

96 Airport Road, Hyannis, MA 02601

Commercial
Realty Advisors

**14,000+/- Sq. Ft. Warehouse Space with High Ceilings
for Lease on Airport Road in Hyannis, Cape Cod**



Contact **Chris Bailey** at Commercial Realty Advisors at 508-862-9000 ext 132 and cbailey@comrealty.net

Property Summary:

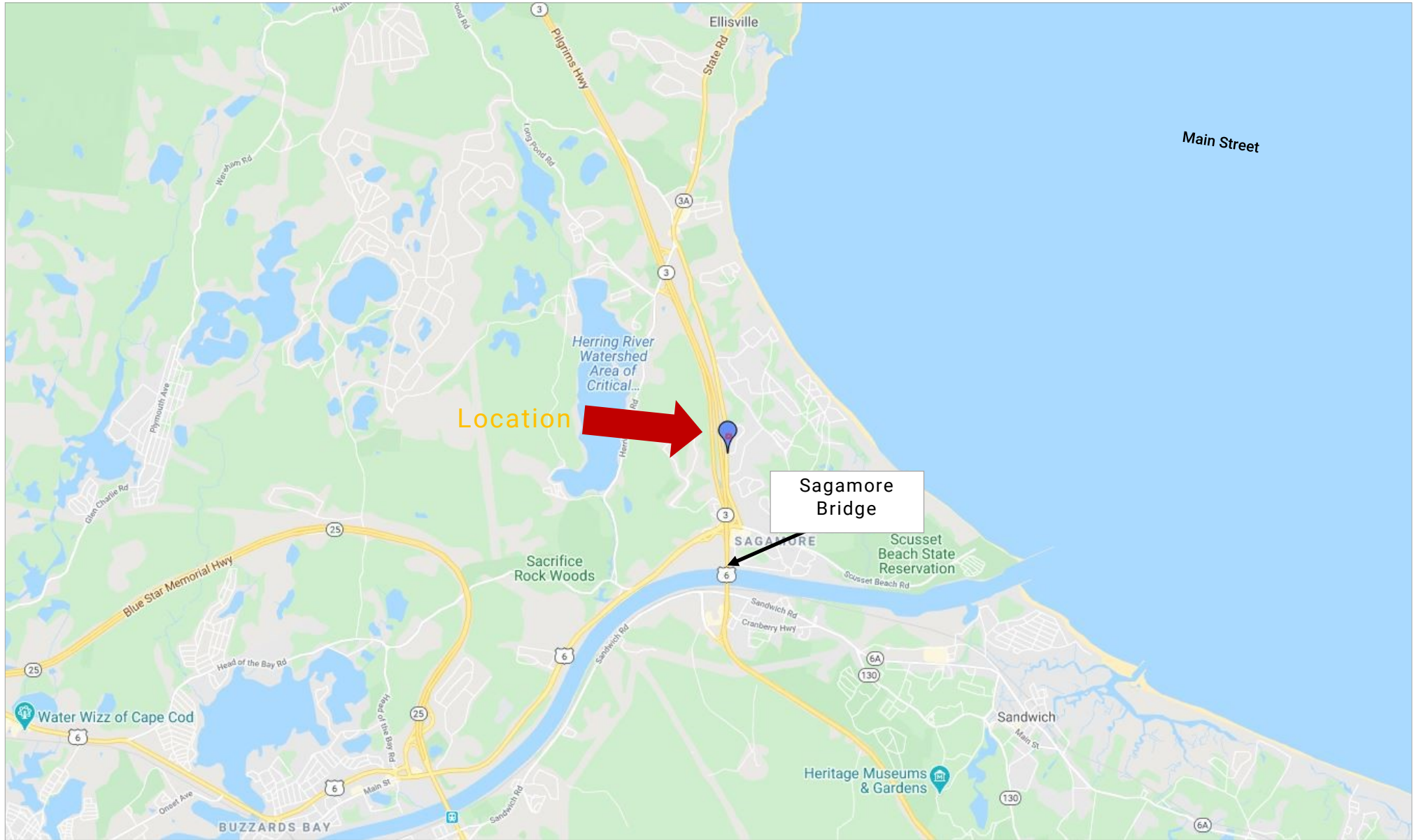
- Only 14,000 feet of remaining space in this 18' high ceiling warehouse space near the airport
- 8' & 10' raised docks
- Newly cleaned, lit and polished!
- Great spot for storage, staging, assembling, manufacturing, or similar: 3-phase, 4,000 amp service

**For Lease at
\$14/Sq. Ft.
(Gross)**



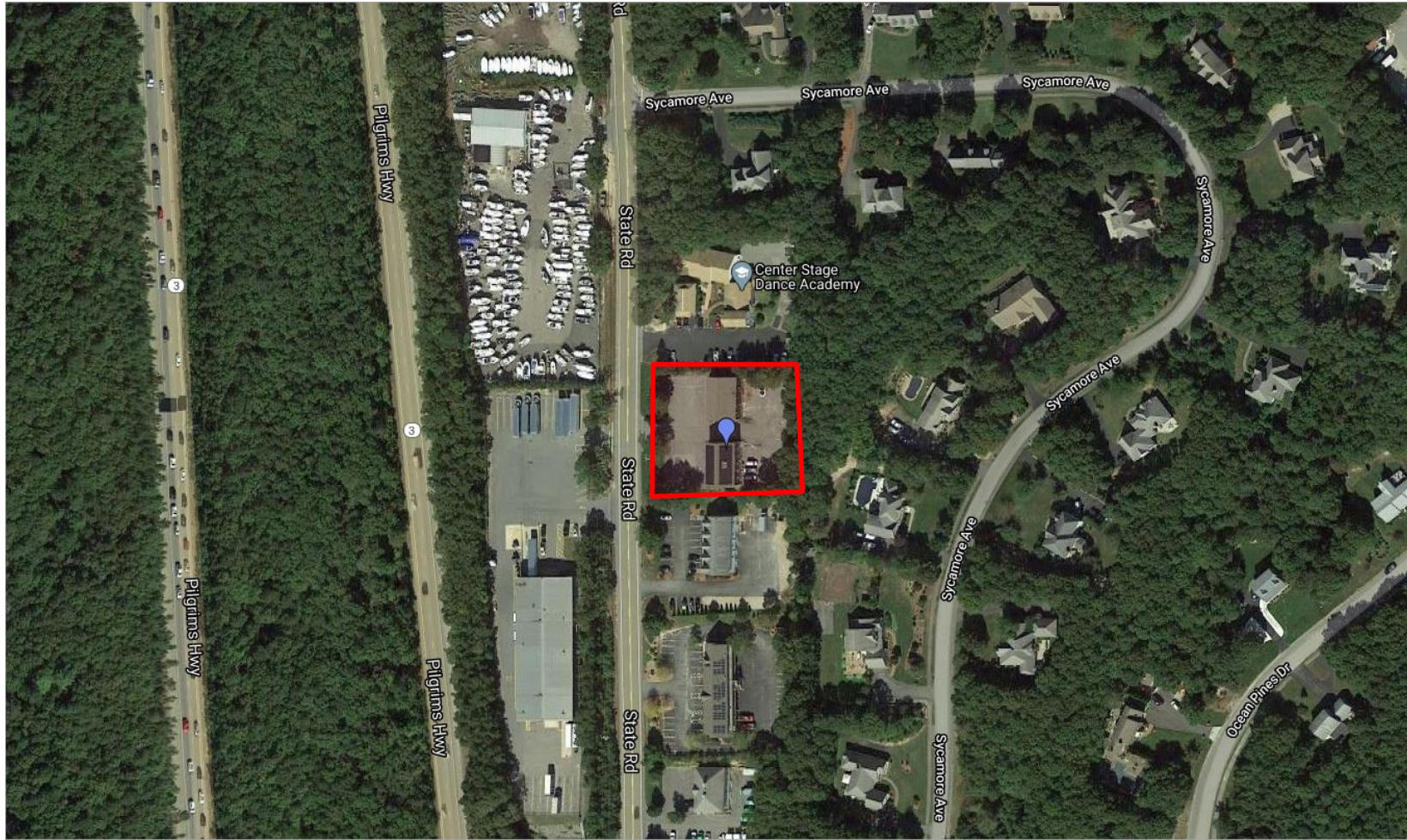
96 Airport Road, Hyannis, MA 02601

Property Location Map



96 Airport Road, Hyannis, MA 02601

Property Aerial View



Commercial Realty Advisors' Disclaimer

This information has been secured from sources we believe to be reliable, but we make no representation or warranties, expressed or implied, as to the accuracy of the information contained herein. Commercial Realty Advisors, Inc. and the agent presenting this opportunity represent the Seller / Lessor, and are neither architects, engineers, inspectors, accountants nor attorneys, and therefore all buyers / tenants must consult with their own architects, engineers, inspectors, accountants or attorneys as to financial, zoning, lot line, handicapped accessibility, flood plain, mechanical, structural, or environmental concerns. Buyer must verify all information and bears all the risk for inaccuracies. Referenced square footage and acreage and sketched outlines are approximate, and this information package is subject to change.

96 Airport Road, Hyannis, MA 02601

Property Summary:

Only 14,000 feet of remaining space in this 18' high ceiling warehouse space near the airport. 8' & 10' raised docks. Newly cleaned, lit and polished! Great spot for storage, staging, assembling, manufacturing, or similar. 3-phase, 4,000 amp service. Note: very limited parking available.

Zoning:

The property is zoned SPLIT: IND/B by the Town of Barnstable .



96 Airport Road, Hyannis, MA 02601

Property Images

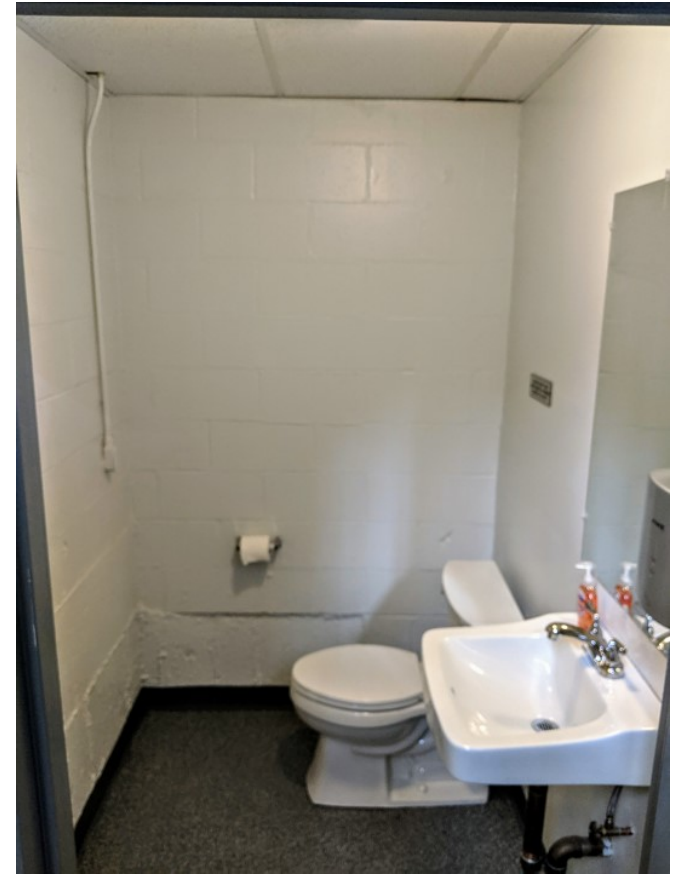
Commercial
Realty Advisors



96 Airport Road, Hyannis, MA 02601

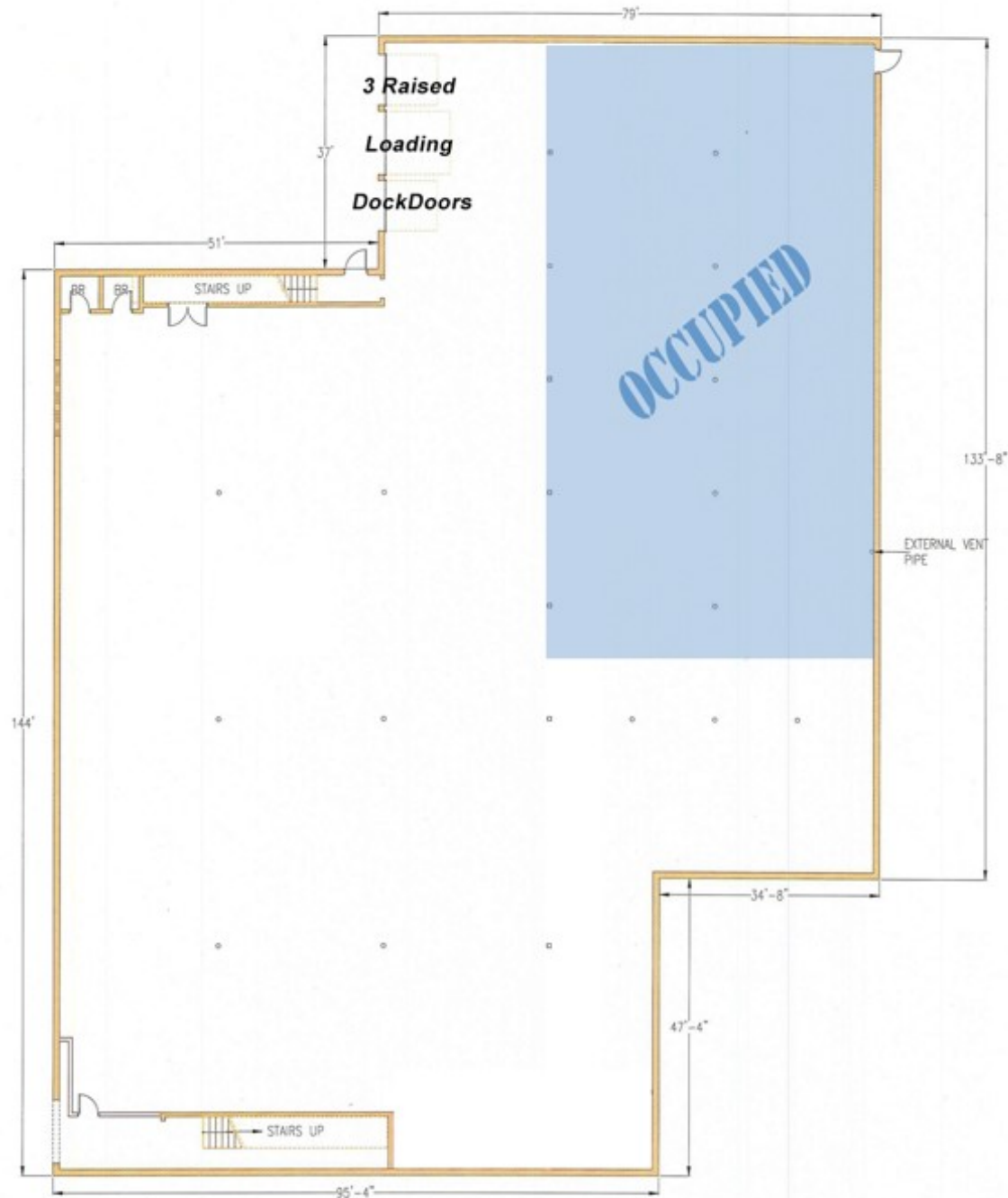
Property Images

Commercial
Realty Advisors



96 Airport Road, Hyannis, MA 02601

Property Floor Plan



96 Airport Road, Hyannis, MA 02601
Barnstable Business and Industrial Zoning Uses

§ 240-33 **IND Industrial District.**

A. Principal permitted uses.

(1) The following uses are permitted in the **IND** District:

- (a) Any use permitted in the B District.
- (b) Lumber, fuel and ice establishments.
- (c) Contractors' yards.
- (d) Manufacturing and industrial uses.
- (e) Any use permitted in the S&D District.
- (f) Recreation ice rink facilities.
- (g) Sports and recreation facility.
[Added 8-17-2017 by Order No. 2017-165]

(2) Specifically prohibited are petroleum refineries, landfills, resource recovery facilities, sewerage treatment facilities which process and discharge less than tertiary-treated effluent, and any other use which involves as a principal activity the manufacture, storage, use, transportation or disposal of toxic or hazardous materials.

From: <https://www.mass.gov/guides/massachusetts-city-and-town-ordinances-and-bylaws>