

OFFERING MEMORANDUM
Industrial/Office Spaces



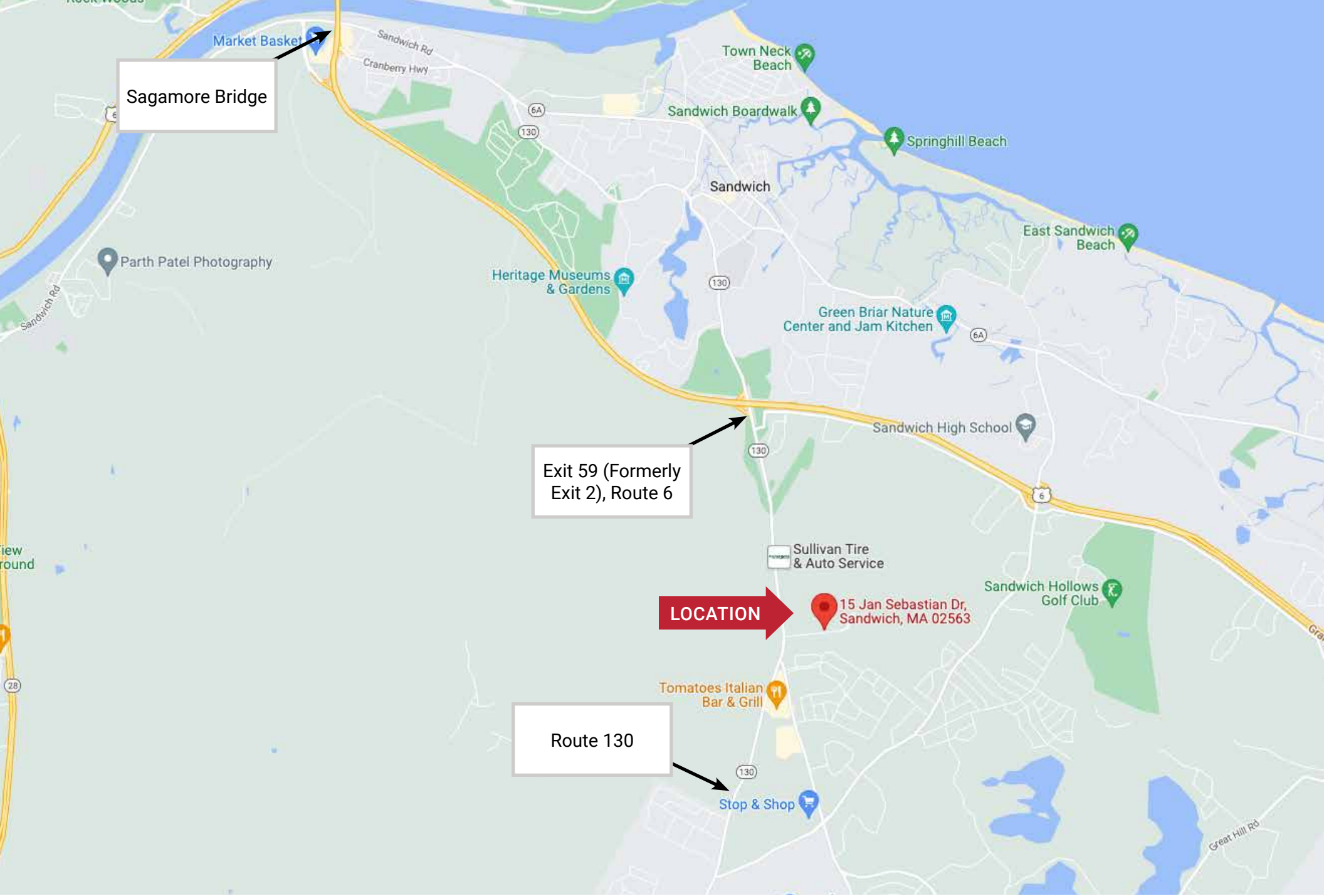
15 Jan Sebastian Dr, Unit 5B
SANDWICH MA

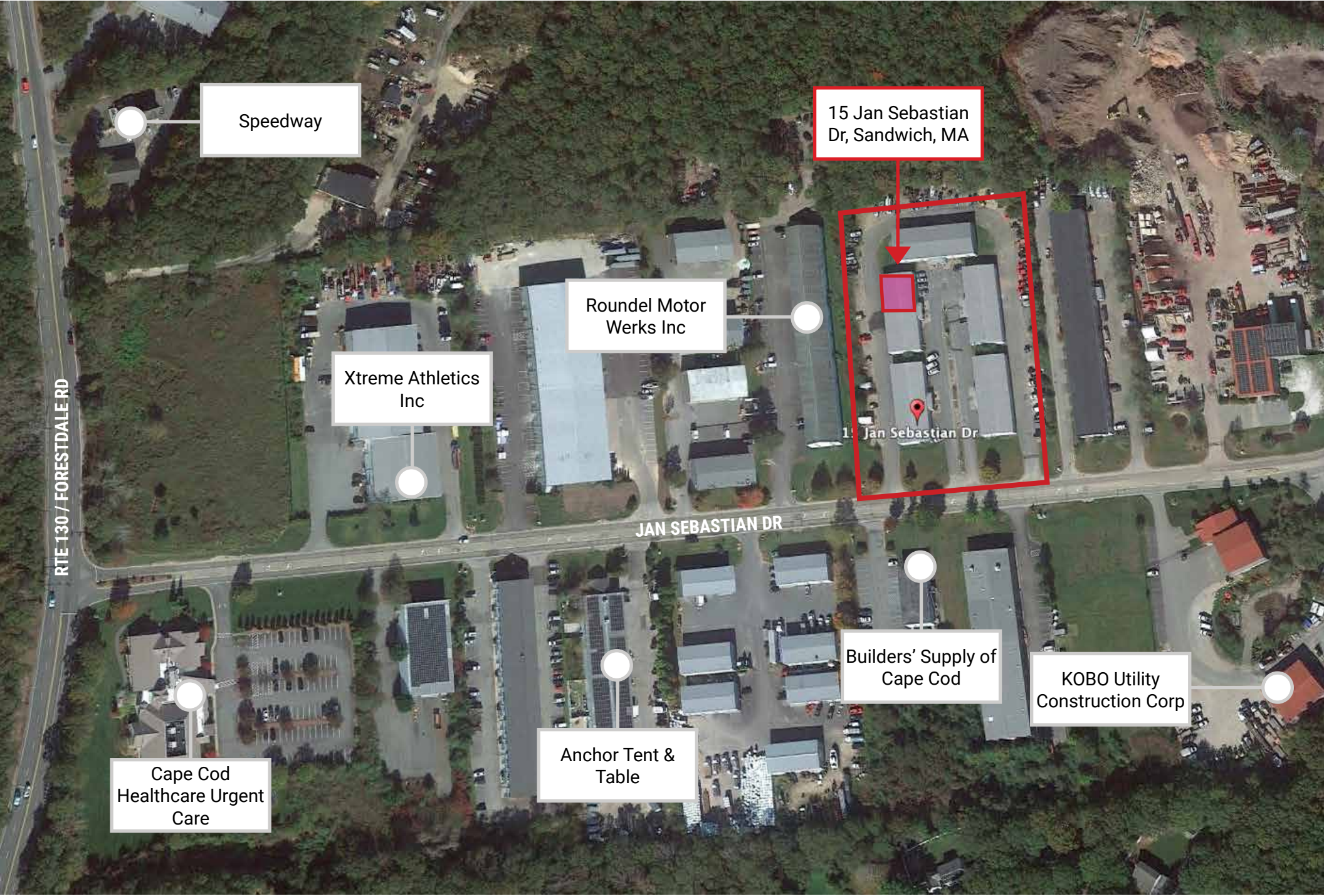
FOR SALE

Price	Area
\$242,500	+/- 1,164

Investment Highlights

This commercial unit is located in Building B of a 5-building commercial complex, part of the Sandwich Industrial Park on Route 130. It is sited proximate to Exit 59 (old Exit 2) of the Mid-Cape Highway, with easy access to Massachusetts Routes 3, 3A, and Route 25, as well as US Routes 495 and 195. This unit offers the possibility of multiple uses. The unit is accessible by doors from a shared lobby or by the overhead door. The unit is air-conditioned and heated by gas-fired radiant heat.





Speedway

15 Jan Sebastian
Dr, Sandwich, MA

Roundel Motor
Werks Inc

Xtreme Athletics
Inc

15 Jan Sebastian Dr

JAN SEBASTIAN DR

Builders' Supply of
Cape Cod

KOB0 Utility
Construction Corp

Anchor Tent &
Table

Cape Cod
Healthcare Urgent
Care

RTE 130 / FORESTDALE RD

PROPERTY DETAILS

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TRAFFIC COUNTS

Via the Cape Cod Commission

Annual Average Daily (Estimated 2018 Traffic Volumes)	3,944
Summer Average Daily (Estimated 2018 Traffic Volumes)	5,189
Total Peak Hour (Estimated 2018 Summer PM Peak Hour Volumes)	454



OVERALL PROPERTY DETAILS

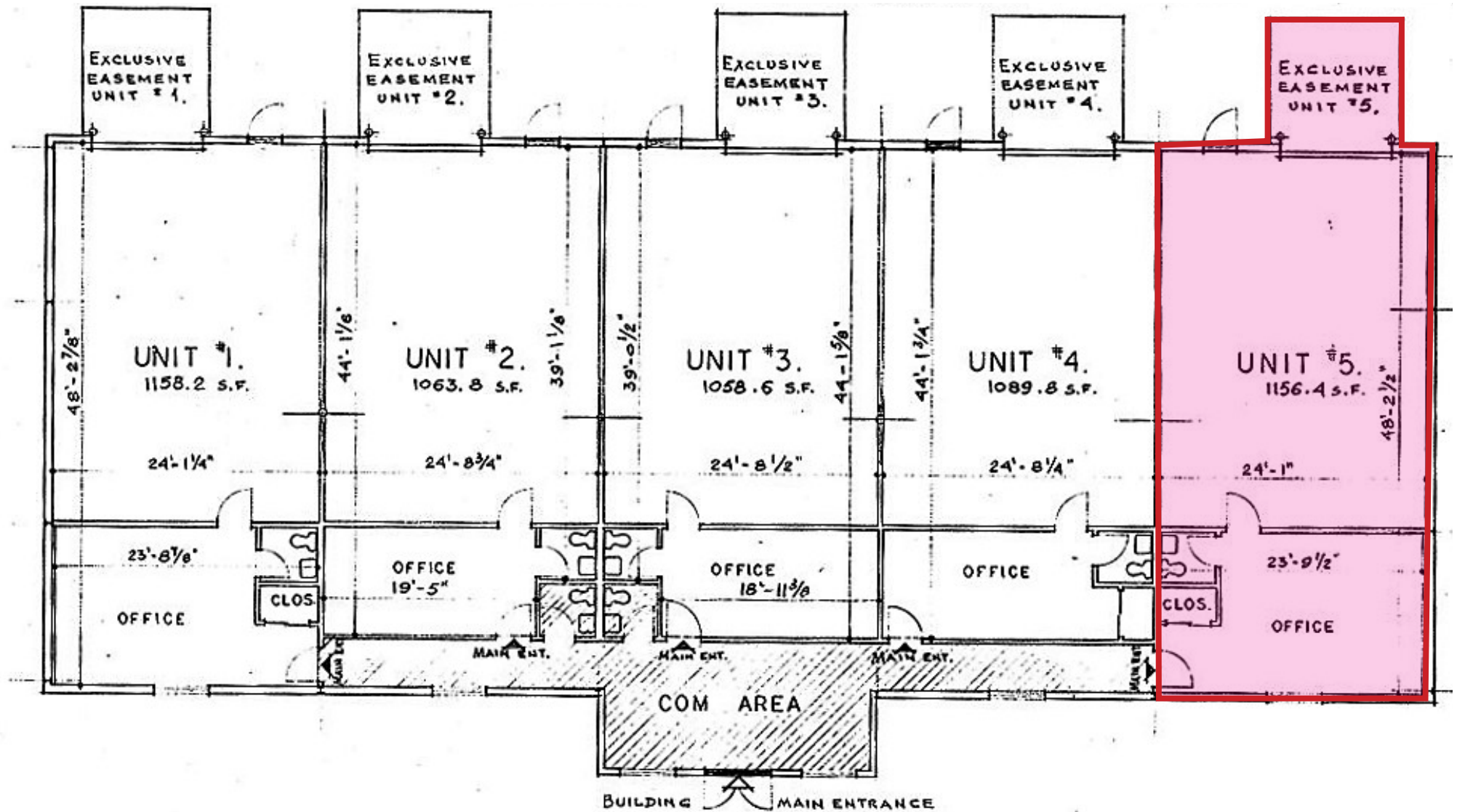
Year Built	1988
Area	+/- 1,164 SF
Address	15 Jan Sebastian Drive, Unit 5B, Sandwich, MA
Style	Industrial
Map IDs	27-33-5B
Taxes 2023	27-33-5B: \$1,603
Unit Sizes	Unit 5B is +/- 1,164 Sq. Ft. Net
Condo Fees	\$245/unit per month



PROPERTY PHOTOS



FLOOR PLANS





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License #6295





**REAL ESTATE
SERVICES**

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