

OFFERING MEMORANDUM

+/- 1,000 Sq Ft High Bay Industrial Unit

**FOR
LEASE**

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17 JAN SEBASTIAN DRIVE UNIT 8

FOR LEASE

AREA

Sandwich

\$1750/MO NNN

**+/- 1,000 Sq Ft
(Approx. 20'x50')
PLUS MEZZANINE**

PROPERTY LOCATION & SPECS

17 Jan Sebastian Drive, Unit 8, Sandwich

- 14' overhead bay door
- Gas forced hot air
- Appx 1 mile from Route 6
- Easy access to lighted intersection at Route 130

Year Built 1987

Bathrooms 1

Address 17 Jan Sebastian Drive

Style Warehouse

Book/Page 29876-322

Parcel ID 27-034-08

Zoning IND

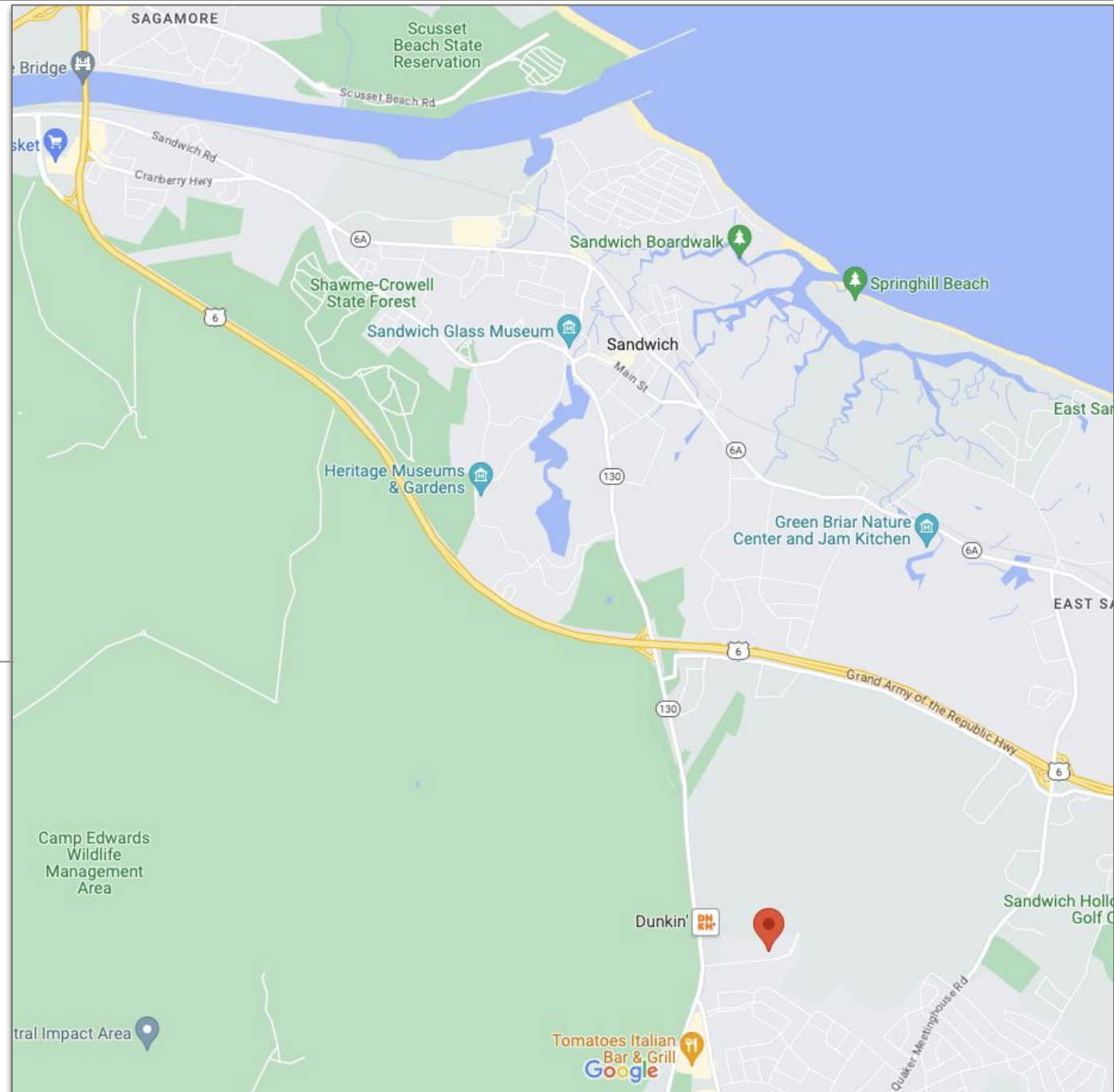
Land Assessment 0

Building Assessment \$122,800

Detached Assessment 0

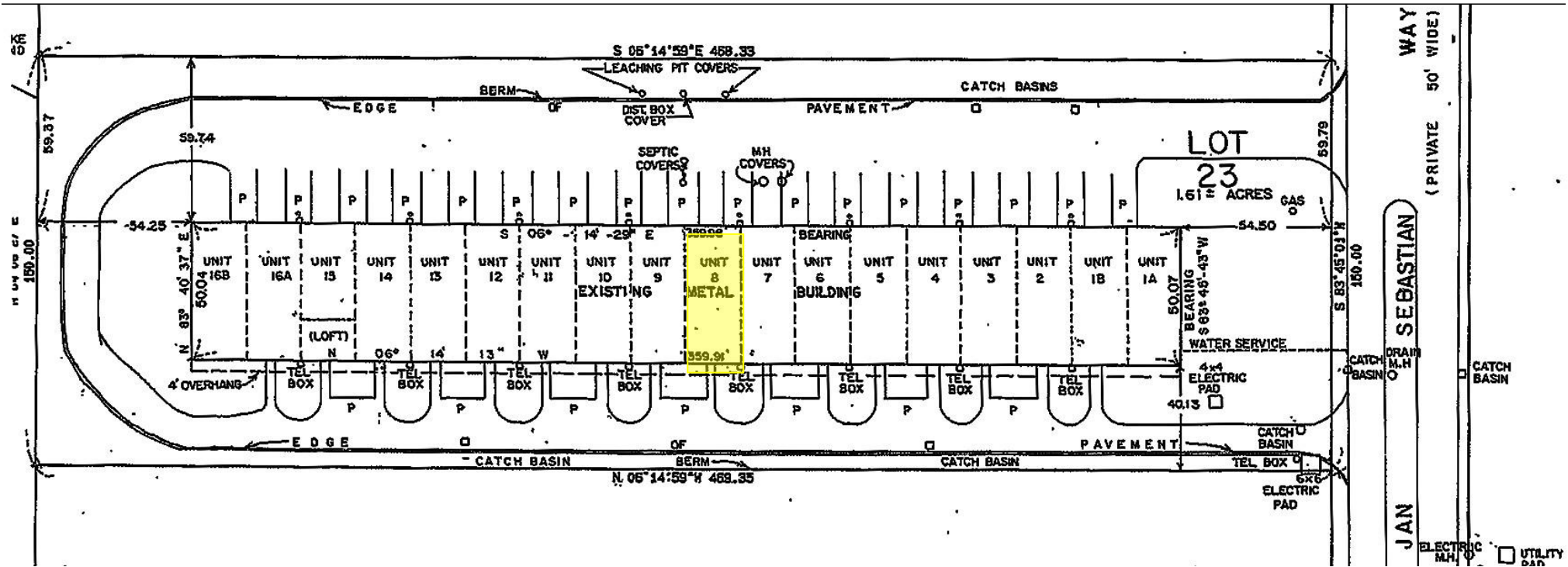
Total Assessment \$122,800

Acreage 0



SITE PLANS

17 Jan Sebastian Drive, Unit 8, Sandwich



Leasing the commercial building at 17 Jan Sebastian Drive, Unit 8, Sandwich, MA, offers several strategic advantages for a small business. This space, consisting of approximately 1,000 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 \$1,750 per month N-N-N which is an attractive option for small businesses seeking cost-effective solutions in a well-located area. With a manageable size, this building offers flexibility for businesses to tailor the space to their specific needs. Overall, 17 Jan Sebastian Drive, represents a prime leasing opportunity for small businesses looking to establish or expand their presence in a location that offers both convenience and accessibility.

IMAGES

17 Jan Sebastian Drive, Unit 8, Sandwich



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ABOUT

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