

OFFERING MEMORANDUM
Industrial/Office Spaces



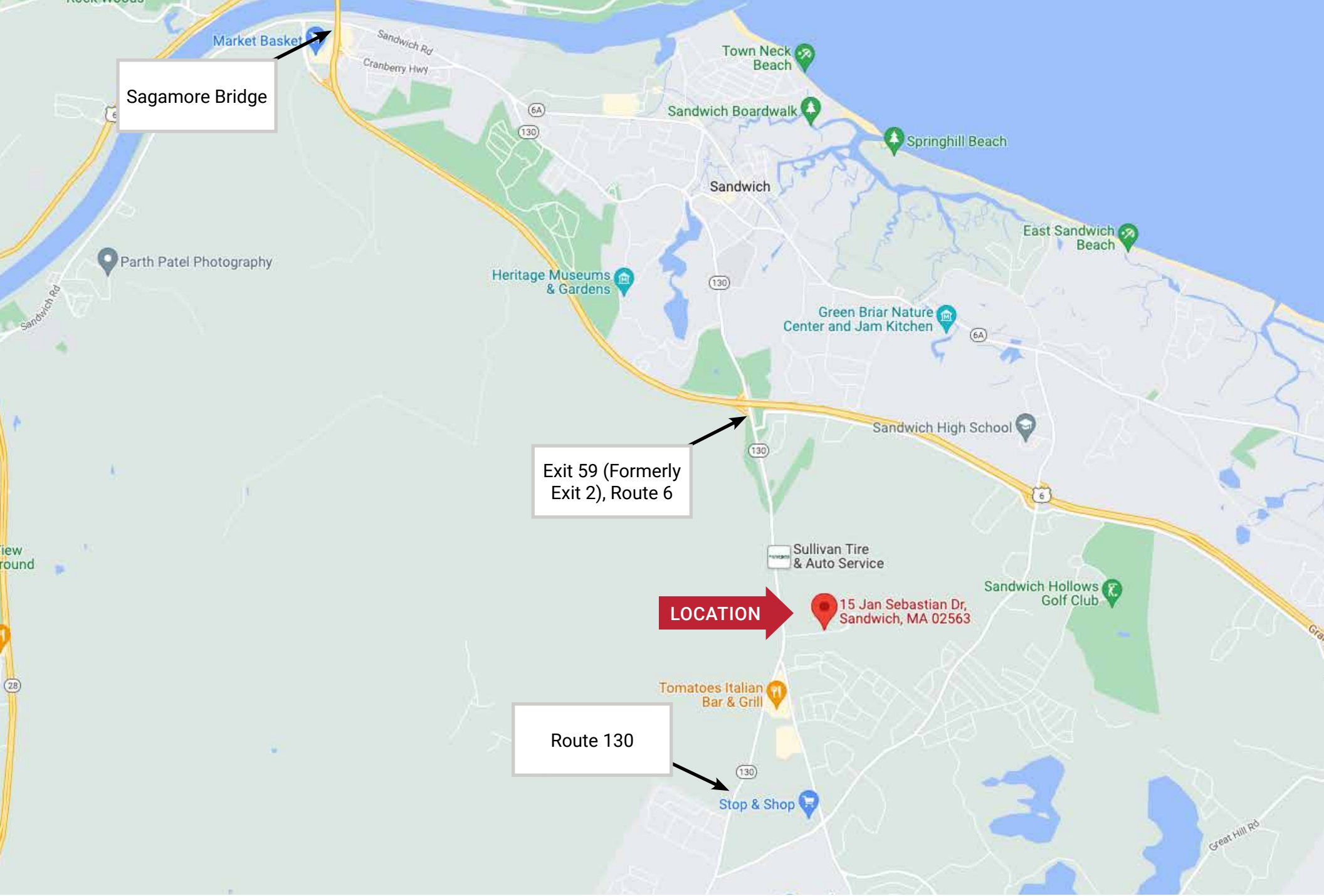
15 Jan Sebastian Dr, Unit 5B
SANDWICH MA

FOR SALE

Price	Area
\$242,500	+/- \square

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.



Sagamore Bridge

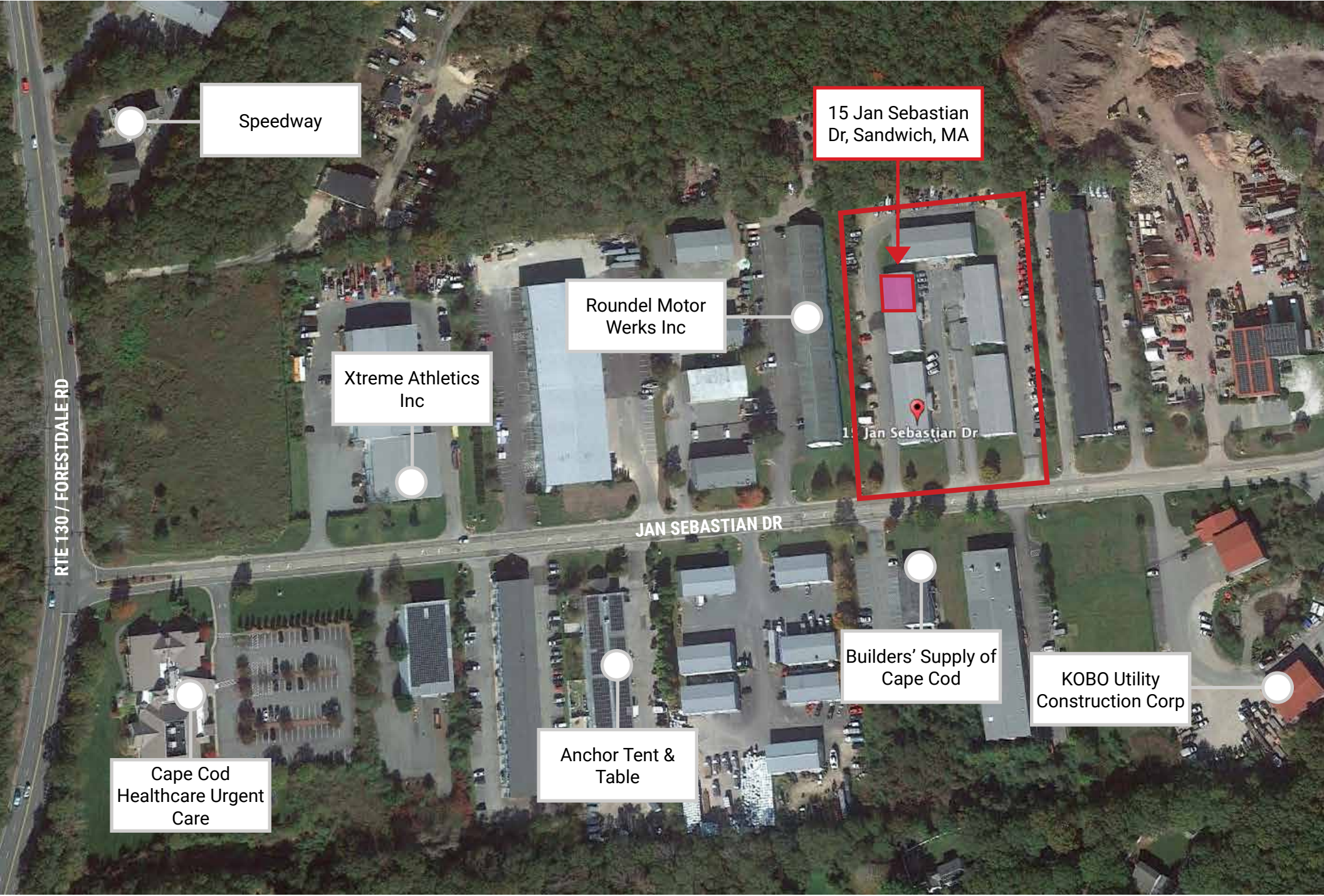
Market Basket

Exit 59 (Formerly Exit 2), Route 6

LOCATION

15 Jan Sebastian Dr, Sandwich, MA 02563

Route 130



Speedway

15 Jan Sebastian Dr, Sandwich, MA

Roundel Motor Werks Inc

Xtreme Athletics Inc

15 Jan Sebastian Dr

JAN SEBASTIAN DR

RTE 130 / FORESTDALE RD

Cape Cod Healthcare Urgent Care

Anchor Tent & Table

Builders' Supply of Cape Cod

KOBO Utility Construction Corp

PROPERTY DETAILS

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.



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

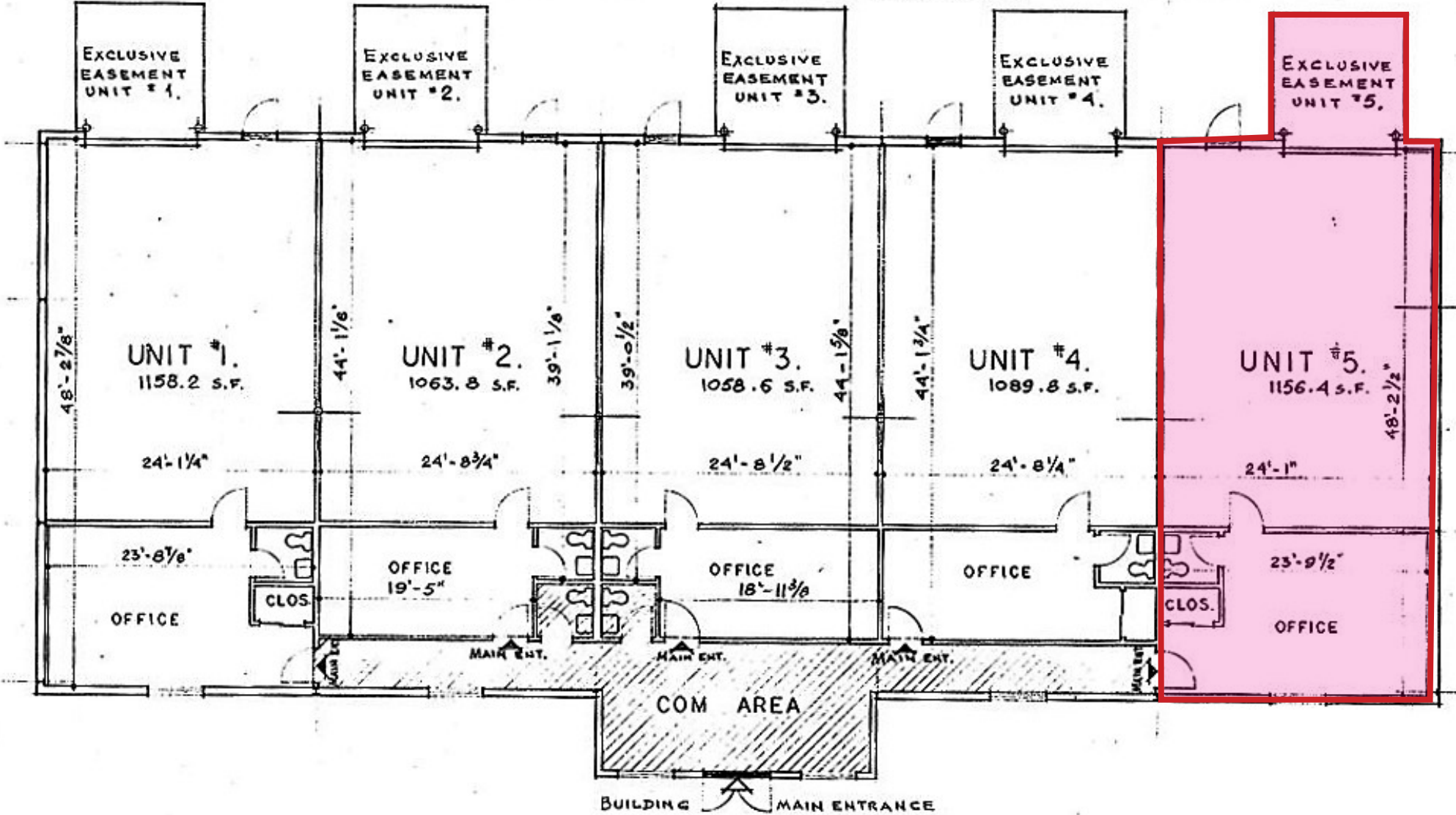
Year Built	1988
Area	+/- 1,164 SF
Address	15 Jan Sebastian Drive, Unit 5B, Sandwich, MA
Style	Industrial
Map IDs	27-33-5B
Taxes 2023	27-33-5B: \$1,603
Unit Sizes	Unit 5B is +/- 1,164 Sq. Ft. Net
Condo Fees	\$245/unit per month



PROPERTY PHOTOS



FLOOR PLANS





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.

License #6295





**REAL ESTATE
SERVICES**

Kevin Pepe
President
508-862-9000 ext 105
kpepe@comrealty.net

Commercial Realty Advisors, Inc.
222 West Main Street
Hyannis, MA 02601
<https://comrealty.net>