



Industrial /Business Bays For Lease



5 Dupont Avenue, South Yarmouth

Units 3 & 4 Together: 2,450 sq. ft. consisting of-

- ◇ 2,000 sq. ft. (40' x 50') footprint, including bays measuring 24' x 40', with two 12'H overhead doors
- ◇ 450 sf oversized, second floor conference room.
- ◇ Offices and warehouse space have heat and AC.
- ◇ Mezzanine storage accessible from stairs within the bay, and from the conference room.

Features

- ◇ Eave height in bay is (+/-)18'
- ◇ Private bathroom
- ◇ 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

Cell: 774.836.0347

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5 Dupont Avenue, Units 3 & 4, South Yarmouth



AMG

Unit 2 features a bay and open work spaces on both the first and second floors.



AMG

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5 Dupont Avenue, Units 3 & 4, South Yarmouth



AMG

Units 3 & 4 offers a double bay, 1,000 sf approximately, with mezzanine storage space, First floor open offices and an oversized second floor conference room.



AMG

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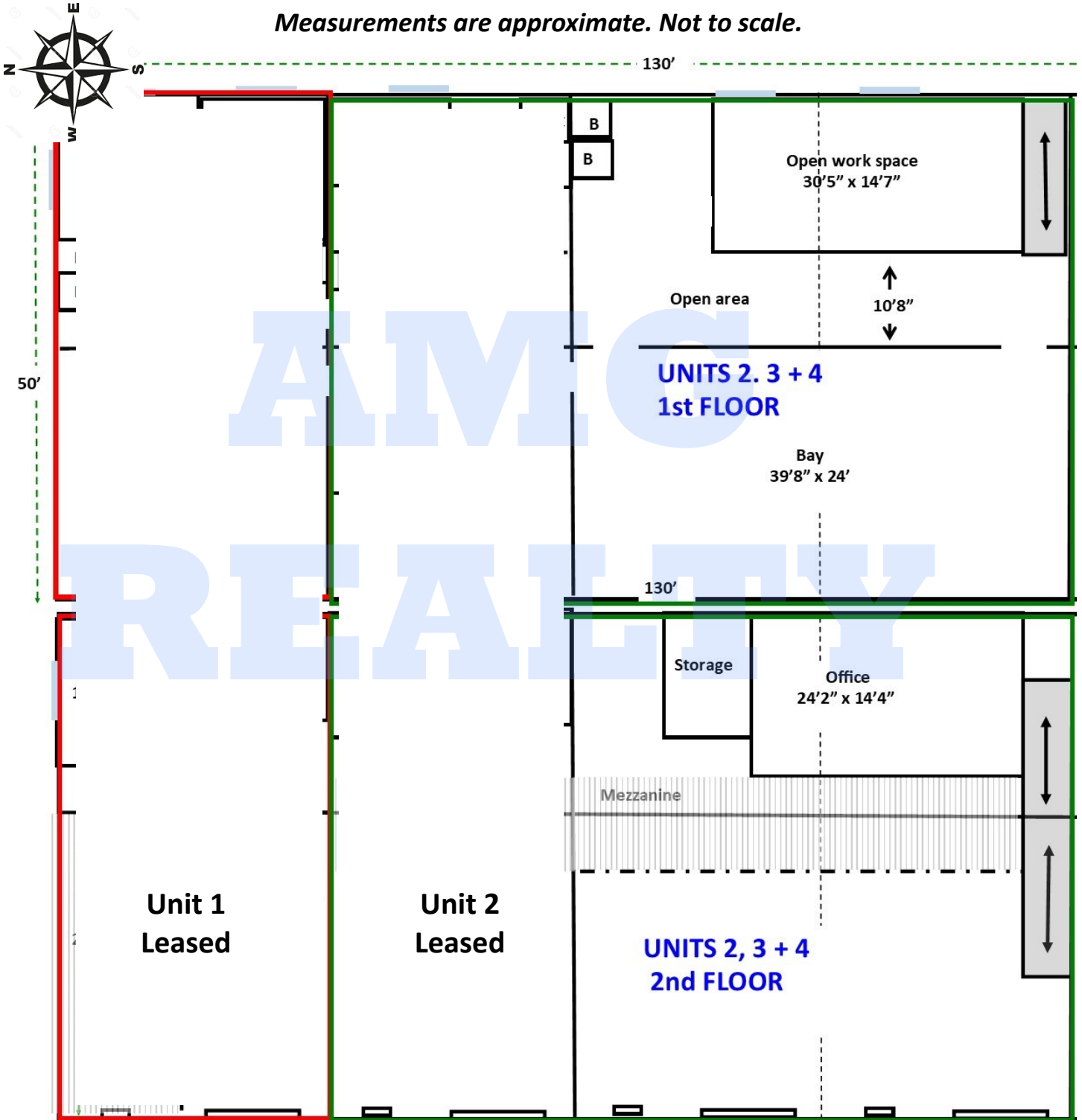
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5 DUPONT AVENUE, SOUTH YARMOUTH

Measurements are approximate. Not to scale.



**Top-Units 3 & 4-First Floor, 2,000 sq. ft.
Bottom-Second Floor 450 sq. ft. + mezzanine space**

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