

FLEX INDUSTRIAL OPPORTUNITY

100 Breeds Hill Road, Hyannis, Massachusetts 02601



- Available For Lease
- 5.63 Acres / 34,100 SF
- 7 Loading Docks
- 21' Clear Height
- 2,000 SF Outbuilding
- Centrally Located on Cape Cod
- Zoned Industrial District
- High Barrier to Entry Market
- Multiple Uses Allowed
- 2.7 Miles to Route 6 @ Exit 68
- 20 Mile Population - 246,992

Mike Hotarek
mhotarek@easternretail.com
Direct: 781-849-9017

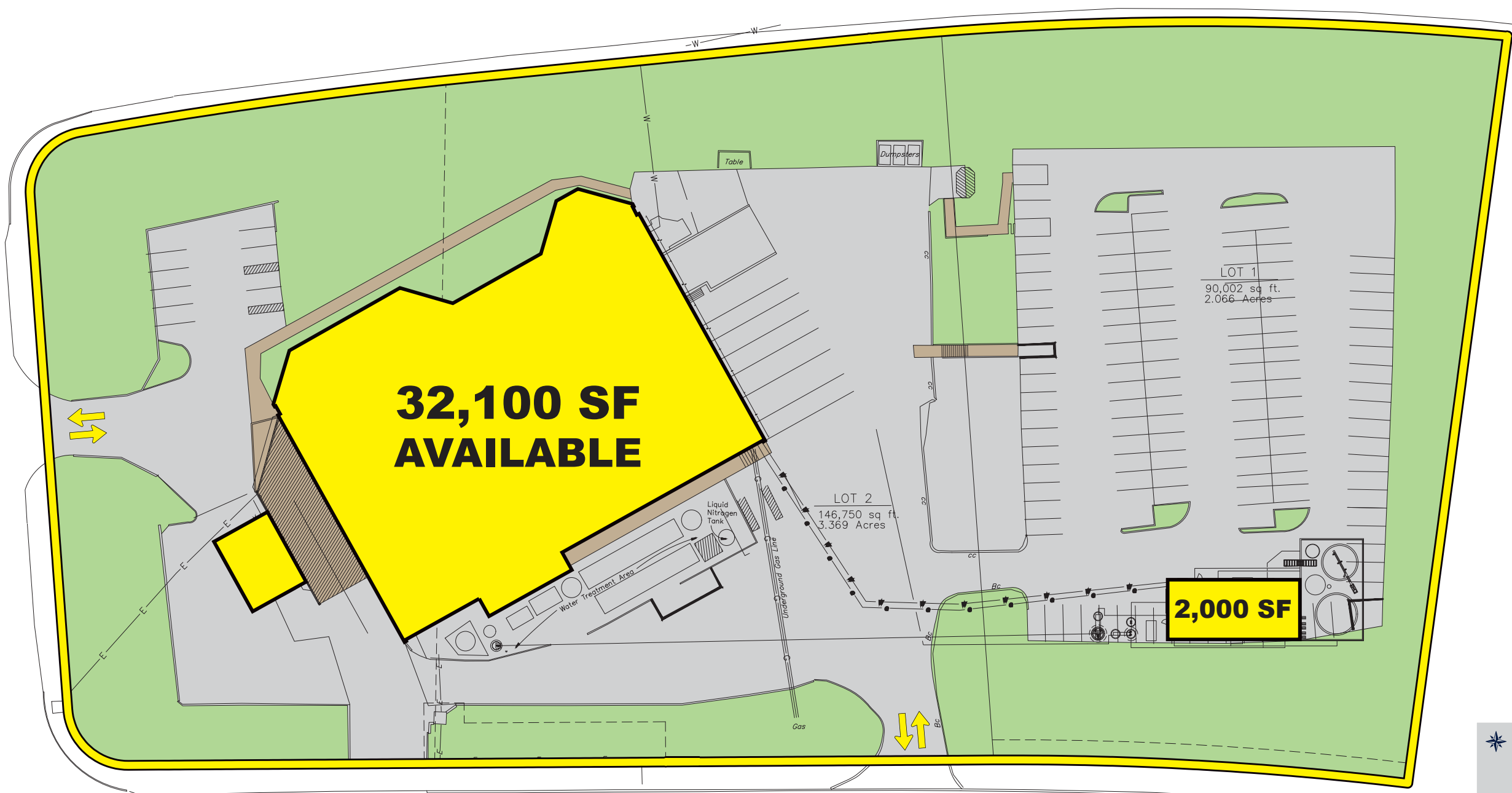
Joe Morrison
jmorrisson@easternretail.com
Direct: 781-264-6225





DEMOGRAPHICS		
*2026 Est.		
Radius	Population*	Med.HH Income*
5 mile	48,812	\$87,622
10 mile	105,848	\$98,258
15 mile	156,272	\$100,909
20 mile	246,992	\$103,868

INDEPENDENCE DR.



BREEDS HILL RD.

PROPERTY INFORMATION

Available Space	34,100 SF
Lot Size	5.63 Acres
Clear Height	21'
Parking Spaces	84 +/-
Loading Docks	7
HVAC	Rooftop (Gas)
Lighting	LED
Fire Suppression	Wet Sprinkler System
Water/Sewer	Municipal
Zoning	Industrial



Mike Hotarek
mhotarek@easternretail.com
Direct: 781-849-9017

Joe Morrison
jmorrisson@easternretail.com
Direct: 781-264-6225

The information above has been obtained from sources believed reliable. While we do not doubt its accuracy, we have not verified it and make no guarantee, warranty or representation about it. It is your responsibility to independently confirm its accuracy and completeness. Any projections, opinions, assumptions or estimates used are for example only and do not represent the current or future performance of the property. The value of this transaction to you depends on tax and other factors, which should be evaluated by your tax and financial advisors. You and your advisors should conduct a careful, independent investigation of the property to determine to your satisfaction, the suitability of the property for your needs.





Mike Hotarek
mhotarek@easternretail.com
Direct: 781-849-9017

Joe Morrison
jmorison@easternretail.com
Direct: 781-264-6225

The information above has been obtained from sources believed reliable. While we do not doubt its accuracy, we have not verified it and make no guarantee, warranty or representation about it. It is your responsibility to independently confirm its accuracy and completeness. Any projections, opinions, assumptions or estimates used are for example only and do not represent the current or future performance of the property. The value of this transaction to you depends on tax and other factors, which should be evaluated by your tax and financial advisors. You and your advisors should conduct a careful, independent investigation of the property to determine to your satisfaction, the suitability of the property for your needs.





Mike Hotarek
mhotarek@easternretail.com
Direct: 781-849-9017

Joe Morrison
jmorrisson@easternretail.com
Direct: 781-264-6225

The information above has been obtained from sources believed reliable. While we do not doubt its accuracy, we have not verified it and make no guarantee, warranty or representation about it. It is your responsibility to independently confirm its accuracy and completeness. Any projections, opinions, assumptions or estimates used are for example only and do not represent the current or future performance of the property. The value of this transaction to you depends on tax and other factors, which should be evaluated by your tax and financial advisors. You and your advisors should conduct a careful, independent investigation of the property to determine to your satisfaction, the suitability of the property for your needs.





Mike Hotarek
mhotarek@easternretail.com
Direct: 781-849-9017

Joe Morrison
jmorrisson@easternretail.com
Direct: 781-264-6225

Phone 781.849.9010 • Fax 781.849.9050 • www.easternretail.com • 25 Braintree Hill Office Park, Suite 404 • Braintree, MA 02184

The information above has been obtained from sources believed reliable. While we do not doubt its accuracy, we have not verified it and make no guarantee, warranty or representation about it. It is your responsibility to independently confirm its accuracy and completeness. Any projections, opinions, assumptions or estimates used are for example only and do not represent the current or future performance of the property. The value of this transaction to you depends on tax and other factors, which should be evaluated by your tax and financial advisors. You and your advisors should conduct a careful, independent investigation of the property to determine to your satisfaction, the suitability of the property for your needs.