

## SINGLE-TENANT INCOME PRODUCING PROPERTY

212 Mid-Tech Drive, Yarmouth, MA



- Pristine Office and Industrial Park
- Minutes to Exit 7, Mid-Cape Highway
- Private Septic—Installed 2002
- Additional Land for Future Growth/Expansion

### Property Information:

Town of Yarmouth Assessors Map 73, Parcel T37

**Gross Square Footage:** 10,680 square feet on two floors

**Office Space:** 10,680 square feet on two floors

**Heat / AC:** Gas fired heat pumps (2 meters)

**Structural:** Clear span (metal trusses, each unit)

**Floors:** Poured Concrete (First floor)

**HC Accessibility:** First floor

**Zoning:** Industrial (B3)

**Parking:** 55 existing (50 additional if needed)

**Signage:** On building & at road

**Year Built:** 1998 (addition & complete renovation)

**Yarmouth RE Taxes:** Approx. \$6,871 annually

### Leasing Information:

**Asking:** \$10.50/sq. ft. (N-N-N) First Floor

**Asking:** \$8.50/sq. ft. (N-N-N) Second Floor



**Asking: \$1,350,000**



*For more information about this opportunity contact:*

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