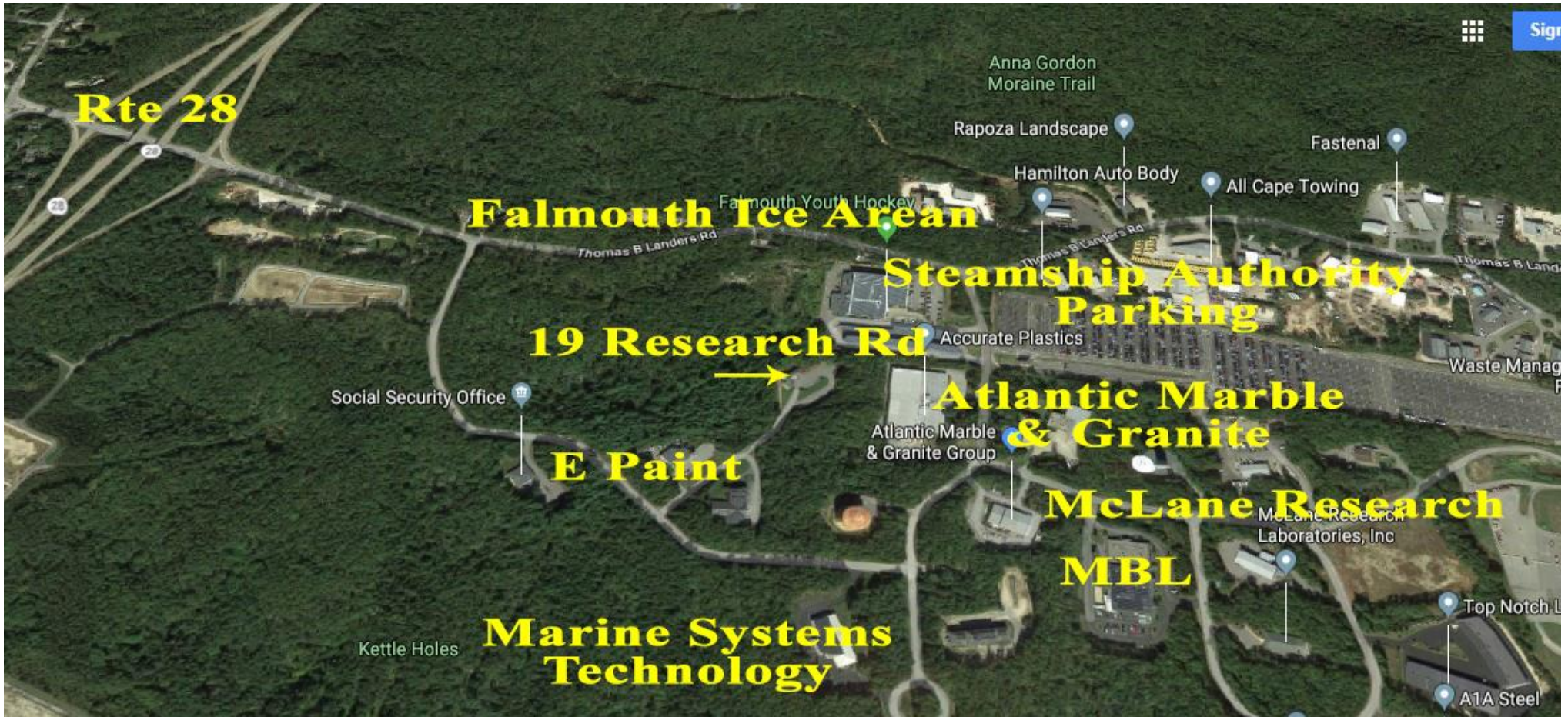
Jody Shaw  
508-566-3556  
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Main Office  
508-444-0172  
www.HartelRealty.com



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## Neighborhood View



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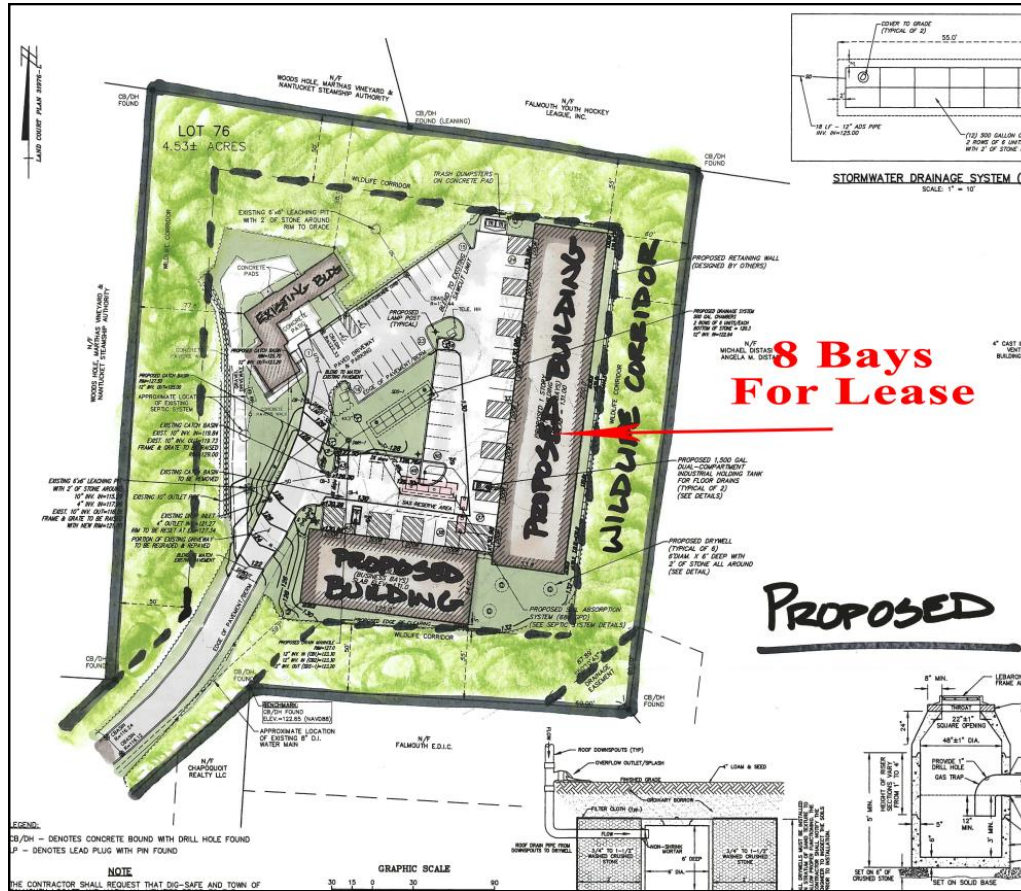
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# Proposed Site Plan



**8 Bays  
For Lease**

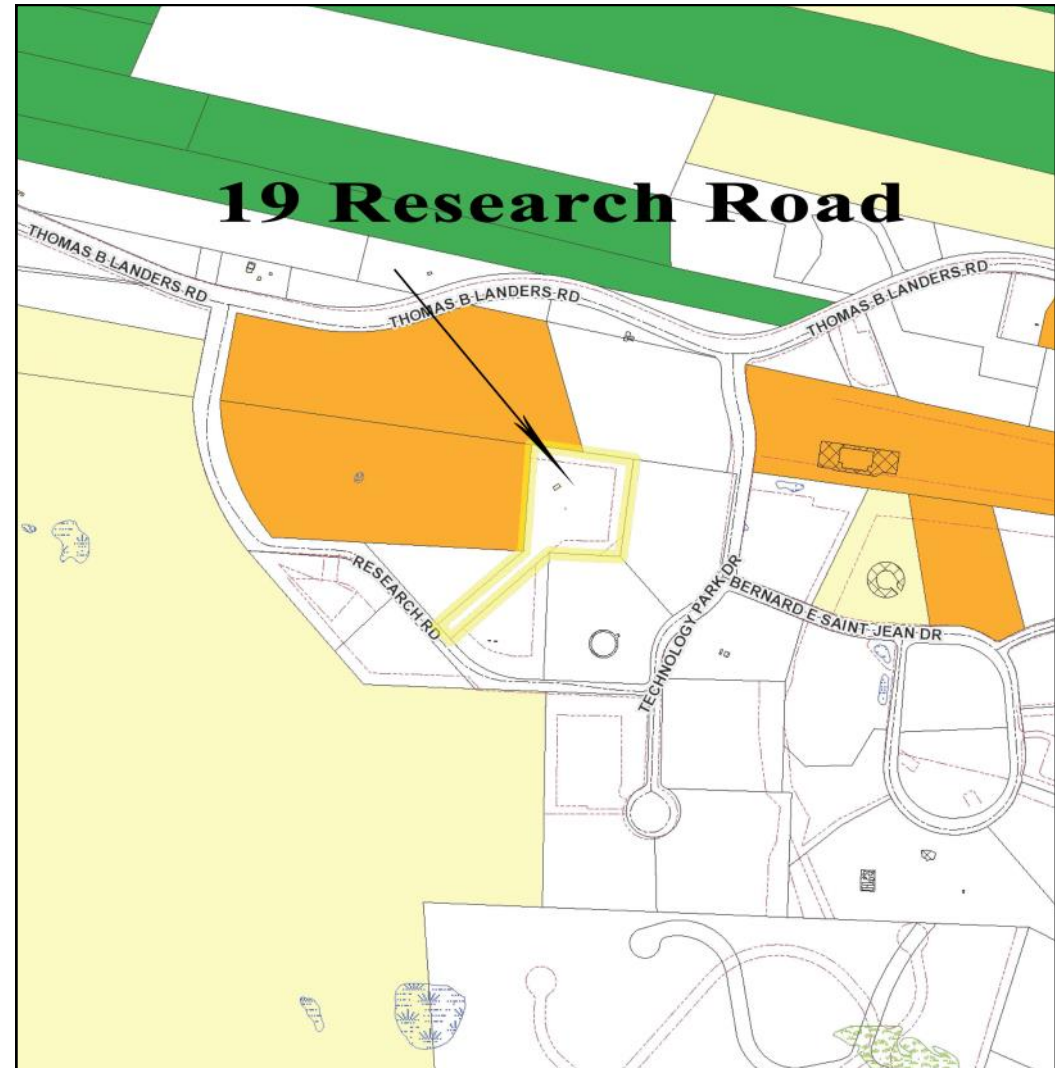
**PROPOSED**

**Proposed 8 Units**  
**1,700± SF each Unit**  
**Overhead Doors - each Unit**  
**24' Ceiling Height**  
**Private Office/Bath in each Unit**  
**Inquire for Pricing**  
**Close to Major Highway Rte 28**



## DETAILS

- \* NEAR RTE 28 & THOMAS LANDERS RD
- \* AREA OF INDUSTRIAL USES
- \* NEW PROPOSED 8-BAY INDUSTRIAL BUILDING
- \* 20,118± SF IN TWO BUILDINGS
- \* 1,700± SF EACH UNIT
- \* 4.53± ACRE SITE
- \* ZONED LIB - LIMITED INDUSTRIAL B
- \* Inquire for Pricing
- \* Office/Bath Each Bay





## ***19 Research Road - East Falmouth***

**T**his is new construction of a 20,118± SF Building, located less than one mile from Route 28, with 8 Bays in one building and 4 bays in the other. The 4.53± Acre Site is approved for a two additional buildings totaling 20,118± SF. This is an extremely heavily traveled year round industrial area. Complimentary businesses are located in the immediate neighborhood.

