

OFFERING MEMORANDUM
Pristine Condition Contractor Bay

**FOR
LEASE**

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**1332 MAIN ST
UNIT E**

FOR LEASE

AREA

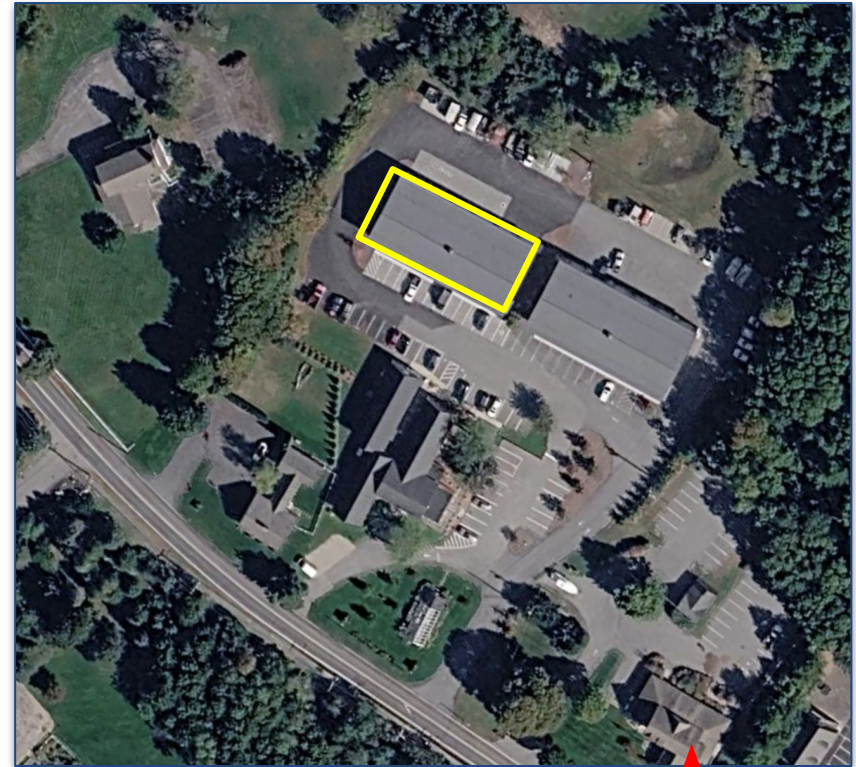
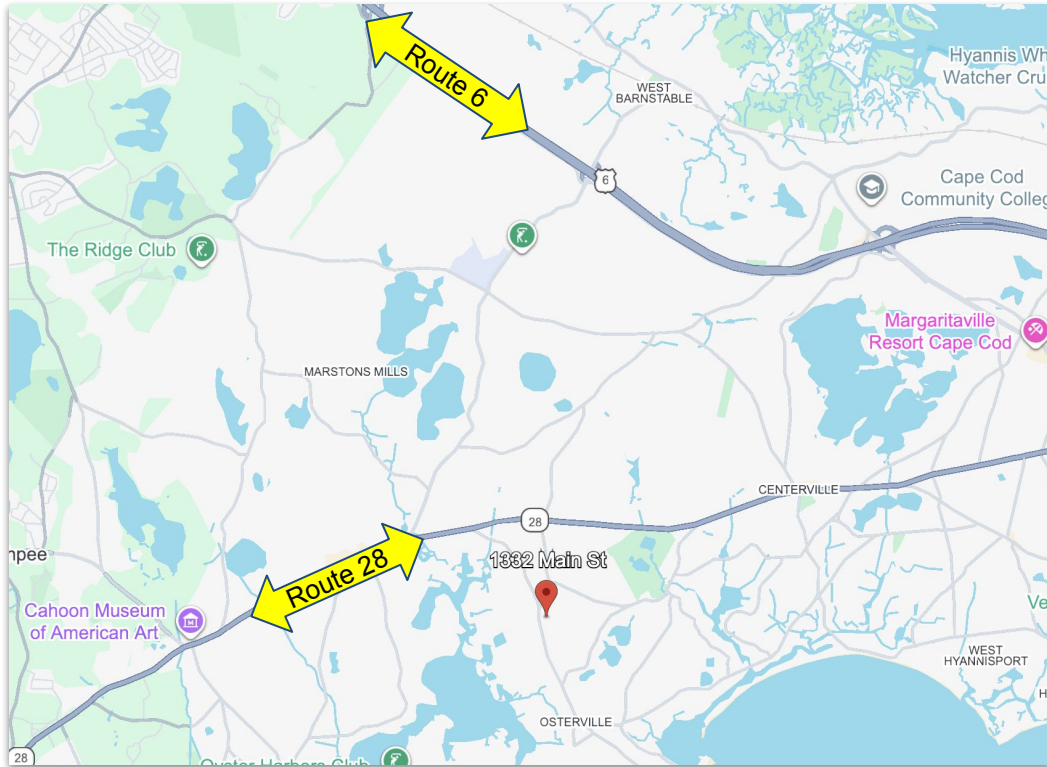
Osterville, MA

\$3,000/MO NNN

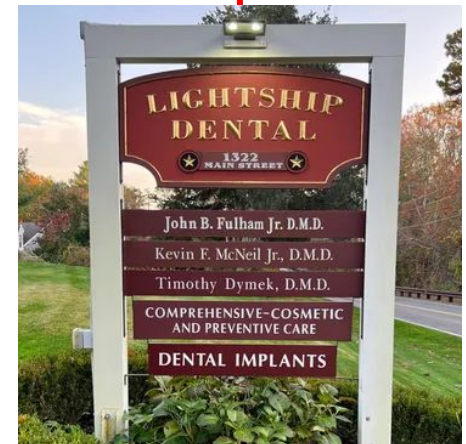
±1,200 Sq Ft

PROPERTY LOCATION

1332 Main Street Unit E, Osterville, MA 02655



- Just minutes from downtown Osterville and Route 28, a connection to the rest of the Cape.
- Neighboring companies include Amie Bakery, Lightship Dental, Cape Cod Be Fit & Bike Fit, Bresnahan Irrigation of Cape Cod, and more.



ABOUT THE PROPERTY

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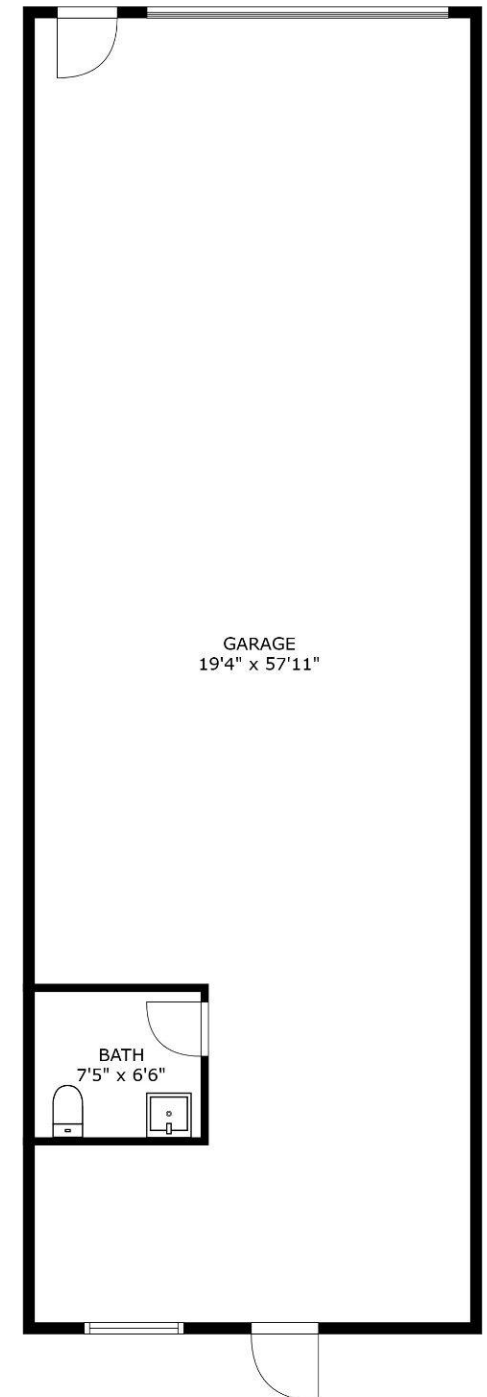
Unit A at 1332 Main Street in Osterville offers **1,200± square feet of clean, modern contractor bay space** available for immediate lease. Built in 2023, this well-designed unit provides efficient functionality for contractors, trades, and small commercial users seeking high-quality space in a constrained market.

Located within one of Cape Cod's most **well-maintained and affluent villages**, the property benefits from a strong surrounding customer base and a professional setting that supports reputable service businesses.

With **excellent access to Route 28**, this property presents a rare leasing opportunity in Osterville, where **industrial and contractor bay inventory is extremely limited**.

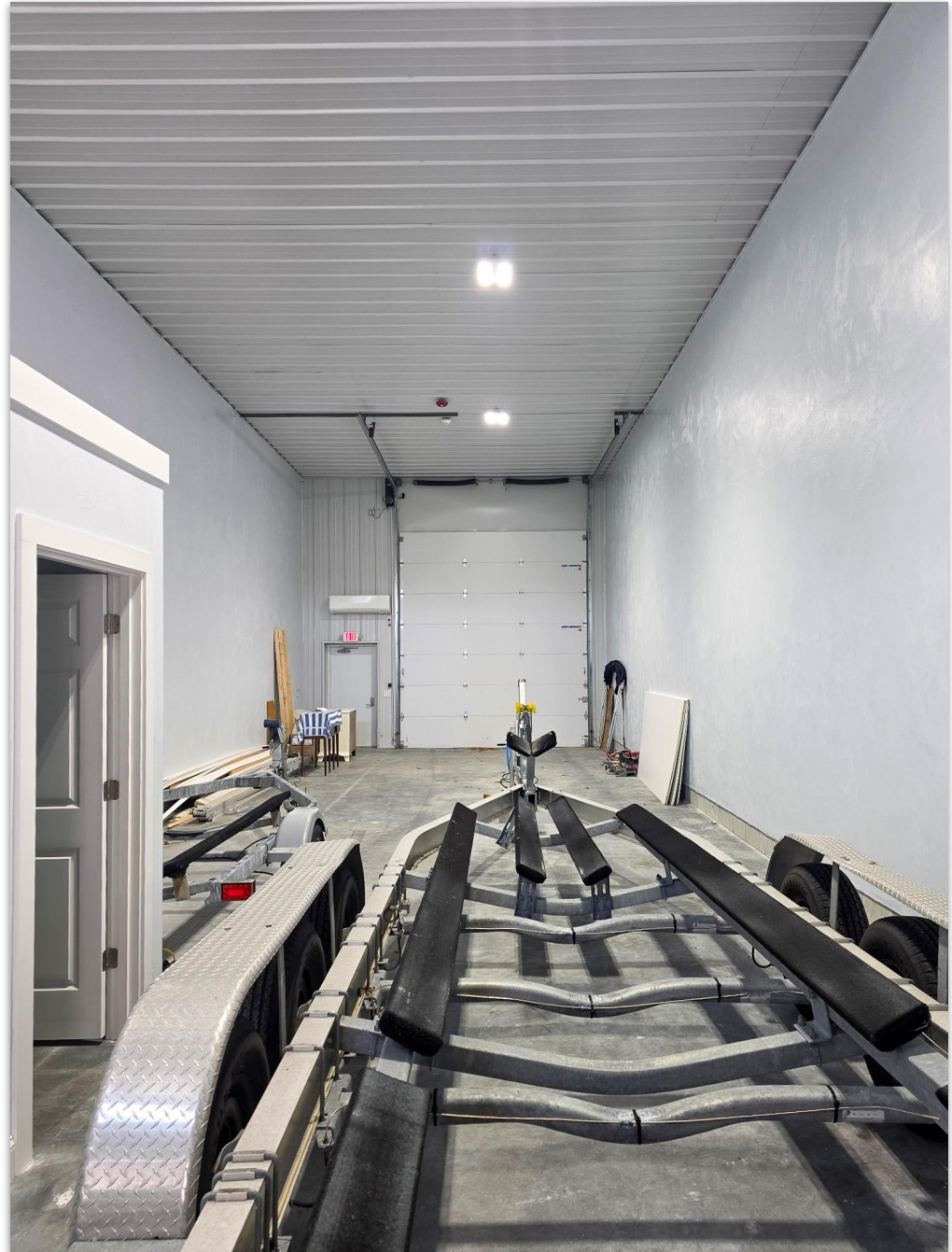
Property Highlights

- **1,200± SF clear-span commercial bay**
- **14' overhead drive-in door**
- **Two personnel entry doors**
- **Private restroom**
- **Open layout for flexible use**
- **Constructed in 2023 – modern systems and finishes**
- **Strong access to Route 28 and surrounding Mid-Cape markets**
- **GIS Zoning: Split RC / BA**
 - **Users are encouraged to verify permitted uses with the Town of Barnstable**



INTERIOR PICTURES

1332 Main Street Unit E, Osterville, MA 02655



Commercial
Realty Advisors

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ABOUT

Commercial Realty Advisors, Inc. specializes in commercial and industrial real estate, mergers, acquisitions, joint ventures, divestitures, and other business broker strategies. It is a commercial and real estate brokerage based in Hyannis, Massachusetts, specializing in middle-market transitions. The culture of our firm is that of an investment bank with a premium placed on intellectual vitality, relationship management, and knowledge of geographic markets. A cadre of well-educated and successful experts partner with clients to achieve objectives in a cost and time- effective manner. Our business is broadly based. Our real estate practice includes development, investment, and other commercial sale, lease, and management arrangements. Transactions include manufacturing, retailing, food processing, restaurant and hospitality, golf course, marinas, and other businesses.



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