

Commercial Realty Advisors

*Commercial Condo Bay Space
Available for Lease*

**FOR
LEASE**

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15 Jan Sebastian U-4D

FOR LEASE

AREA

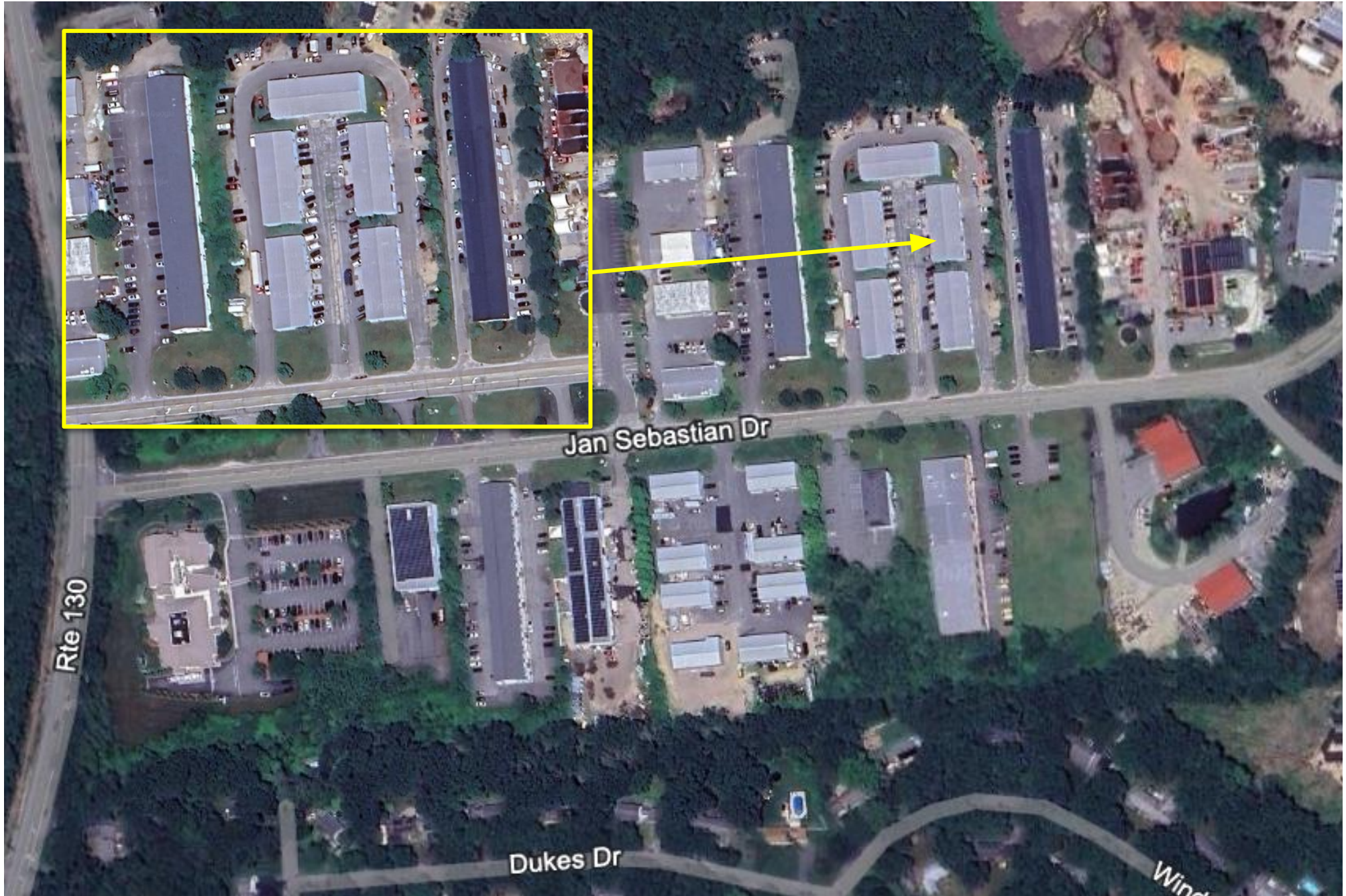
SANDWICH

**\$2,000/month
+Utilities**

± 1,160 Sq Ft

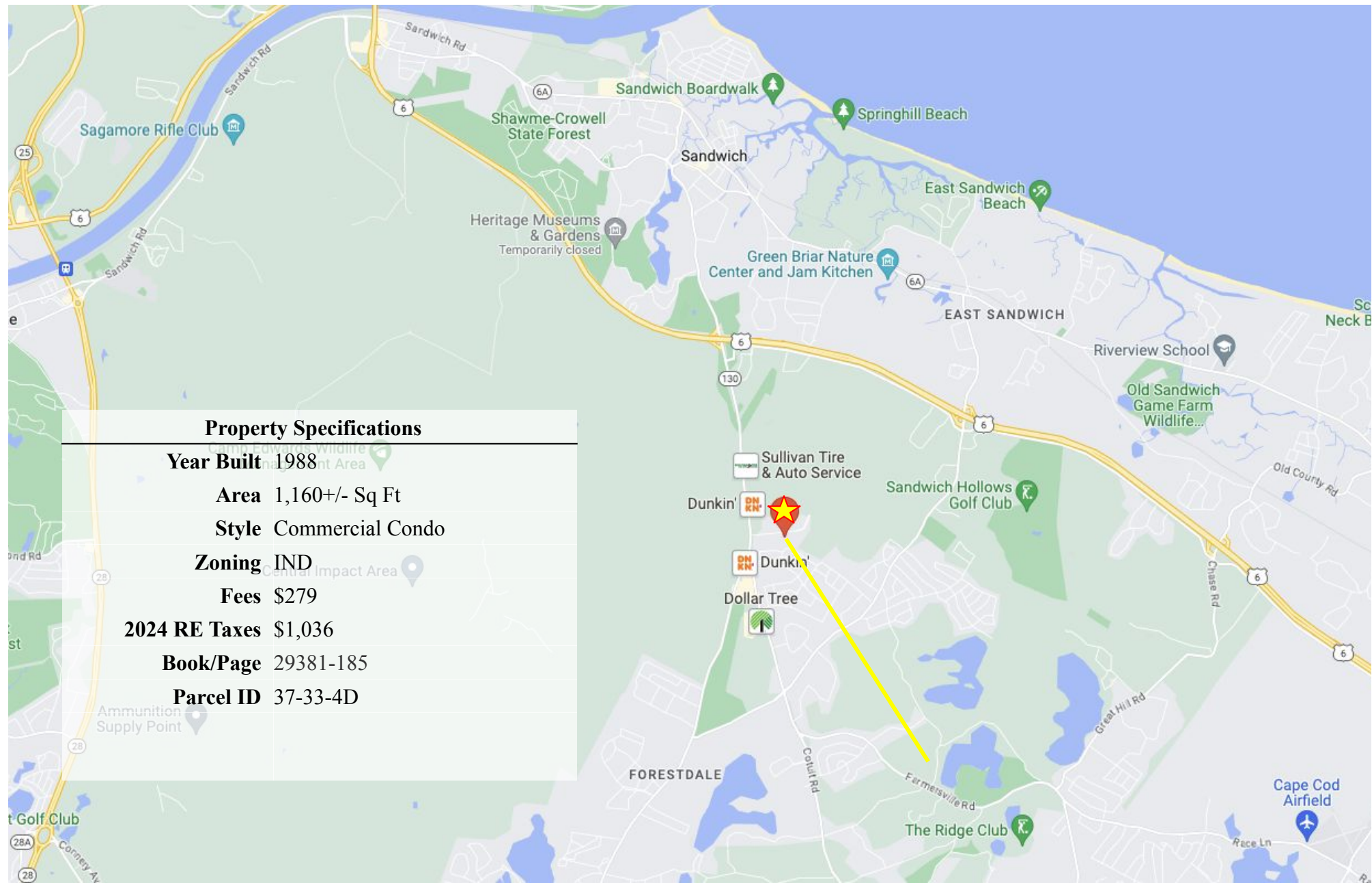
PROPERTY MAP

15 Jan Sebastian Drive, Unit 4D, Sandwich, MA 02563



PROPERTY LOCATION

15 Jan Sebastian Drive, Unit 4D, Sandwich, MA 02563



Property Specifications

Year Built	1988
Area	1,160+/- Sq Ft
Style	Commercial Condo
Zoning	IND
Fees	\$279
2024 RE Taxes	\$1,036
Book/Page	29381-185
Parcel ID	37-33-4D

EXTERIOR PICTURES

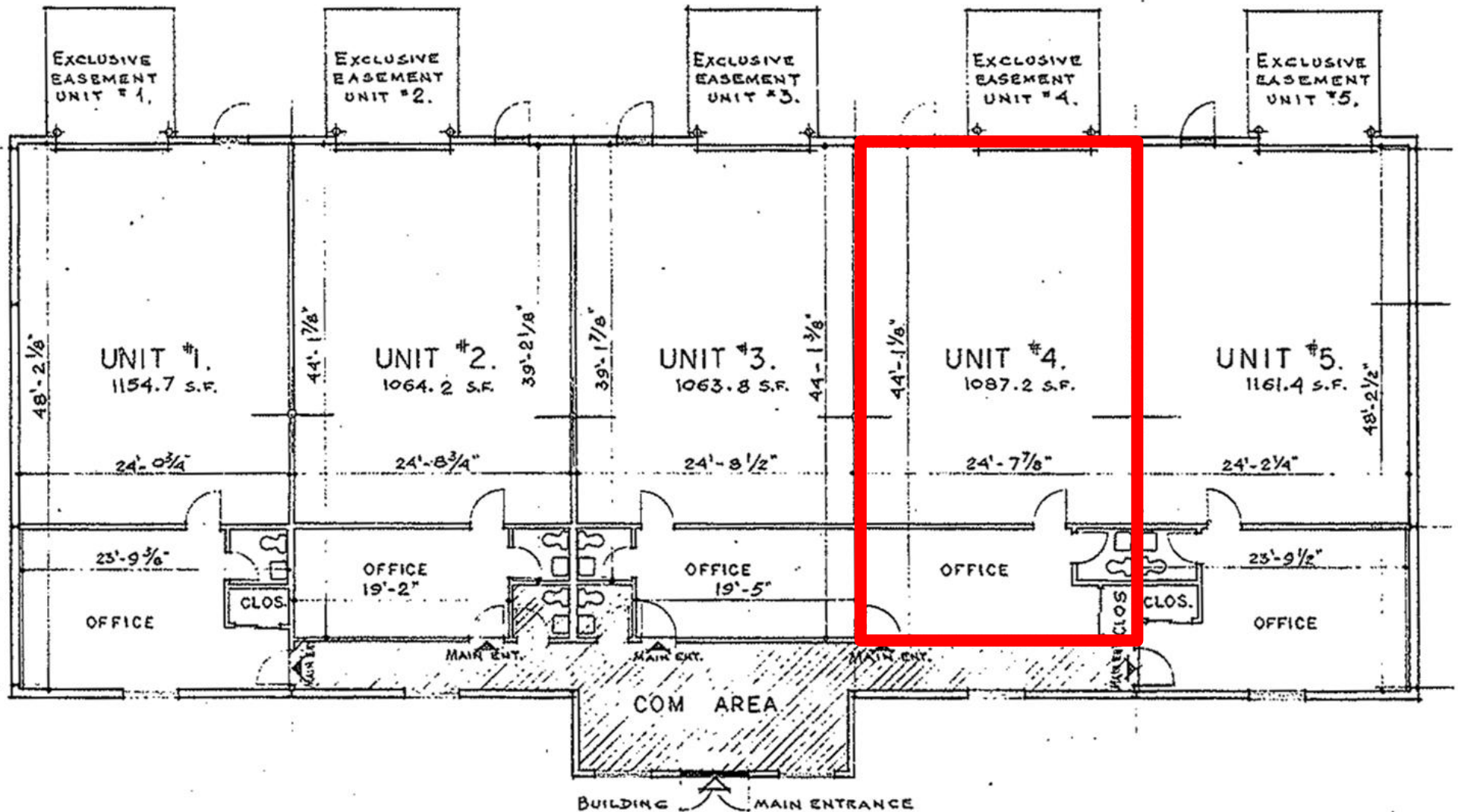
15 Jan Sebastian Drive, Unit 4D, Sandwich, MA 02563



Leasing the commercial condo bay at 15 Jan Sebastian Drive, Unit 4D in Sandwich, MA, offers several strategic advantages for a small business. This space, consisting of approximately 1,160 square feet, is ideal for businesses looking for a convenient and accessible location. One of the key benefits is its proximity to major transportation routes. The property is conveniently located near MA Routes 6, 25, and 28, as well as US Routes 195 and 495. This strategic location provides excellent connectivity for businesses that require easy access to transportation networks for logistics, employee commutes, or customer access. Being situated near these major highways not only facilitates efficient movement of goods and services but also enhances the ability to attract talent from a broader geographic area. Additionally, the property is zoned for industrial use, making it suitable for a variety of business operations. The space is also reasonably priced at \$2,000 per month plus utilities, which is an attractive option for small businesses seeking cost-effective solutions in a well-located area. With a manageable size, this unit offers flexibility for businesses to tailor the space to their specific needs. Overall, 15 Jan Sebastian Drive, Unit 4D, represents a prime leasing opportunity for small businesses looking to establish or expand their presence in a location that offers both convenience and accessibility.

BUILDING PLAN

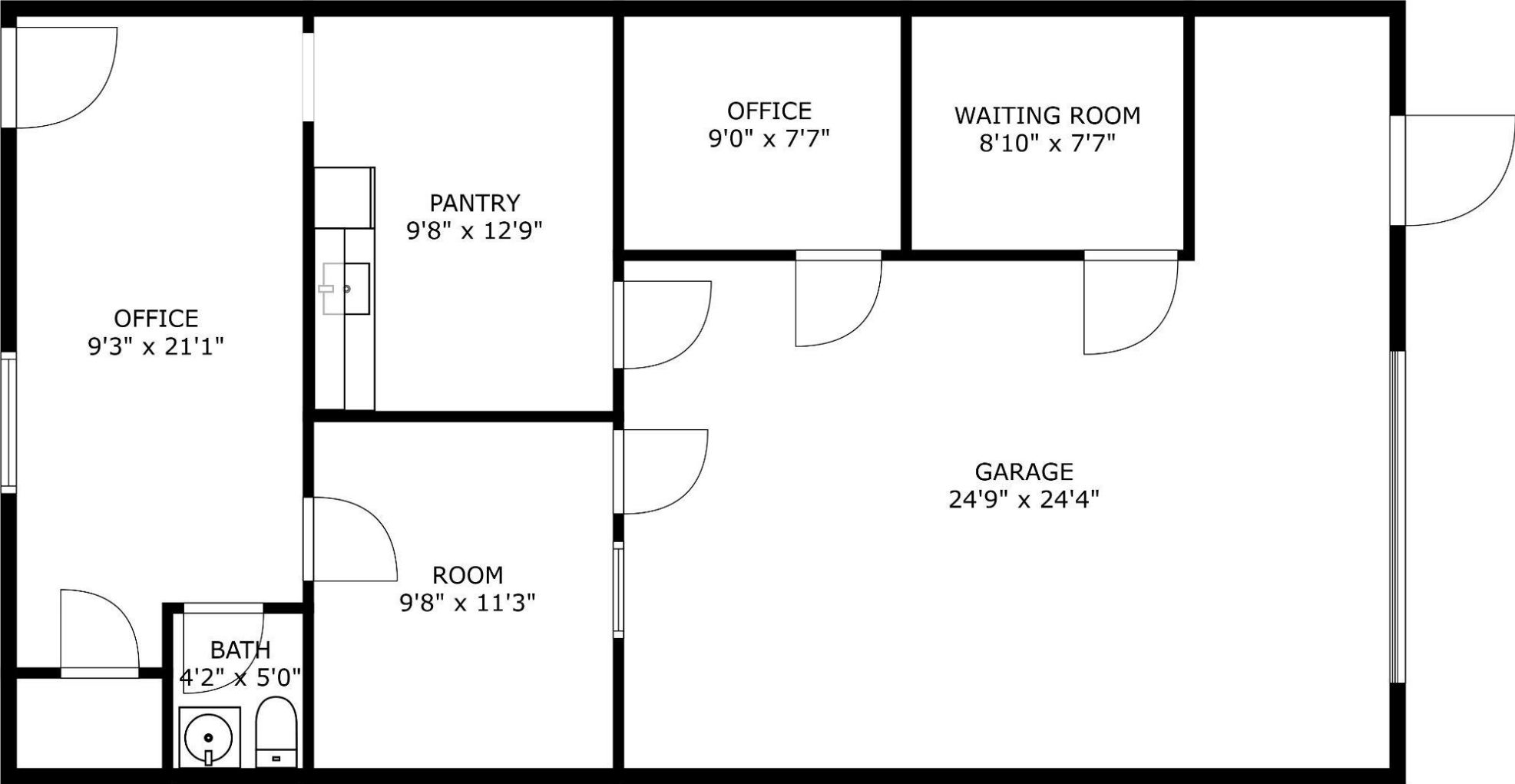
15 Jan Sebastian Drive, Unit 4D, Sandwich, MA 02563



BUILDING "D". FLOOR PLAN.

FLOOR PLANS

15 Jan Sebastian Drive, Unit 4D, Sandwich, MA 02563



INTERIOR PICTURES

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Commercial Realty Advisors' Disclaimer

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ABOUT

Commercial Realty Advisors, Inc. specializes in commercial and industrial real estate, mergers, acquisitions, joint ventures, divestitures, and other business broker strategies. It is a commercial and real estate brokerage based in Hyannis, Massachusetts, specializing in middle-market transitions. The culture of our firm is that of an investment bank with a premium placed on intellectual vitality, relationship management, and knowledge of geographic markets. A cadre of well-educated and successful experts partner with clients to achieve objectives in a cost and time- effective manner. Our business is broadly based. Our real estate practice includes development, investment, and other commercial sale, lease, and management arrangements. Transactions include manufacturing, retailing, food processing, restaurant and hospitality, golf course, marinas, and other businesses.



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