



## For Lease ~ \$15/SF NNN

Warehouse/Shop/Office ~ 12' Ceilings

3,200± SF Ready to Move In

Located Parallel to the Falmouth Bike Path

Close to Downtown Falmouth/Woods Hole/  
Falmouth Medical Community/Steamship Parking

# FALMOUTH – 15 Carlson Lane

*Retained to Market by:*



**Hartel Commercial**

230 Jones Road  
Suite 6  
Falmouth, MA

| 40 Willard Street  
| Suite 207  
| Quincy, MA

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# Property Details

- 15 Carlson Lane, Falmouth, MA
- Office/Warehouse/Shop
- \$15/SF NNN
- 3,200± SF Space
- Additional 250± SF of Storage available For Lease
- FY 2014 Taxes \$7,800 Annual
- Underground Utilities
- On-Site Parking
- Zoned LIA – Light Industrial A & RA – Residence A
- Municipal Water & Private Sewer

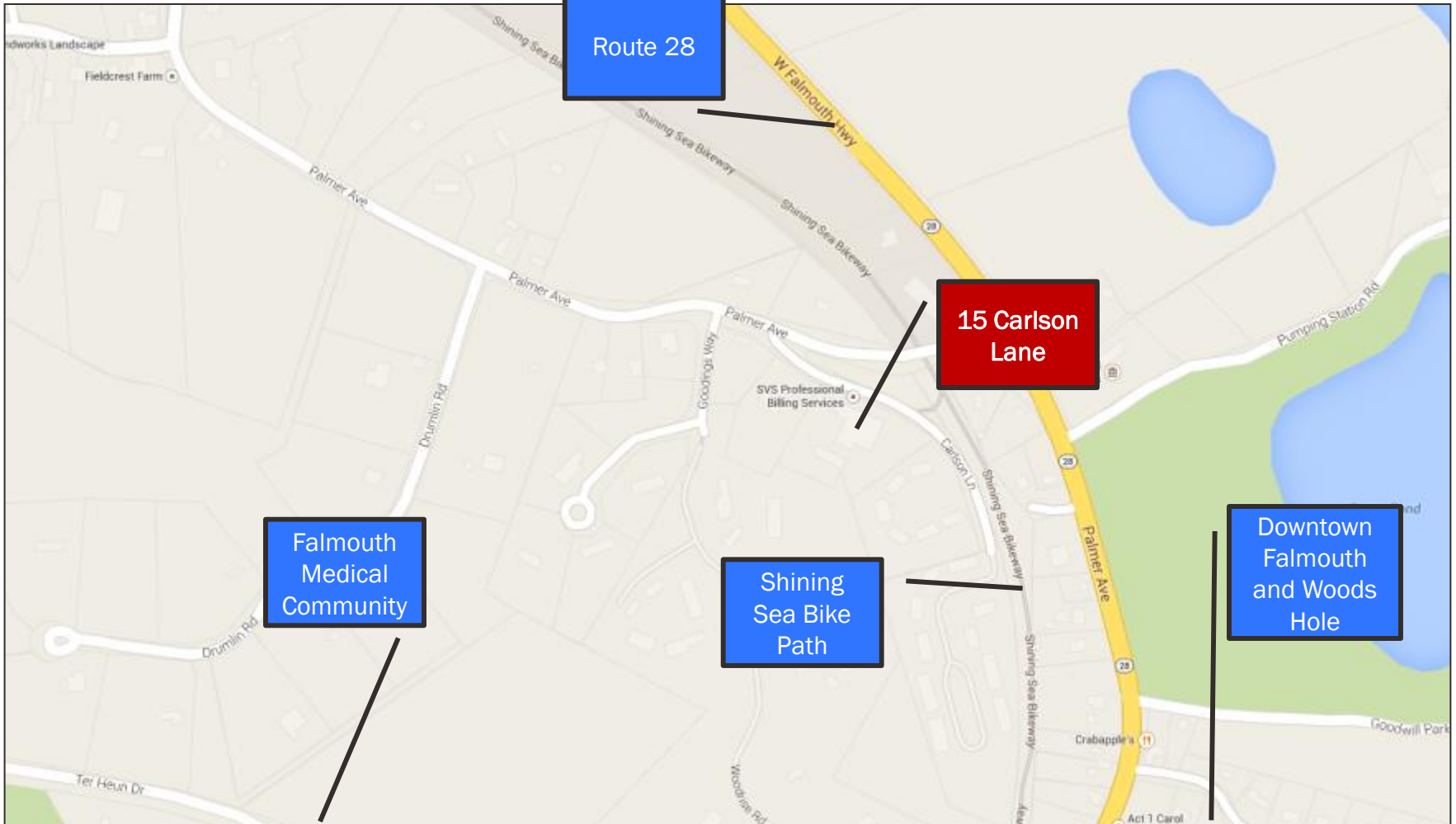
# Property

The village of Falmouth is located in the southern end of Route 28 Highways end. This Main Street part of town parallels Nantucket Sound to the south and runs along Main Street, aka Route 28, to the bend where Falmouth Plaza is located. The area has a mix of commercial and residential influence. With intermingled businesses of professional offices, retail stores, eclectic boutiques as well as municipalities, this area is well known for events of all seasons.

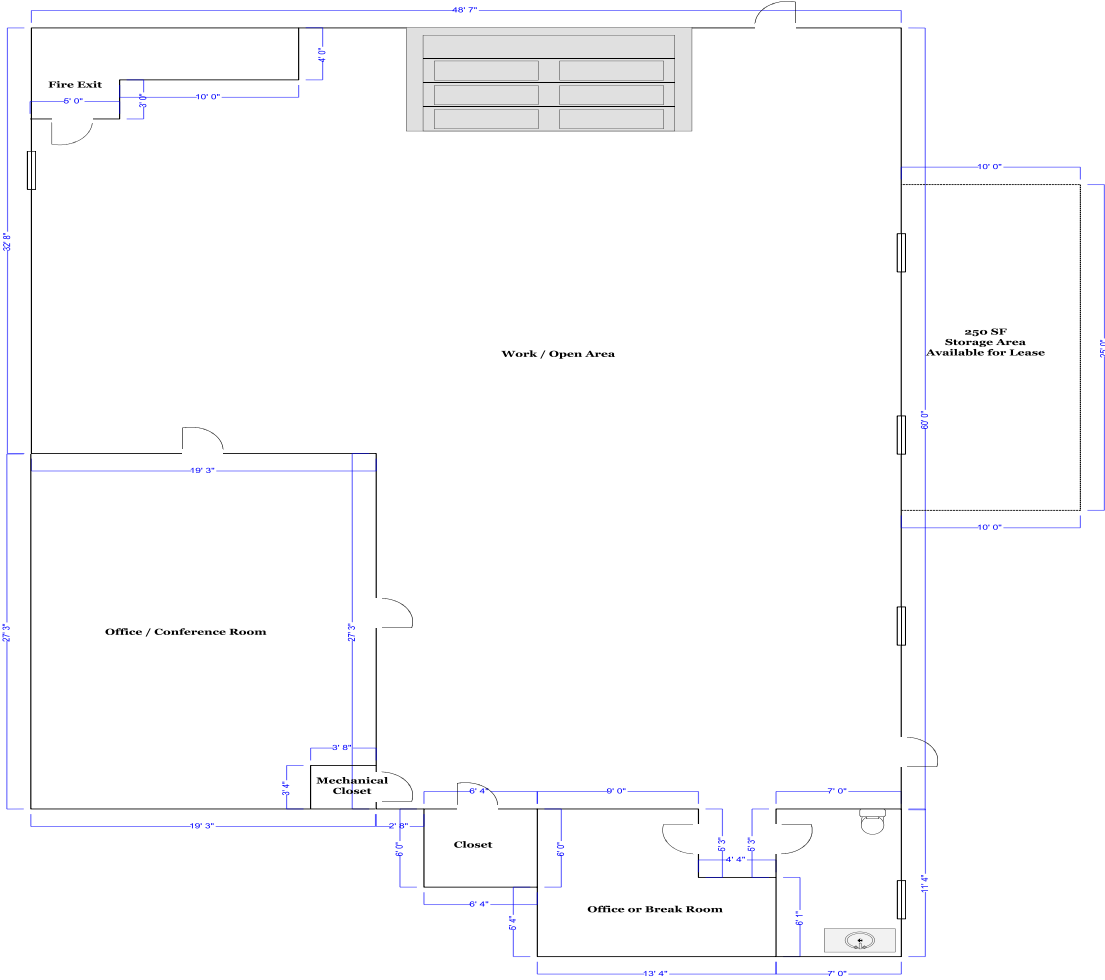
The property is located just prior to the downtown area, just off Route 28. It parallels the Shining Sea Bike Path, which runs from North Falmouth to Woods Hole covering 17± miles. Located adjacent is the Falmouth Medical Community which has a network of medical offices surrounding the Falmouth Hospital. This is a multi tenanted building with professional offices and long-term tenants.



# Map



# Floor Plan



# Satellite

