

## For Lease: 15 Fruean Avenue, Yarmouth



- Details: 6,155 sq. ft. Including
- ⋄ 3,024 sq. ft. open warehouse space
- ♦ 720 sq. ft. freezer (requires repairs)
- ♦ Open 41' x 15' office / work area
- 4 private offices, bathrooms and kitchen
- Additional 400 sq. ft. mezzanine

#### **Features:**

- Two bay doors with loading docks
- ♦ Tall 8' x 8' overhead doors
- ♦ Includes use of 25+/- parking spaces
- ♦ 120/ 240V- 3-Phase, 600 amp electric
- Located just off Station Avenue & Old Townhouse Road

Free-standing building with excellent parking for lease. Zoning is B-3, which allows for wholesale distribution, trucking and warehousing, building cleaning & maintenance services, some manufacturing. Many other uses allowed by special permit. The property is in an Aquafer Protection Overlay. NN is \$1,096 per month.

#### Rent is \$8,153 per month NNN

Exclusively Listed by Ali Maloney- AMG Realty
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# 15 Fruean Avenue, Yarmouth

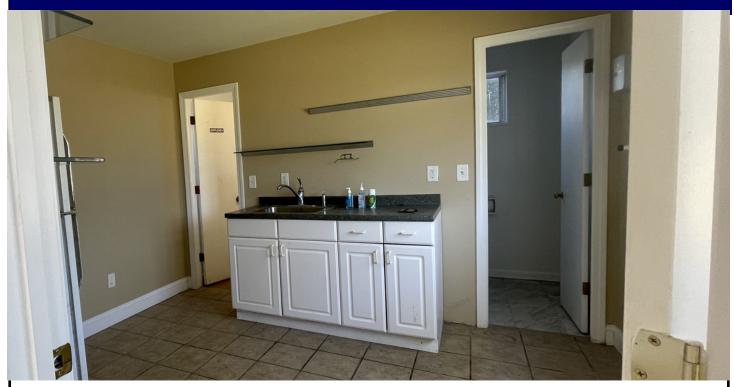


Open warehouse space in the center. Offices and work areas may be reconfigured.



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# 15 Fruean Avenue, Yarmouth



There is clear span open space in the center. Offices and work areas may be reconfigured.



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## 11 Enterprise Road, U-8, Hyannis

