



FOR LEASE - 155 ROSARY LANE, HYANNIS



Wide Open Bay Space, Corner of Rosary Ln. and Yarmouth Rd.

Total space: 3,640 sq. ft. including:

- ◇ One office: 13'3" x 9' (+/-)
- ◇ One bath: ADA Compliant
- ◇ One kitchenette: with sink
- ◇ Bay: Wide open immaculate bay space with no columns and 24' height to eaves

Features:

- ◇ Windows on two sides
- ◇ Glass entry door + rear door
- ◇ Fully heated and insulated
- ◇ Kitchen and bath
- ◇ 12'H x 10'W overhead door

B Zoning allows for uses including but not limited to retail or wholesale store/ salesroom and retail trade service shop. Manufacturing and other uses allowed by special permit.

The building is in a WP overlay.

Easy access to highway, via Exit 72(7), Willow St, Yarmouth Road.

Town water & private septic. Rent is \$18 per sq. ft. NNN

ASKING \$5,460 per month NNN

Exclusively Listed by Ali Maloney- AMG Realty

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Above –Wide open bay space with overhead lighting and two gas fired heaters and clean, epoxy floors.



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Above- The space the end unit at intersection of Rosary Lane and Yarmouth Road. Annual average daily traffic is between 19,000 and 22,000, and summer ADT is between 25,000 and 30,000 (per Cape Cod Commission).



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This space is the end unit, close to Yarmouth Road.

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