

# CAREY COMMERCIAL, INC.

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## LAND LEASE AVAILABLE NEAR CANAL BRIDGES



1 Jan Sebastian Drive | Sandwich Industrial Park | Sandwich, MA

## 3.326 Acre Corner Parcel of Commercially Zoned Land

Located opposite Cape Cod Healthcare / Urgent Care at the entrance to the Sandwich Industrial Park, this 3.32 acre parcel enjoys more than 450' of frontage

along Route 130. The Mid-Cape Highway is only 1.5 miles away.

Generous FLEX zoning allows a number of commercial uses by right including: Animal kennel, boat / watercraft sales, wholesale, commercial / recreational marine equipment storage,

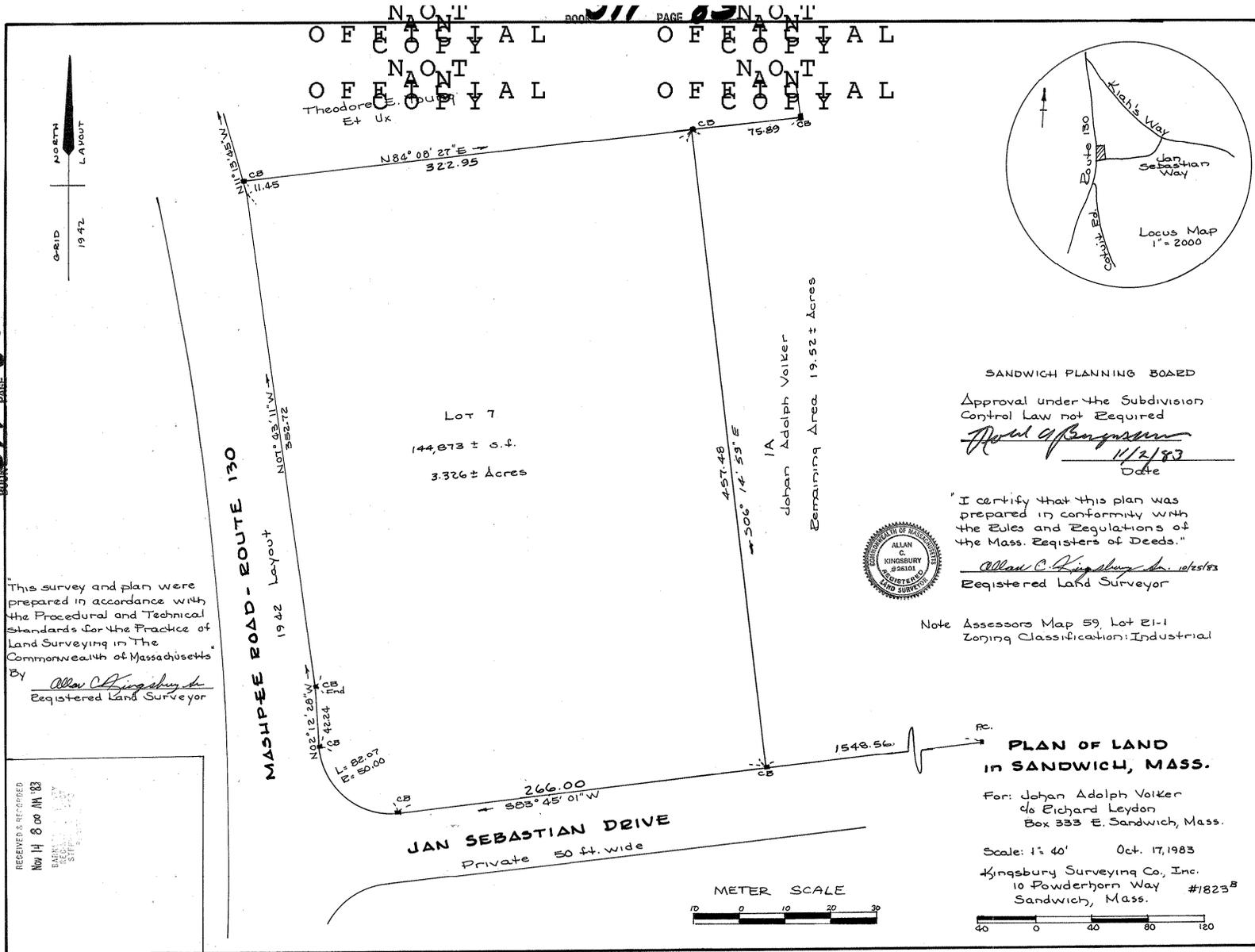
c-store, retail, medical offices, veterinary office or hospital, contractor's yard, brewery, winery, distilleries, light manufacturing and more by special permit. View the complete use chart on page 16 in the [Zoning By-Laws](#).



Address	1 Jan Sebastian Drive, Sandwich MA
Zoning	FLEX
Lot Dimensions	450' on Route 130, 266' Jan Sebastian
Distance to Highway	1.50 miles
Sagamore Bridge	7 Miles
Lease Rate	\$100,000 + NNN Annually

# LAND FOR LEASE

377 85



This survey and plan were prepared in accordance with the Procedural and Technical Standards for the Practice of Land Surveying in the Commonwealth of Massachusetts.  
 By Allan C. Kingsbury Jr.  
 Registered Land Surveyor

RECEIVED & RECORDED  
 Nov 14 8 00 AM '83  
 MASS. REGISTRY OF DEEDS  
 SANDWICH



SANDWICH PLANNING BOARD  
 Approval under the Subdivision Control Law not Required  
Johan Adolph Volker  
 11/2/83  
 Date

"I certify that this plan was prepared in conformity with the Rules and Regulations of the Mass. Registers of Deeds."  
Allan C. Kingsbury Jr. 10/15/83  
 Registered Land Surveyor

Note Assessors Map 59, Lot 21-1  
 Zoning Classification: Industrial

## Nearby Warehouse ALSO AVAILABLE NOW For Lease

3,900 SF Industrial  
Business Bay



## 7 Jan Sebastian Drive Unit 6

3,900 SF business bay with two 14' drive-ins, one loading dock door, 25' ceilings, 800 SF finished lobby and manager's office and two wheelchair accessible baths, both with showers.

[>> Contact Broker For Details](#)



## Former CrossFit Location

99' X 40' Industrial Bay with 25'  
Ceiling Height.