

**FOR SALE or LEASE**  
**3,722 SF INDUSTRIAL CONDOMINIUM**  
**271 MAIN STREET, BUZZARDS BAY, MA**



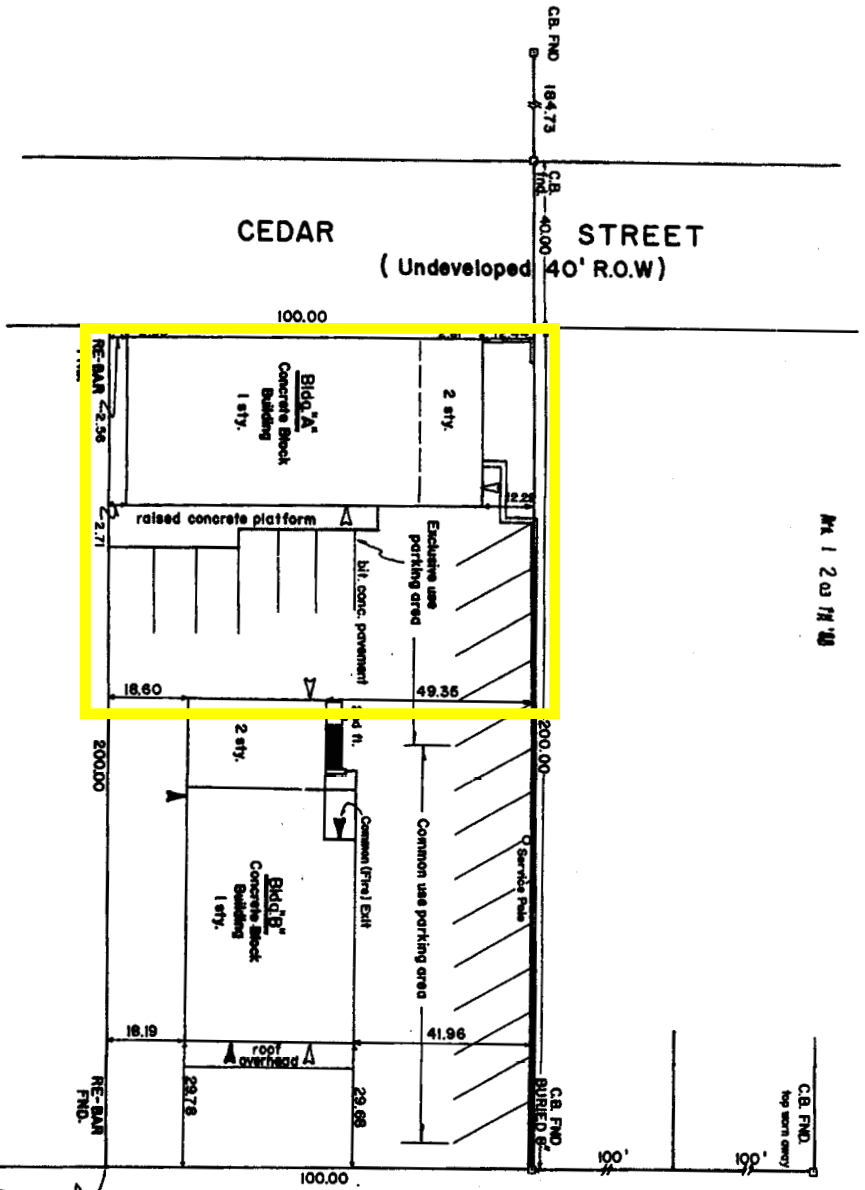
**Building Size;** 3,209 +/- SF of Production Space.  
513 +/- SF of Office Space  
**Building Construction:** Concrete Block  
**Ceiling Height:** 12' Clear in Production Space.  
**Roof:** Rubber Membrane.  
**Loading:** One Elevated Door, One on Grade  
**HVAC:** Thru the Wall AC in Office Area.  
**Bathrooms:** Two Baths.  
**Utilities:** Municipal Water & Sewer,  
Natural Gas, 220V-400 AMP,  
3-Phase Electric.  
**Parking:** 10 Spaces.  
**Real Estate Taxes:** FY 2009 Taxes \$2,330.



**For Sale at \$195,000 / \$52 SF**  
**For Lease at \$6.00 PSF NNN**  
**Contact: Michael Giancola, SIOR**  
**508.833.5050**

**Southeast Commercial Real Estate, Inc.**  
**[www.southeastcommercialre.com](http://www.southeastcommercialre.com)**

MA 12011400



C.B. F.N.D.  
top view only

**KEY TO SYMBOLS**

- ▲ Common Entrance
- △ Condominium Entrance
- Concrete Bound

**FOR REGISTRY USE ONLY**

I hereby certify that this plan has been prepared in conformity with the rules and regulations of the Registrars of Deeds of the Commonwealth of Massachusetts.

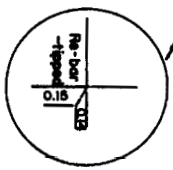
*John S. McKinnon*  
Registered Land Surveyor Date 2/12/12



I hereby certify that this plan is based on an actual field survey, plans and deeds of record and that the property lines shown are the lines dividing existing ownership, and the lines of streets and ways shown are those of public or private streets or ways already established and that no new lines for division of existing ownership or for new ways are shown.

*John S. McKinnon*  
Registered Land Surveyor Date 2/12/12

**MAIN STREET**  
1898 STATE HIGHWAY LAYOUT  
(DISCONTINUED-1962)



**SITE PLAN OF**  
**LEE SIDE CONDOMINIUM**  
MAIN STREET, BOURNE, MA

SCALE: 1" = 20'  
DATE: 2/12/12

PREPARED BY  
**MCKINNON AND SONS**  
468 SUTTON RD.  
N. DARTMOUTH, MA

Sheet 1 of 2