

CAREY COMMERCIAL, INC.

146 Main Street Hyannis, MA 02601
cecelia@careycommercial.com
www.careycommercial.com

Voice: 508-790-8900
Direct: 508-566-2787

LIGHT MANUFACTURING BUILDING FOR SALE

FOR SALE ♦ 851 SANDWICH ROAD (ROUTE 6A) SAGAMORE, MA 02561 ♦



CAREY COMMERCIAL, INC.

146 Main Street Hyannis, MA 02601
cecelia@careycommercial.com
www.careycommercial.com

Voice: 508-790-8900
Direct: 508-566-2787

FOR SALE

Landmark light industrial / retail building in high profile location at the foot of the Sagamore Bridge. 1,976 SF like-new retail showroom plus 7,230 SF of warehouse space. Positioned on a 0.70 acre hilltop parcel with plenty of parking and direct views of the Cape Cod Canal.



FOR SALE ♦ 851 SANDWICH ROAD (ROUTE 6A) SAGAMORE, MA 02561 ♦



PROPERTY OVERVIEW

Building Area:	9,208 +/- SF
Base Area (Warehouse):	7,232 +/- SF
Retail Showroom:	1,976 +/- SF
Land Area:	29,751 SF / 0.683 Acres
Ceiling Height	12' - 22'
Zoning / Flood Zone:	B2 / No
Year Built:	1967, Renovated 2017
2025 Real Estate Taxes:	\$6,253
For Sale:	\$1,850,000
For Lease:	\$12.00 PSF + NNN

THE INFORMATION PROVIDED HEREIN IS GATHERED FROM SOURCES WE DEEM RELIABLE. WE HAVE NO REASON TO DOUBT ITS ACCURACY BUT WE DO NOT GUARANTEE IT. BUYER SHOULD VERIFY ALL INFORMATION PRIOR TO SALE. YOU AND YOUR ADVISORS SHOULD CONDUCT A CAREFUL AND INDEPENDENT INVESTIGATION TO DETERMINE TO YOUR SATISFACTION THE SUITABILITY OF THE PROPERTY FOR YOUR NEEDS.

CAREY COMMERCIAL, INC.

146 Main Street Hyannis, MA 02601
cecelia@careycommercial.com
www.careycommercial.com

Voice: 508-790-8900
Direct: 508-566-2787

HIGHLIGHTS:

PRIVATE PLATFORM FOR CAPE COD
CENTRAL RAILROAD TRAIN STOP



DIRECT VIEWS OF THE
CAPE COD CANAL



RECENTLY RENOVATED 2,000 +/-
SF SHOWROOM



LOCATED AT THE FOOT OF THE
SAGAMORE BRIDGE. MINIMAL
IMPACT FROM BRIDGE
CONSTRUCTION



PARKING FOR 22+ VEHICLES



0.683 ACRES OF B2 ZONED LAND



THE INFORMATION PROVIDED HEREIN IS GATHERED FROM SOURCES WE DEEM RELIABLE. WE HAVE NO REASON TO DOUBT ITS ACCURACY BUT WE DO NOT GUARANTEE IT. BUYER SHOULD VERIFY ALL INFORMATION PRIOR TO SALE. YOU AND YOUR ADVISORS SHOULD CONDUCT A CAREFUL AND INDEPENDENT INVESTIGATION TO DETERMINE TO YOUR SATISFACTION THE SUITABILITY OF THE PROPERTY FOR YOUR NEEDS.

LISTED BY CAREY COMMERCIAL, INC.

Voice: 508-790-8900
Direct: 508-566-2787

232-93-F1

PLAN Book 232 PAGE 93 F1

BRIDGE APPROACH
STATE HIGHWAY

PLAN OF LAND OF JOHN GALLO IN OFFICIAL CO. SHOWING PARCEL TO BE CONVEYED JULY 1969

SCALE: 1" = 40'

NEWELL B. SNOW, R.L.S.
BUZZARDS BAY, MASS.

RAD. 11,186.91
ARC 395.65
R.R. #7

1.87 ACRES

29,765 SQ. FT.

SANDWICH ROAD

APPROVAL UNDER THE SUBDIVISION CONTROL LAW IS NOT REQUIRED

BOURNE PLANNING BOARD

By *Joseph A. Sabatino Jr.*
SEPT. 27, 1969

COMMISSIONER OF MASSACHUSETTS
RECEIVED
NOV 3 1969
NO. 3465
REGISTERED
LAND SURVEYOR

BARNSTABLE
REGISTRY OF DEEDS
NOV 3 1969
10 H.S.M.
RECORDED

LISTED BY CAREY COMMERCIAL, INC.