

45,800 SF INDUSTRIAL / OFFICE / WAREHOUSE 168 INDUSTRIAL DRIVE, MASHPEE, MA



Building Size: 45,800 +/- SF Office / Showroom / Production Space.
Land Area: 4.3 +/- Acres.
Building Construction: Dri-Vit, Masonry & Architectural Metal Panels.
Ceiling Height: 18' Clear in Production Space.
Roof: Rubber Membrane & Metal.
Loading: On Grade Doors.
HVAC: HVAC in Office Area.
Bathrooms: Two ADA Baths for Each Unit.
Utilities: Municipal Water, On Site Septic, Natural Gas, 220V-600 AMP, 3-Phase Electric.
Interior Build-Out: Purchase Price Includes \$15 PSF Build-Out Allowance for up to 10% of the Space.
Zoning: Zoning Allows for Manufacturing / Distribution / Office / Showroom. No More Than 50% of The Project can be Office or Showroom.

Sale or Lease

Contact: Michael Giancola, SIOR
508.833.5050



Located 1 Mile from the Mashpee Rotary.

Halfway Between Hyannis & Falmouth.

Slab has yet to be Poured !

Brand New Subdividable Space !!

Financing is Available !!!

Why Build when you can Buy Right !!!!



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