

11,140 SF Office & Industrial Space 345 Old Plymouth Road, Sagamore Beach, MA



1 Mile to Route 3 or the
Sagamore Bridge.

Service Southeastern Mass
from One Location !!!



Building Size: 11,140 SF Total Space.
Office Space - 3,640 SF +/-
Production Space - 7,500 SF +/-

Lot Size: 1.64 Acres.
Zoning: B-2 District
Utilities: Municipal Water & Septic, Oil,
Electric: 200 Amp, 240 Volts.
Ceiling Heights: 18' in Warehouse.
Taxes: \$0.71 SF 2011.
Loading: 2 Tailboards, 4 On Grade Doors, with a
drive - thru.

Subdivision: Building can be subdivided.
Storage Space: A 750 SF Basement is available.
Warehouse Space: Oil Water Separators in Place.



For Sale at \$675,000
or
Lease at \$6.50 SF NNN

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