

# Industrial/Commercial Business Bay for Lease

## 25 Foster Howard Road, Cataumet, MA



### PROPERTY HIGHLIGHTS:

- 1,000 SQ. FT. AVAILABLE
- ADJACENT TO MAJOR CAPE COD/SE MASSACHUSETTS CORRIDOR
- 14 FOOT OVERHEAD DOOR
- NEW CONSTRUCTION
- 3-PHASE ELECTRIC POWER AVAILABLE

**ASKING \$900/Month**

**Kevin A. Pepe**

**Commercial Realty Advisors, Inc.**

Real Estate Investment Brokerage Company

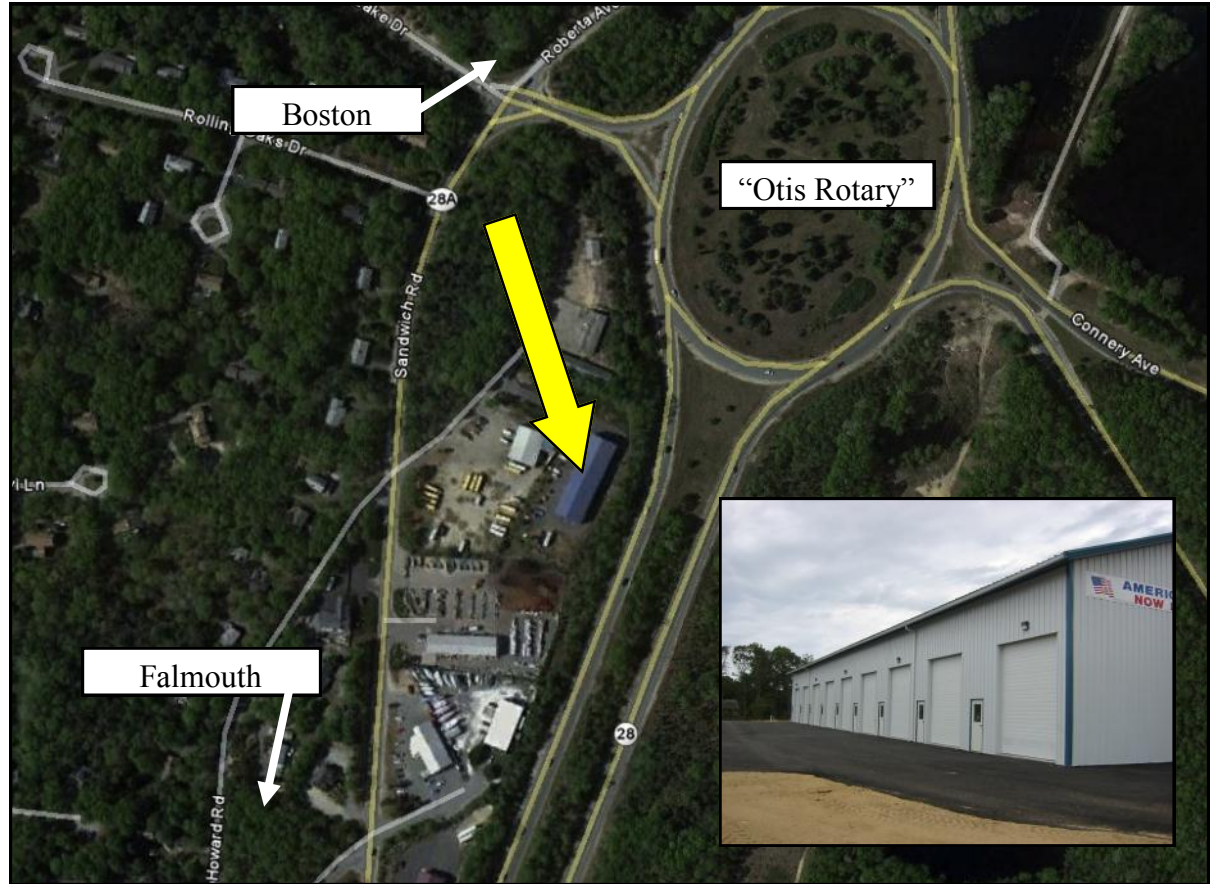
222 West Main Street

Hyannis, Massachusetts 02601

Tel: 508.862.9000

Mobile: 508.962.5022

kpepe@comrealty.net



*For more information about this opportunity or others like it please contact Commercial Realty Advisors, Inc.*

Commercial  
**Realty Advisors**

ZONE: B-2  
 MAP: 44 PARCEL: 20.01  
 FLOOD ZONE: X  
 Panel No. 255210 0011 E (8/9/99)  
 PLAN REFERENCE: BOOK 461 PAGE 8  
 BENCHMARK: ASSUMED DATUM  
 THIS SITE IS NOT LOCATED IN A WATER RESOURCE PROTECTION DISTRICT

**AREA BREAKDOWN**

TOTAL LOT AREA	80,008 S.F.	100.0 ±
PROP. BUILDING AREA	8,823 S.F.	12 ±
PROP. PAVED AREA	21,944 S.F.	27 ±
TOTAL IMPERVIOUS COVERAGE	40,767 S.F.	51 ±

**MINIMUM PARKING REQUIREMENTS**

GARAGE / STORAGE = 9,500 S.F. / 1000 = 9.5 OR 10 SPACES  
 TYPICAL PARKING SPACE PROVIDED = 8' X 18'  
 TYPICAL HANDICAPPED PARKING SPACE PROVIDED = 16' X 18'

**B-2 ZONING REQUIREMENTS**

INTENSITY OF USE	REQUIRED	PROVIDED
MIN. FRONT YARD	30.00'	207.27'
MIN. REAR/SIDE YARD	12.00'	26.66'
MAX. LOT COVERAGE	30 ±	12 ±
MAX. BUILD. HEIGHT	33.00'	29.00'
MIN. USE OPEN SPACE	20 ±	40 ±



**BUILDING USES**  
 GARAGE BAYS / STORAGE

**LAND USE**  
 BUILDING / PARKING

N/F  
 SORENTI BROTHERS INC.

**DRAINAGE SYSTEM NOTES**

**DRAINAGE SYSTEM #1**  
 18" X 22" PIT WITH 2" - 8" DIA. BY 6"-8" HIGH CONCRETE LEACH PITS  
 BOTTOM STONE @ EL. 37.2'  
 TOP STONE @ EL. 45.17'

**DRAINAGE SYSTEM #2**  
 30" X 14" PIT WITH 2" - 8" DIA. BY 4"-6" HIGH CONCRETE LEACH PITS  
 BOTTOM STONE @ EL. 31.9'  
 TOP STONE @ EL. 36.67'

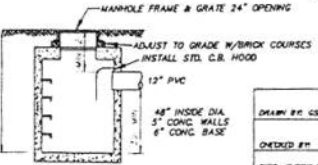
LOT 1B  
 80,008 S.F.

LOT 2A  
 N/F  
 HEIDI S. GRIFFITHS

LOT 3A  
 N/F  
 HEIDI S. GRIFFITHS

LOT 4A  
 N/F  
 JOHN G. PLECITY

LOT 5A  
 N/F  
 CUBBY CONSTRUCTION AND DEVELOPMENT INC.



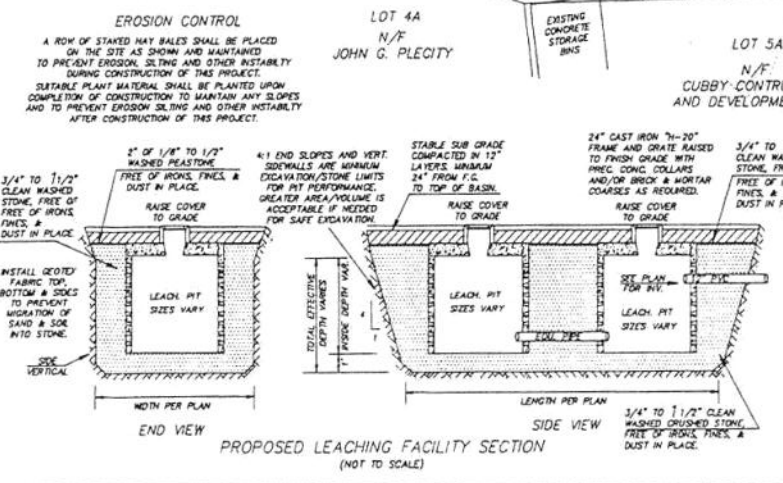
DRAWN BY: CBL	DATE: 11/3/2000
CHECKED BY:	DWG. NAME: CUBBY1A2
DATE: 11/3/2000	PROJ. NAME: CUBBY1A
SHEET 1 OF 2	

**GRAPHIC SCALE**

1" = 20' (1 INCH = 20 FEET)

**LEGEND**

- PROPOSED HANDICAPPED PARKING
- # OF PARKING SPACES IN ROW
- DUMPSTER, TO BE SCREENED & FENCED IN
- DRYWELL 62" OF 3/4" CRUSHED STONE
- TEST PIT & PERCOLATION TEST LOCATION
- N-20 STANDARD PRECAST CONCRETE LEACHING PIT WITH STONE AS SHOWN. (SIZES VARY)
- N-20 PRECAST CONCRETE CATCH BASIN 24" FRAME AND GRATE WITH GRADE TRAP.
- PROPOSED H.S. LIGHTS. SEE ATTACHED SHEETS FOR MOUNTING HEIGHTS & SPECS.
- EXISTING GRADES
- PROPOSED FINISHED GRADES
- LIMIT OF WORK - NAILS/LES OR DELTA TRIP FENCE TO BE PLACED TO PREVENT SILTATION/RUNOFF
- PROPOSED FINISH SPOT ELEVATIONS
- PROPOSED SHRUBS 24" IN HEIGHT INDIGENOUS SPECIES ONLY AS REQUIRED IN SEC. 3300 B.2.B.L.
- PROPOSED TREES 3" CALIPER INDIGENOUS SPECIES ONLY AS REQUIRED IN SEC. 3300 B.2.B.L.
- DIRECTION OF TRAFFIC FLOW
- DIRECTION OF DRAINAGE FLOW



**LANDSCAPING AND VEGETATION**

SECTION 3311 IS APPLICABLE TO THIS PROJECT AS THE USE REQUIRES MORE THAN 8 SPACES.

PREMISES DOES NOT ABUT AN ARTERIAL STREET, STREET AND SIDEWALK PLANTING AREAS NOT REQUIRED PER TOWN OF BOURNE ZONING BYLAWS SECTION 3313 (1) & (2).

PREMISES DOES NOT ABUT A RESIDENTIAL DISTRICT, DISTRICT BOUNDARY PLANTING AREAS NOT REQUIRED PER TOWN OF BOURNE ZONING BYLAWS SECTION 3313 (1).

PROP. PARKING LOT CONTAINS LESS THAN 30 SPACES. PARKING AREA PLANTINGS NOT REQUIRED PER TOWN OF BOURNE ZONING BYLAWS SECTION 3313 (1).

NOTE: PROPOSED 2:1 SLOPE MUST BE STABILIZED WITH JUTE NETTING OR SIMILAR METHODS UNTIL VEGETATION HAS BEEN SUFFICIENTLY ESTABLISHED. (NOTE: ALL BANKS ARE TO BE PLANTED WITH GRASS OR SOME TYPE OF VEGETATION)

THIS AREA TO BE FILLED AND LOOSENED TO ALLOW NATURAL VEGETATION TO RE-ESTABLISH.

LOT 6A  
 N/F  
 J.A.C. REALTY TRUST

SEE AMENDED SITE PLAN FOR JAC REALTY TRUST DATED 7/29/04 AND REVISION 7/30/04 FOR PROPOSED MITIGATION IN THIS AREA.

**DOOR LEGEND**

PO = PASS DOOR  
 OHD = OVERHEAD DOOR

**"SITE PLAN"**

FOR  
 LOT 1B FOSTER HOWARD ROAD  
 BOURNE, MASSACHUSETTS

APPLICANT  
 CUBBY CONSTRUCTION  
 P.O. BOX 1140  
 NORTH FALMOUTH, MA 02556

Scale: 1"=20' Date: 2/24/04

Marwick & Associates, Inc.  
 63 County Road Box 801  
 North Falmouth, Mass 02556  
 (508) 563 - 7777

DWG: CUBBY1A2 REV: 10/04/04