

## FOR LEASE: 7 Jan Sebastian Drive, Unit E Sandwich



### Sandwich Industrial Park

#### Total space: 3,891 sq. ft. including:

- Wide open warehouse space.
- ◊ Footprint 99' x 38' 5" (+/-)
- 25' ceiling height
- Two 14' x 10' overhead doors & one 8' x 8'

#### Features:

- Finished lobby and two restrooms
- ♦ Two loading docks + 1 pull-in
- Fire sprinklers, 2 new Renzo Heaters
- Oversized parking lot

FLEX (Flexible Growth District) Zoning within the Water Resource Overlay District Easy access to highway, Exit 59 / Route 130

Other Tenants include the Centerville Pie Company, Dugout Dawgs, Simmons Boatworks,

## ASKING \$ 6,000 NNN (estimated at \$650/ month)

Exclusively Listed by Ali Maloney- AMG Realty

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### www.AMGRealty.net

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Above- Looking towards the overhead doors with loading docks. Bathrooms are on left.





Above –Looking to entrance, reception and the two ADA compliant bathrooms. Ceiling height is 25'+.

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