



- 1 Industrial Bay - 1,339± SF
- Prefabricated Steel Construction/Metal Roof/Built in 2002
- 15.7' Ceilings with Power Overhead Door in Front

FOR SALE - 1 Unit - Offered at \$215,000

**INVESTMENT OPPORTUNITY OFF
THOMAS B. LANDERS ROAD**

Retained to Market by:

21 Tradesman Circle, Unit 5, East Falmouth, MA



Hartel Commercial Real Estate

230 Jones Road
Suite 6
Falmouth, MA

40 Willard Street
Suite 207
Quincy, MA

Greg Hartel
617-256-3169
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Jody Shaw
508-566-3556
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Main Office:
508-444-0172
www.HartelRealty.com

Property Overview & Detail

Overview

- **Property Address** 21 Tradesman Circle
East Falmouth, MA
- **FY 2019 Assessment** \$159,600
- **FY 2019 Taxes** \$1,364±/ Annual
- **Heat** FHA/Gas
- **Town/Well Water** Municipal
- **Town/Private Septic** Private
- **Zoning** LIA - Light Industrial

Detail

- **Property Unit** Unit 5
- **Property Unit Size** 1,339± SF
- **Condo Fee** \$100/Month
- **Access** Overhead Power Door
Side Door Entrance/Rear Exit
Ceiling Height 15.7'
- **Floor** Concrete w/2nd Floor Storage
- **Parking** Ample On-Site
- **Amenities** Landscaped Entrance
Close to Route 28 & Bourne Bridge

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Property Views



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General Overview of Tradesman Circle

Tradesman Circle is comprised of all warehouse/industrial facilities in an area of complementary businesses.

Tradesman Circle is located in the East Falmouth section off Thomas B. Landers Road and Route 28. The area is comprised of mostly industrial uses of retail and commercial businesses. Route 28 is one mile west from Thomas B. Landers Road with easy access to points north and south. This community consists of businesses such as Steamship Authority Parking, Atlantic Marble & Granite, All Cape Towing, Loud Fuel Company, Hamilton Auto Body, Falmouth Ice Arena, J&G Auto Recovery, Fucillo Concrete, are just a few of the businesses along Thomas B. Landers Road, which make up the neighborhood, but there is space for new entities.

Unit 5 at 21 Tradesman Circle consists of 1,339± SF in a steel built fabricated building.

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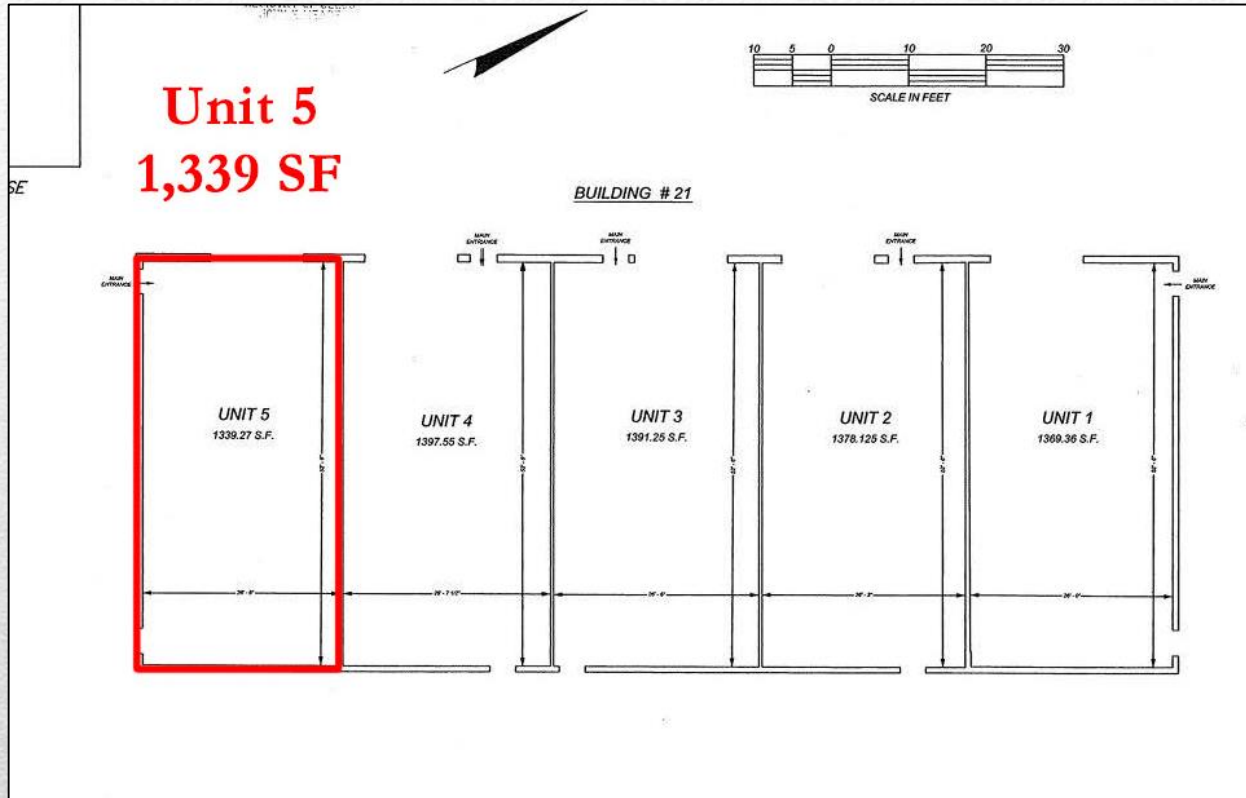
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Floor Layout of 19 Tradesman Circle



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Satellite



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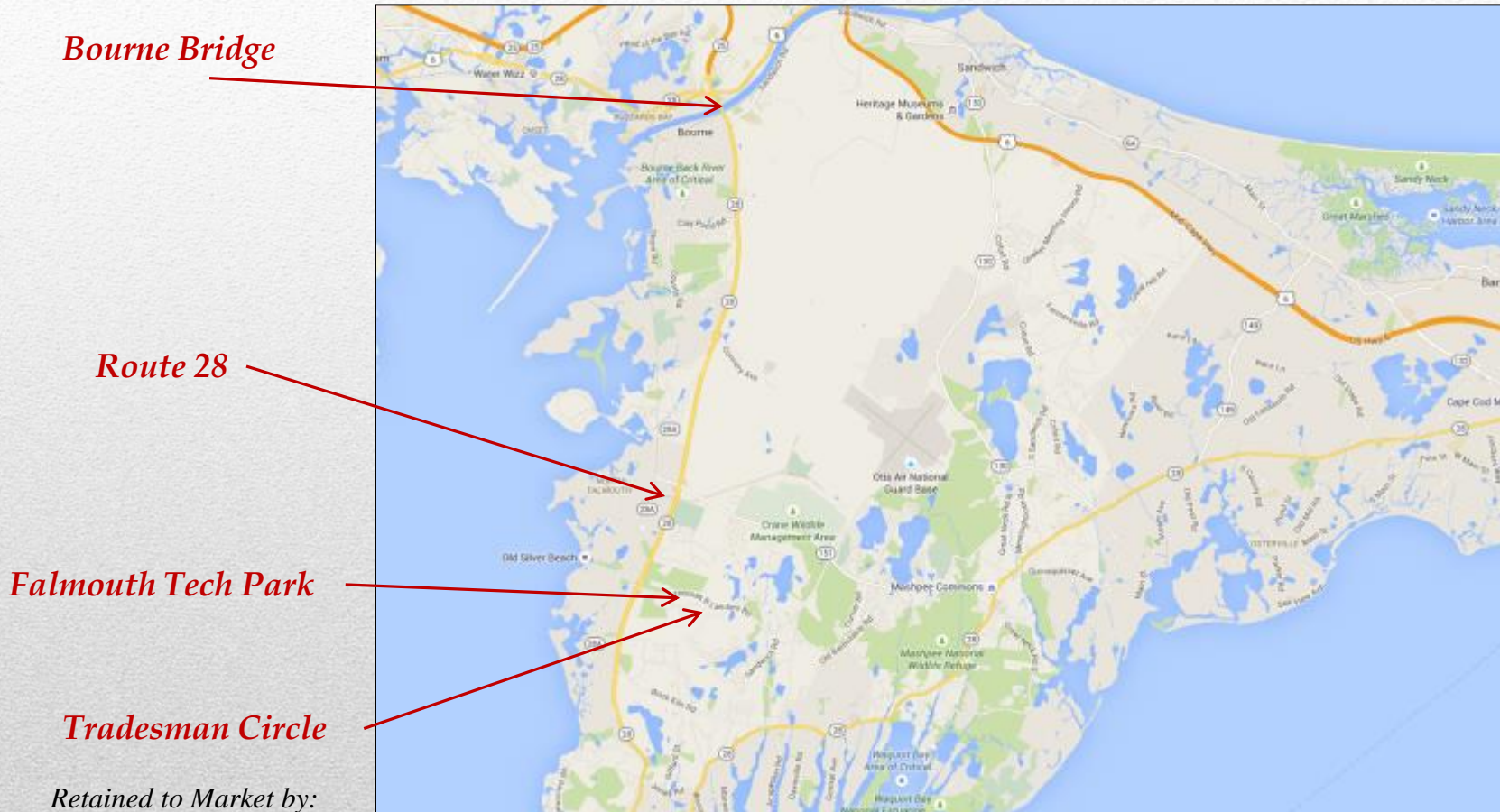
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Location Map



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