HARTEL
COMMERCIAL REAL ESTATE
FALMOUTH

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EXCELLENT LEASING OPPORTUNITY

SUITED FOR A VARIETY OF COMMERCIAL USES

28 Nicoletta's Way & 526 Main Street

Mashpee, Massachusetts

BUILDING SIZE	TOTAL ACREAGE
12,654± SF	3.97± AC

LEASE RATE $25,000/Mo NNN

AVAILABLE
September 1, 2027



AT A GLANCE

Headquarters for a Variety of Commercial Uses

Two-level professional offices attached to a column-free shop/warehouse, with fleet parking, a gated outdoor yard and an adjoining 1.53-acre support parcel. Two parcels offered together as one campus.

3.97± AC COMBINED ACREAGE	**12,654± SF** BUILDING SIZE	**8,103± SF** SHOP / WAREHOUSE
4,551± SF FINISHED OFFICE	**17'6"** CLEAR HEIGHT	**6** OVERHEAD DOORS

02

Property Details

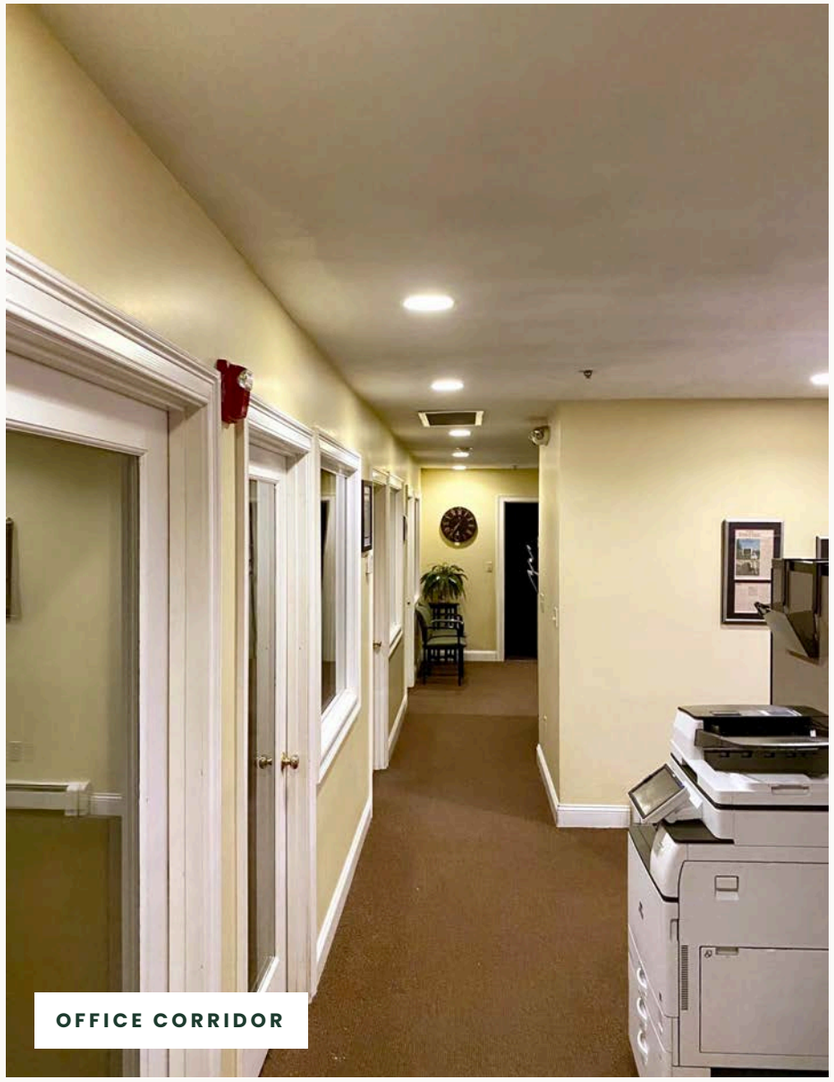
PARCELS	**28 Nicoletta's Way & 526 Main Street**
LAND AREA	**3.97± AC** (2.44± + 1.53±)
BUILDING AREA	**12,654± SF**
FINISHED OFFICE	**4,551± SF** · two levels
SHOP / WAREHOUSE	**8,103± SF**
CLEAR HEIGHT	**17'6"** · column-free
OVERHEAD DOORS	**Six** · one 12'6" + five 14' × 14'
POWER	**3-phase, 400 amps**
ZONING	**Industrial / Contractor**

PROPERTY HIGHLIGHTS

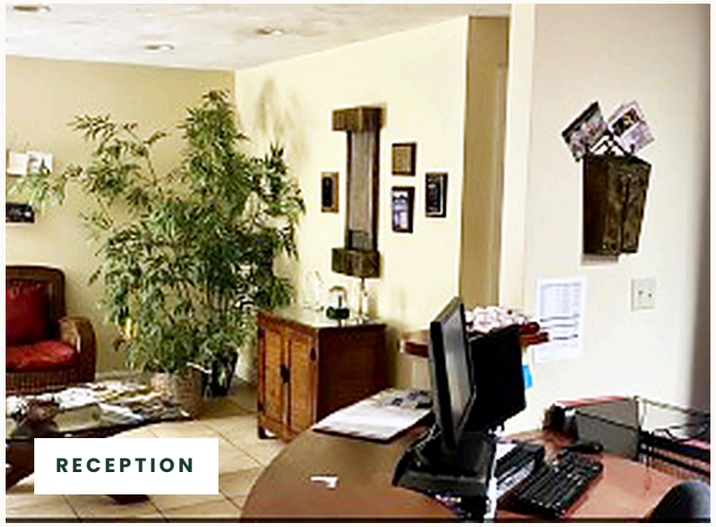
- Two-level finished office attached to shop
- Column-free shop with 17'6" clear height
- 15,000-lb vehicle lift & compressed air to remain
- Sprinklered, gas heat, LED, security & alarm
- Gated yard, fleet parking & outdoor storage
- Salt shed / hoop structure & concrete bins
- Adjoining 1.53± AC parcel for parking & laydown

LEASE RATE
$25,000/Mo NNN

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OFFICE CORRIDOR



RECEPTION



CONFERENCE ROOM

03

Professional Office

APPROX. 4,551 SF · TWO LEVELS

First Floor

- Reception / waiting
- Private office
- Two large team areas
- Supply rooms, restrooms

Second Floor

- Executive suite
- Private offices
- Open work areas
- Conference, kitchenette

04

Shop & Warehouse

APPROX. 8,103 SF

17'6" CLEAR HEIGHT	**6** OVERHEAD DOORS
400A 3-PHASE POWER	**15,000 lb** VEHICLE LIFT

One 12'6" and five 14' × 14' overhead doors with steel bollards. Column-free clear span, gas-fired heat, sprinkler system, LED lighting and camera security / alarm.

Expected to remain: vehicle lift, compressed-air equipment, storage racks, shop benches and cabinets, office furniture and security equipment. Final schedule to be documented in the lease.



15,000-LB VEHICLE LIFT



COLUMN-FREE SHOP FLOOR



WAREHOUSE STORAGE



SALT SHED / HOOP STRUCTURE

05

Yard, Parking & Storage

OPERATIONS

Substantial employee, fleet and equipment parking. Gravel and paved operating areas with gated access.

INFRASTRUCTURE

Salt shed / hoop structure, fixed concrete material bins, exterior storage containers and racks.

526 MAIN STREET

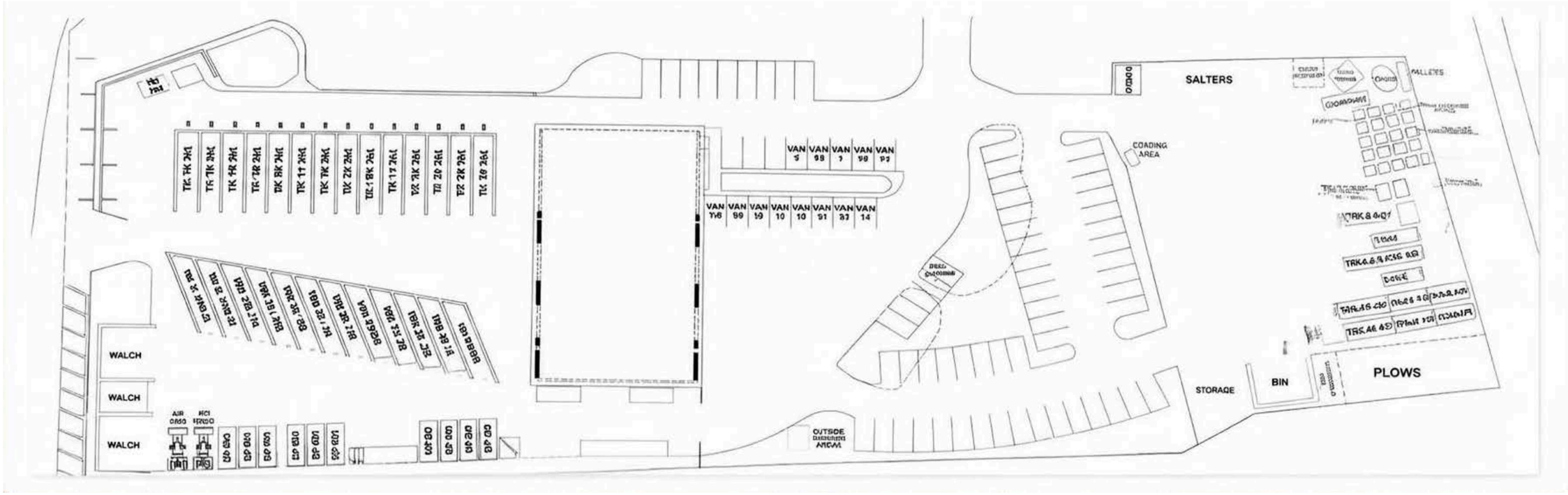
Adjoining 1.53± AC parcel, historically used for employee parking, nursery storage and contractor yard.

06

Site Plan

28 NICOLETTA'S WAY
2.44± AC · Building & yard

526 MAIN STREET
1.53± AC · Parking & yard

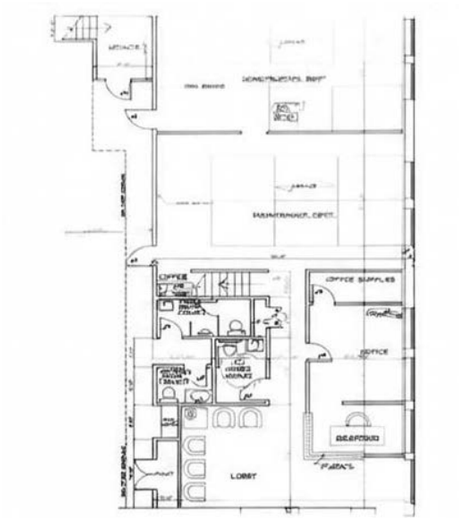


Prior occupant's layout shown for illustration only; not to scale. Parcels offered together under two separate leases (separate ownership entities).

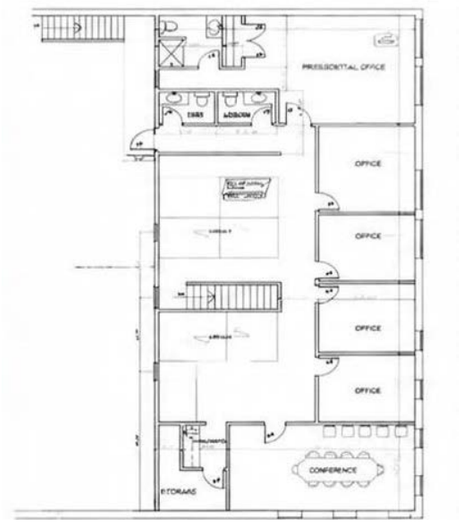
07

Floor Plans

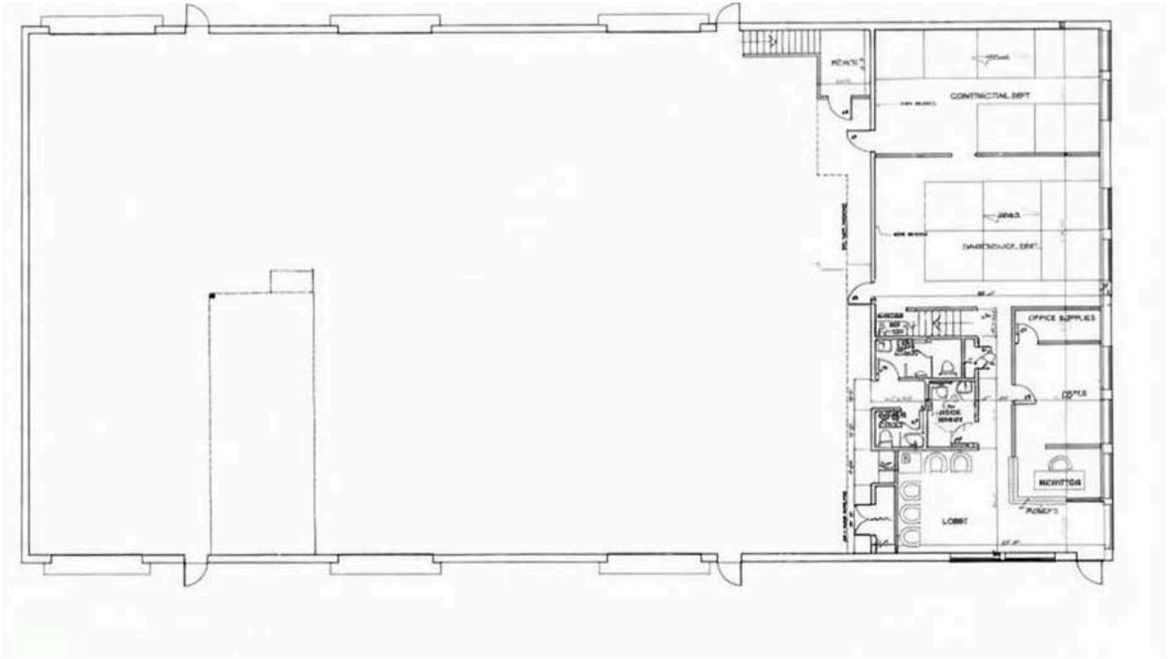
OFFICE · FIRST FLOOR



OFFICE · SECOND FLOOR



BUILDING · SHOP + OFFICE



Office and shop under one roof. Plans not to scale.



FOR LEASE

08

Lease Rate & Terms

LEASE RATE · ENTIRE PROPERTY

28 Nicoletta's Way & 526 Main Street

3.97± acres · 12,654± SF office / shop / warehouse · both parcels offered together

$25,000

PER MONTH · NNN

AVAILABLE	LEASE TYPE	TERM	STRUCTURE
September 1, 2027	NNN	To be negotiated	Two separate leases (separate ownership entities)

Escalations, permitted use, equipment inventory and operating details subject to final lease documentation and tenant due diligence. Figures are preliminary.

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FOR LEASE | **$25,000/Mo NNN · Available Sept. 1, 2027**

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