



45 PLANT ROAD, HYANNIS



Units 119 + 120 - Offices, Open Space, Kitchen

Lease Includes:

- ◇ 3,277 sq. ft. indoor space with 7 offices, kitchen, baths & large, open areas suitable for groups or storage/ assembly.
- ◇ Overhead bay door may be reinstalled on the gable end, opening up to parking area.

Features:

- ◇ Paved parking in front
- ◇ Signage on sign and building
- ◇ Central heat & AC, Gas
- ◇ Separately metered utilities
- ◇ Fire alarm system

This is a steel frame building with high ceilings and extensive build out. Space is connected to municipal water and sewer. There is a large paved parking lot and additional parking on the adjacent lot, 65 Plant Road. Just moments off Route 132 in Hyannis. Easy access to highway, Exit 6 (68) Landlord is responsible for taxes and CAM. Space is offered at this price in 'as is' condition. Small additional charge for pro rata share of water/ sewer.

ASKING \$3,800 per month

Exclusively Listed by Ali Maloney- AMG Realty

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45 PLANT ROAD, UNITS 119 + 120, HYANNIS



Above and below– Looking towards the front windows and the reception area.



The space features tall ceilings with drop tiles and overhead lighting throughout. There are windows on two sides. Space is first floor and accessible. B Zoning allows for uses including but not limited to retail, offices, wholesale, commercial kitchen & contractor.

45 PLANT ROAD, HYANNIS, UNITS 119 + 120



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Left -
View looking towards the back of the space, within the right side, Unit 120. Hallways are wide.

Right -
Kitchen complete with sink, refrigerator, microwave and oven/ cook top.



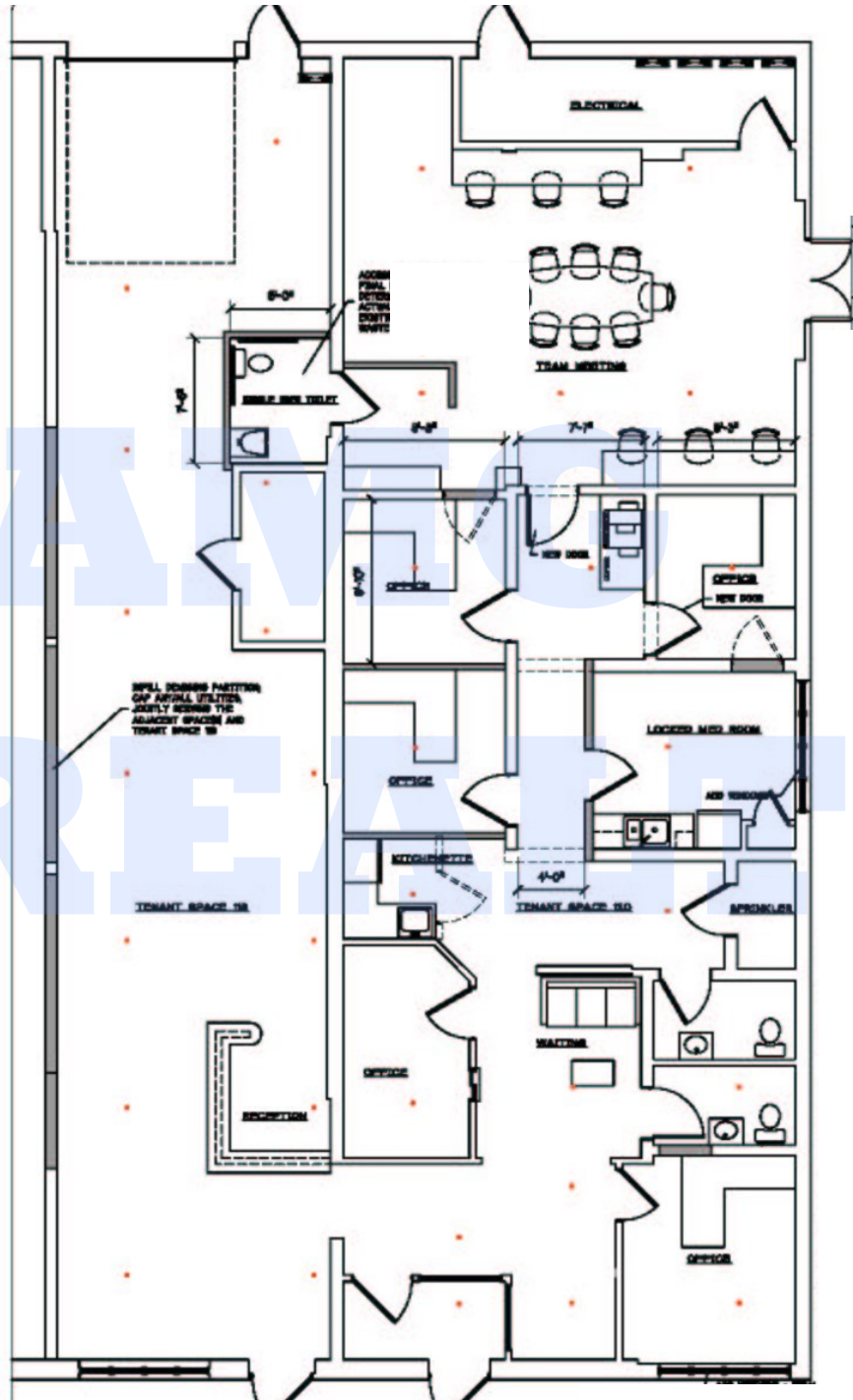
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Left -
Large open area may be divided in two with this movable wall.



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Location of overhead door opening up to additional parking.

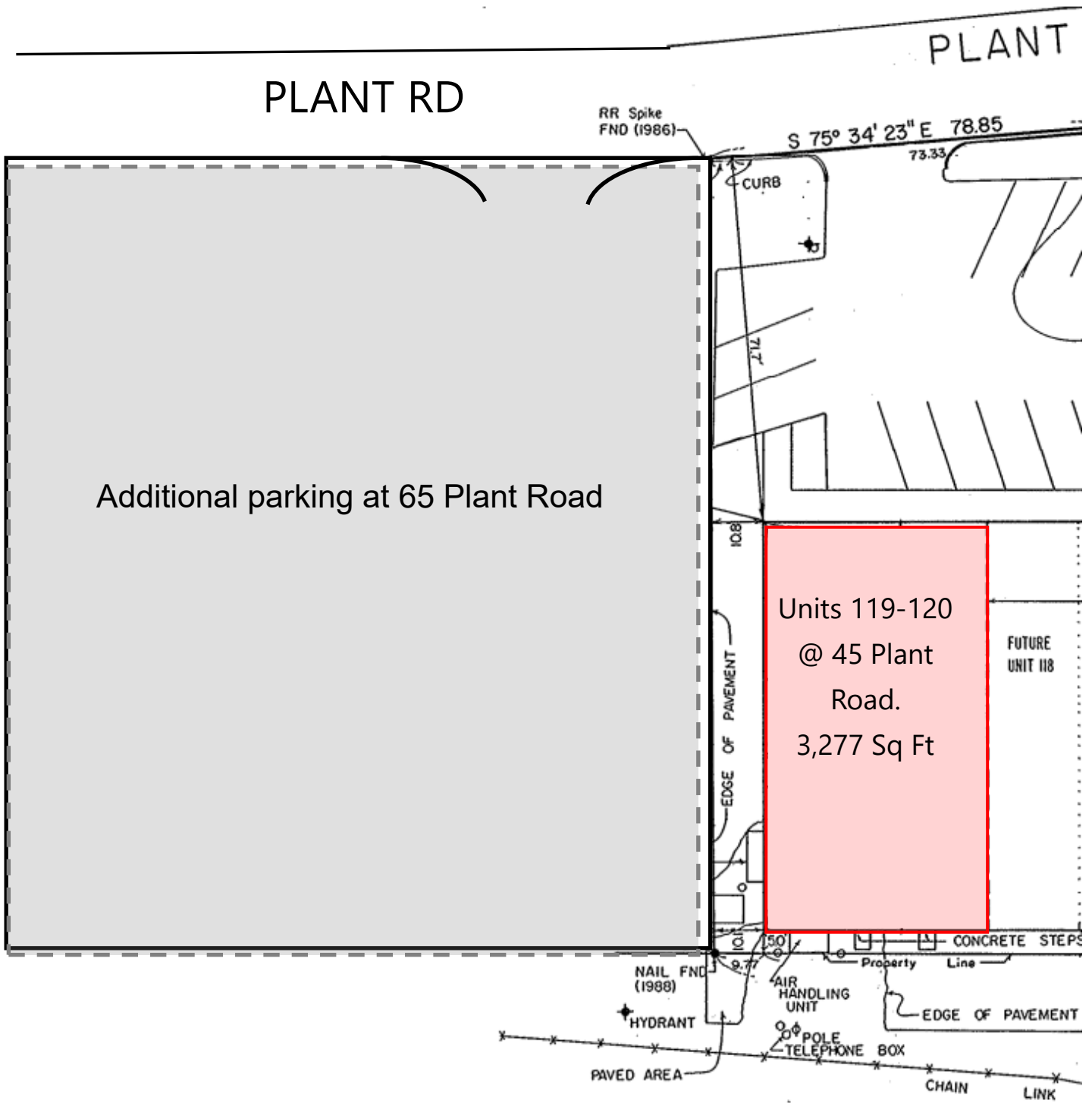
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