



Industrial /Business Bays For Lease



5 Dupont Avenue, South Yarmouth

Unit 1 & 2 Leased Together : 2,250 sf (+/-)

- ◇ Two separate bays Must be Leased together —
Unit 1 Bay measuring 573 sq. ft. +/-
(24' 2" x 23' x 7")
Unit 2 Bay measuring 457 sq. ft. +/-
(23' 2" x 19' 7")
- ◇ Total of 4 first floor offices, storage area and 3 restrooms.

Features

- ◇ Eave height in bay is (+/-)18'
- ◇ 12' tall overhead doors
- ◇ Offices & warehouse space have heat and AC.
- ◇ Signage
- ◇ High speed internet
- ◇ Separately metered utilities

For Lease: \$3,200 per month plus NN

B3 Zoning allows for uses by right and more by special permit.

Conveniently located in the Mid-Cape, just moments off of Route 6, Exit 8, at the corner of White's Path and Dupont Avenue.

NN is estimated at \$2.49 per sq. ft., \$408.27 per month

Exclusively Listed by Ali Maloney- AMG Realty

Bus: 508.362.3323

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5 Dupont Avenue, Unit 1 South Yarmouth



Unit 1 open bay space 24' x 23'

12' Electric Overhead Door



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5 Dupont Avenue, Unit 2 South Yarmouth



Unit 2 Open Bay Space 23' x 19' 7"

Oversized second floor conference room



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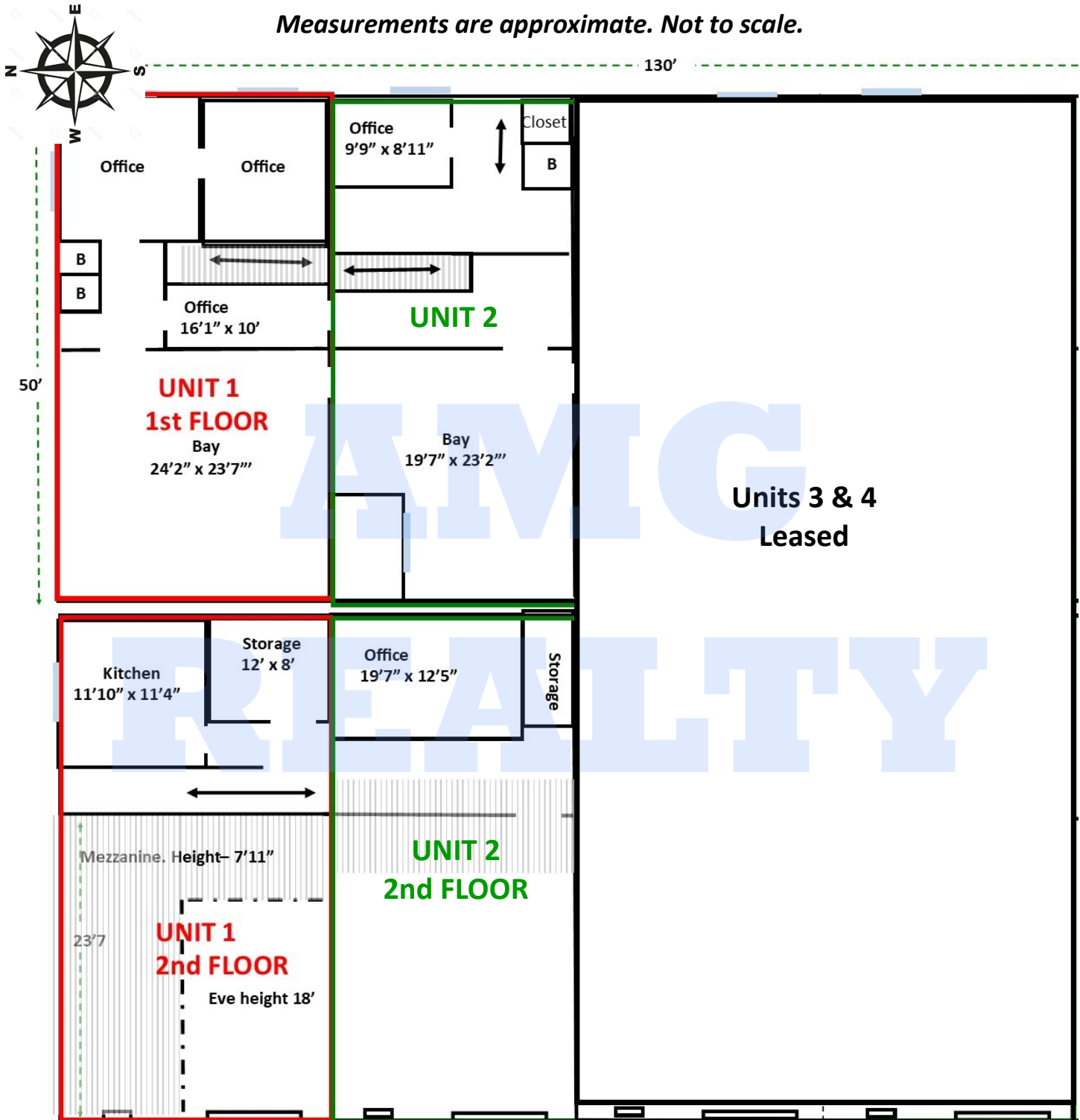
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5 DUPONT AVENUE, Units 1 & 2 SOUTH YARMOUTH

Measurements are approximate. Not to scale.



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