



FOR SALE: INDUSTRIAL CONDOS — SANDWICH INDUSTRIAL PARK



Adjoining Business Bays at 8 Jan Sebastian Drive

Units 7 & 20 Total Square Footage 2,500 sq.ft.

Each Unit is 1,250 sq. ft.

- ◇ **First Floor:** 625 sq. ft. of bay space with a 24' x 24' footprint and private bath
- ◇ **Second Floor:** 625 sq. ft. office space, kitchen, AC wall units and two bathrooms.

Features:

- ◇ 13' x 10' overhead bay doors
- ◇ Paved Parking including overflow
- ◇ Two sliding glass door sets in each unit for natural light and air flow.
- ◇ Two parking spaces per unit

Located just moments off the Mid-Cape Highway, Exit 2, the Sandwich Industrial Park offers the ultimate in convenience. Easy access to points east and west.

Well run condominium association with reasonable condo fees.

ASKING \$440,000

Exclusively Listed by Ali Maloney- AMG Realty

Bus: 508.362.3323

Cell: 774.836.0347

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8 JAN SEBASTIAN DRIVE Units 7 & 20, SANDWICH



Unit 7 is located in the center of the 26 unit building



Unit 7—Bay measures 24' x 24' with a private bath and a 13' x 10' overhead door. It opens into the Unit 7 bay.



8 JAN SEBASTIAN DRIVE Units 7 & 20, SANDWICH



Unit 20 Bay looking into unit 20 bay with 11' ceiling height



Unit 20—24' x 24' bay,
13' x 10' overhead door and
private bath

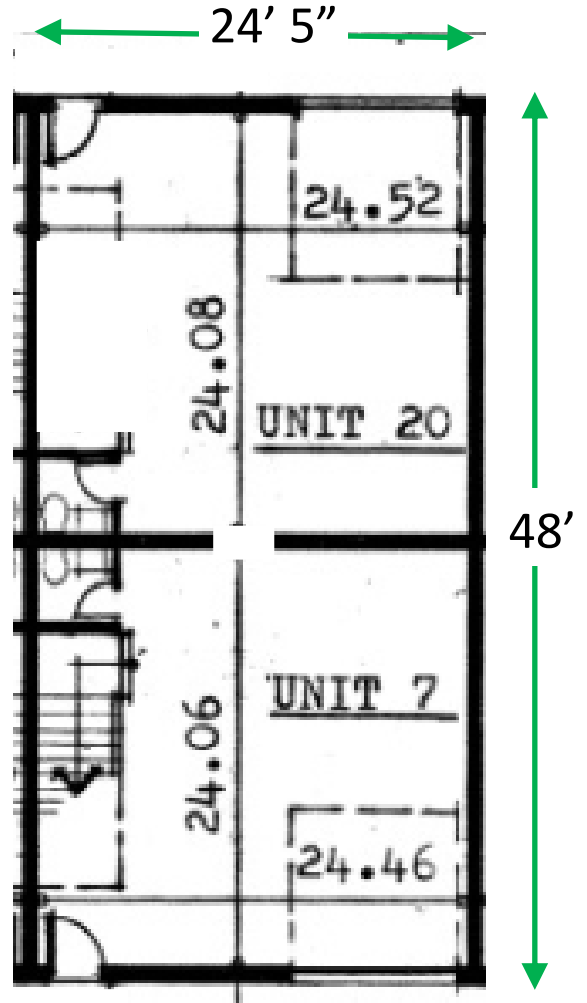
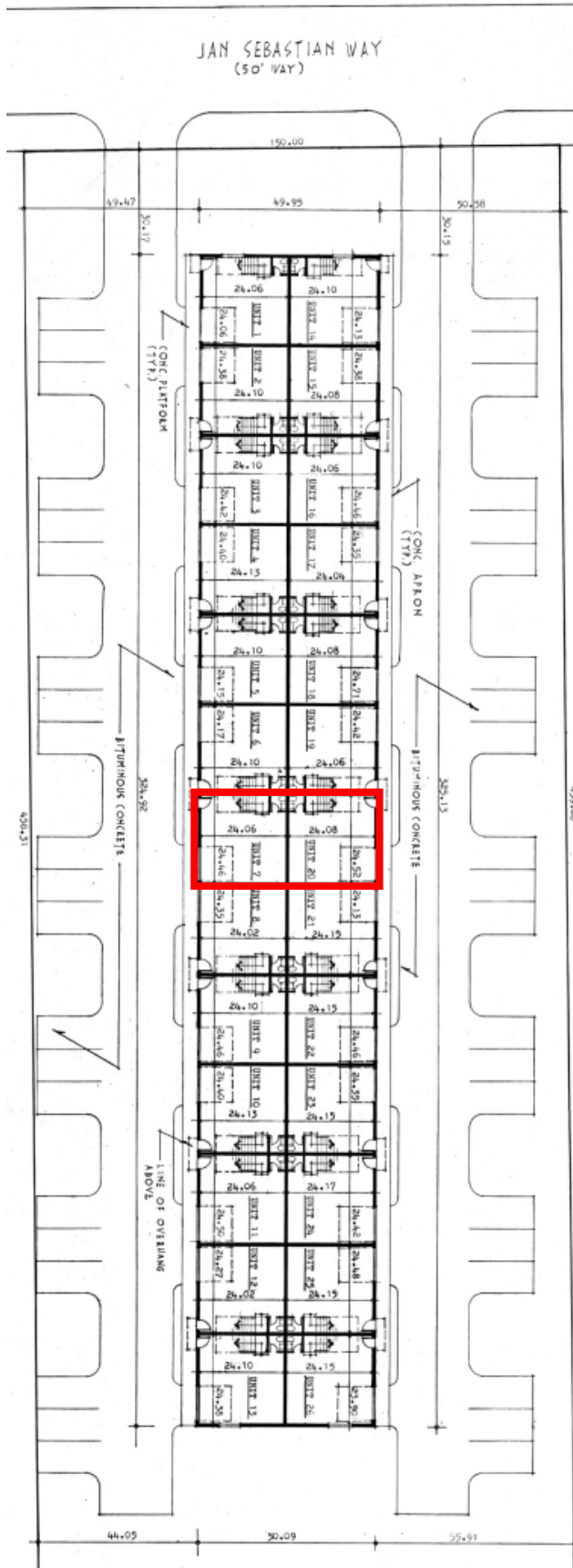
8 JAN SEBASTIAN DRIVE Units 7 & 20, SANDWICH



Unit 20 second Floor office and private bath



Unit 7 second Floor office, 15' x 9'
kitchen and private bath



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