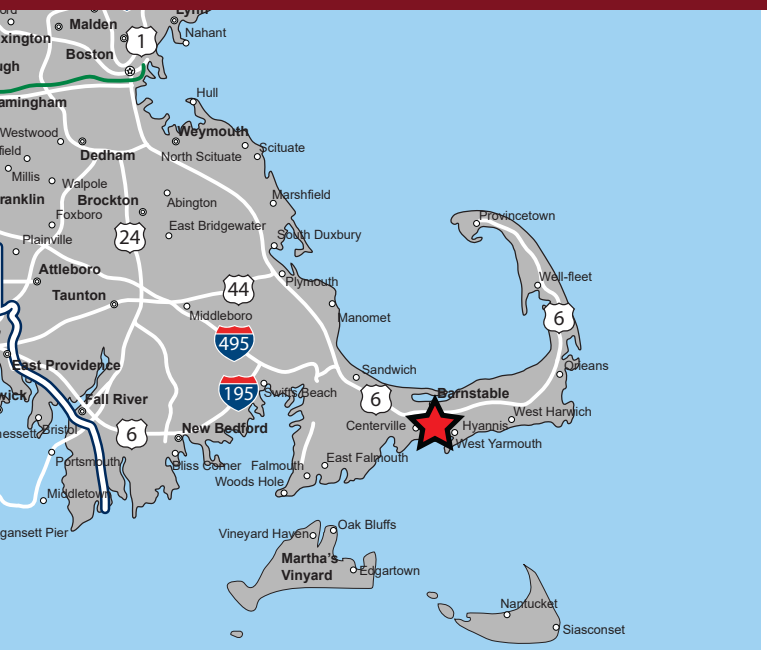
FLEX INDUSTRIAL OPPORTUNITY

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
jmorrison@easternretail.com
Direct: 781-264-6225

EASTERN RETAIL PROPERTIES

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



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

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EASTERN RETAIL PROPERTIES



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

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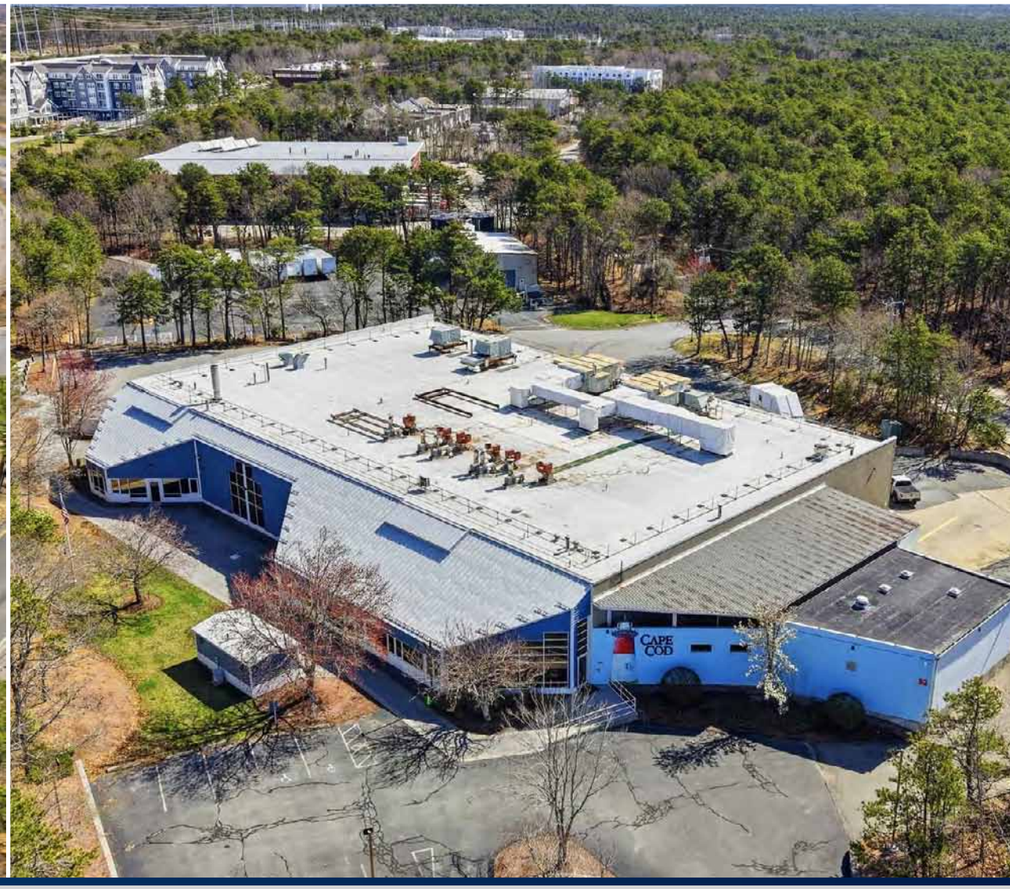
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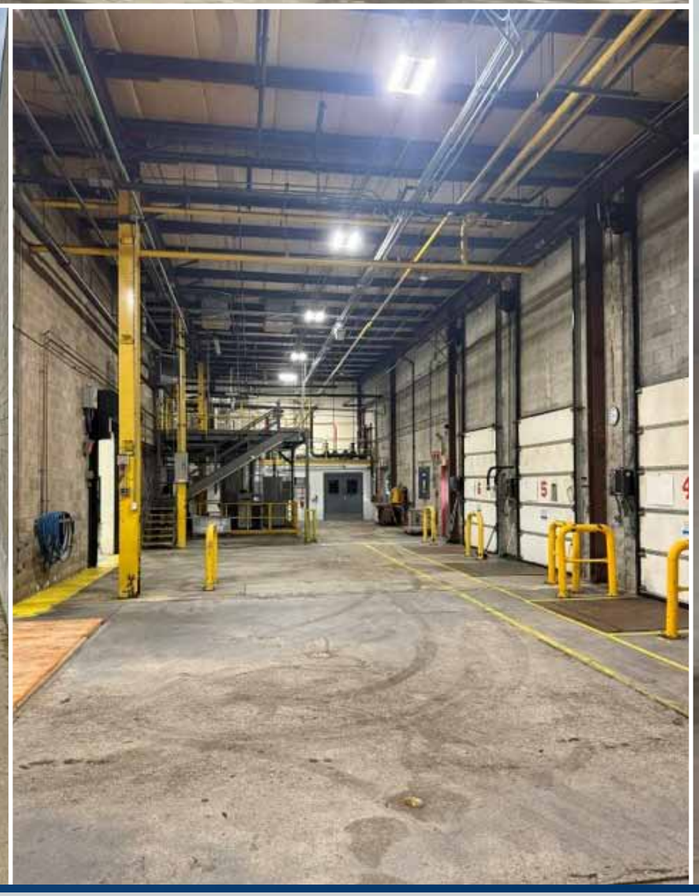
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