

Commercial  
**Realty Advisors**

**OFFERING MEMORANDUM**

*Commercial/Flex Space for Lease*

*Major North/South Upper Cape Corridor*



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<https://comrealty.net/>

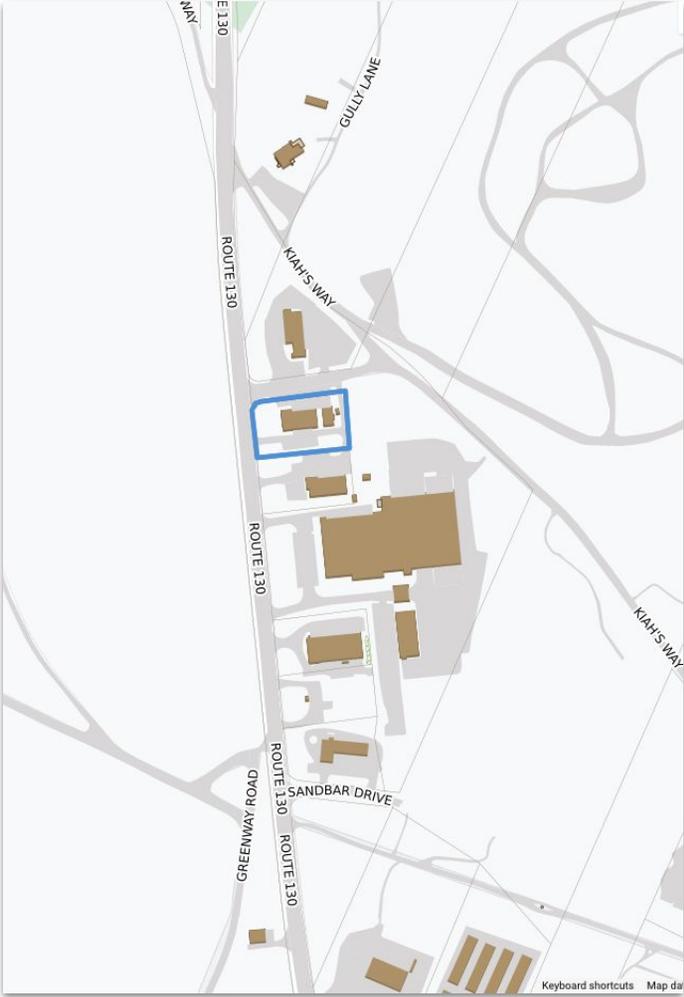
**\$3,500/Month + Utilities**

**SPACE  
AVAILABLE**



# PROPERTY LOCATION

376 Route 130, Sandwich, MA



# PROPERTY SPECIFICATIONS

376 Route 130, Sandwich, MA

Position your business in a highly accessible Upper Cape location at 376 Route 130. Just off Exit 59 of the Mid-Cape Highway and moments from Routes 6, 6A, 28, 25, 195, and 495, this flexible industrial/commercial space offers excellent regional connectivity. The building features  $\pm 1,800$  SF of adaptable floor area with two rest rooms within a well-maintained 5,502 SF facility, ideal for contractors, service operations, light manufacturing, or storage. Strong visibility, ample parking, and FLEX zoning create an efficient, convenient base for growing businesses.

**Year Built** 1986

**Total Building Size** 5,502SF

**Available Space** 1,800 SF

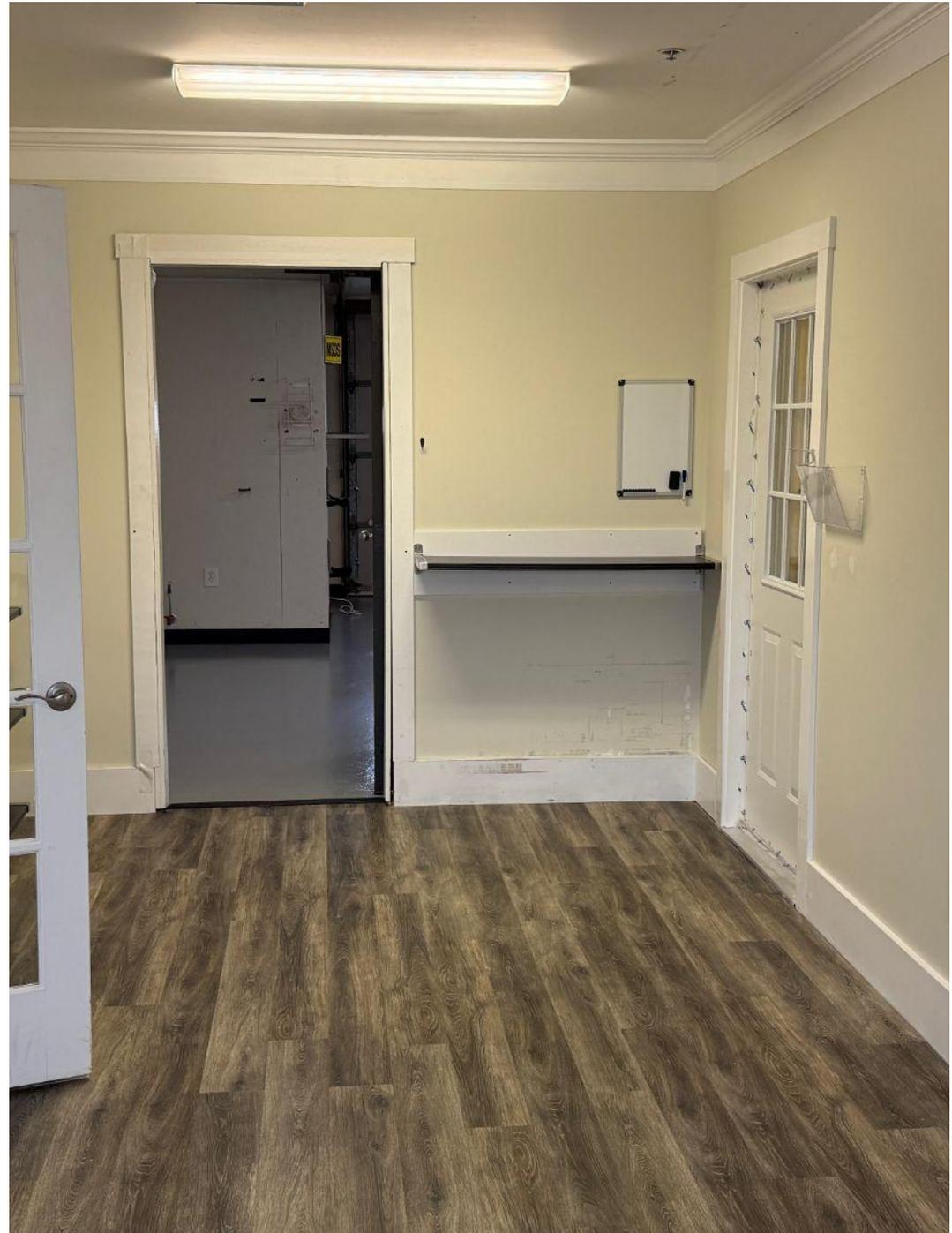
**Stories** 1

**Style** Industrial/Flex Space

**Parcel ID** 32-60-0

**Book/Page** 29323/142

**Zoning** FLEX



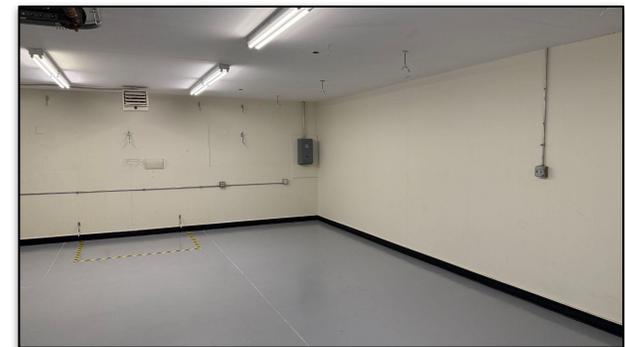
# PHOTOS

376 Route 130, Sandwich, MA



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FLOOR PLAN CREATED BY CUBICASA APP, MEASUREMENTS DEEMED HIGHLY RELIABLE BUT NOT GUARANTEED.

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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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