

FOR SALE

7,584 SF Industrial Building
377 Main Street, Dennisport, MA



Building & Lot Size:	7,584 SF on .50 Acres +/- . 1,564 SF Showroom. 1,820 SF Offices & Parts Room. Both HVAC'd. 4,200 SF Two Bay Warehouse.
Use:	Retail / Warehouse.
Utilities:	200 Amps 120V Electric, Municipal Water, On Site Septic, Gas (Heaters will need to be installed in the Warehouse).
Building:	Ceiling Height 18' in Warehouse. 2 – 16'x16' On Grade Doors. Two Ton Bridge Crane. LED Lighting Thru Out Bldg. Two Baths. Bay 1 - 26'x70'. Bay 2 - 35'x70'.
Zoning:	General Commercial II.
RE Taxes:	\$3,281.00.
For Sale:	\$795,000.



**SOUTHEAST
COMMERCIAL
REAL ESTATE, INC**

MICHAEL GIANCOLA, SIOR
Southeast Commercial Real Estate, Inc.
3131 Cranberry Highway, P.O. Box 570
East Wareham, MA 02538

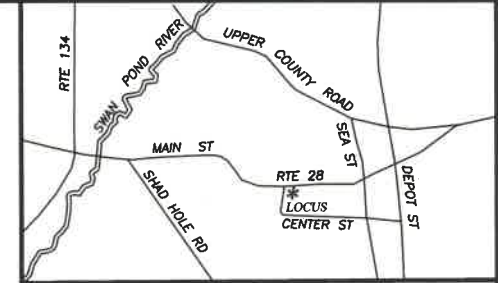
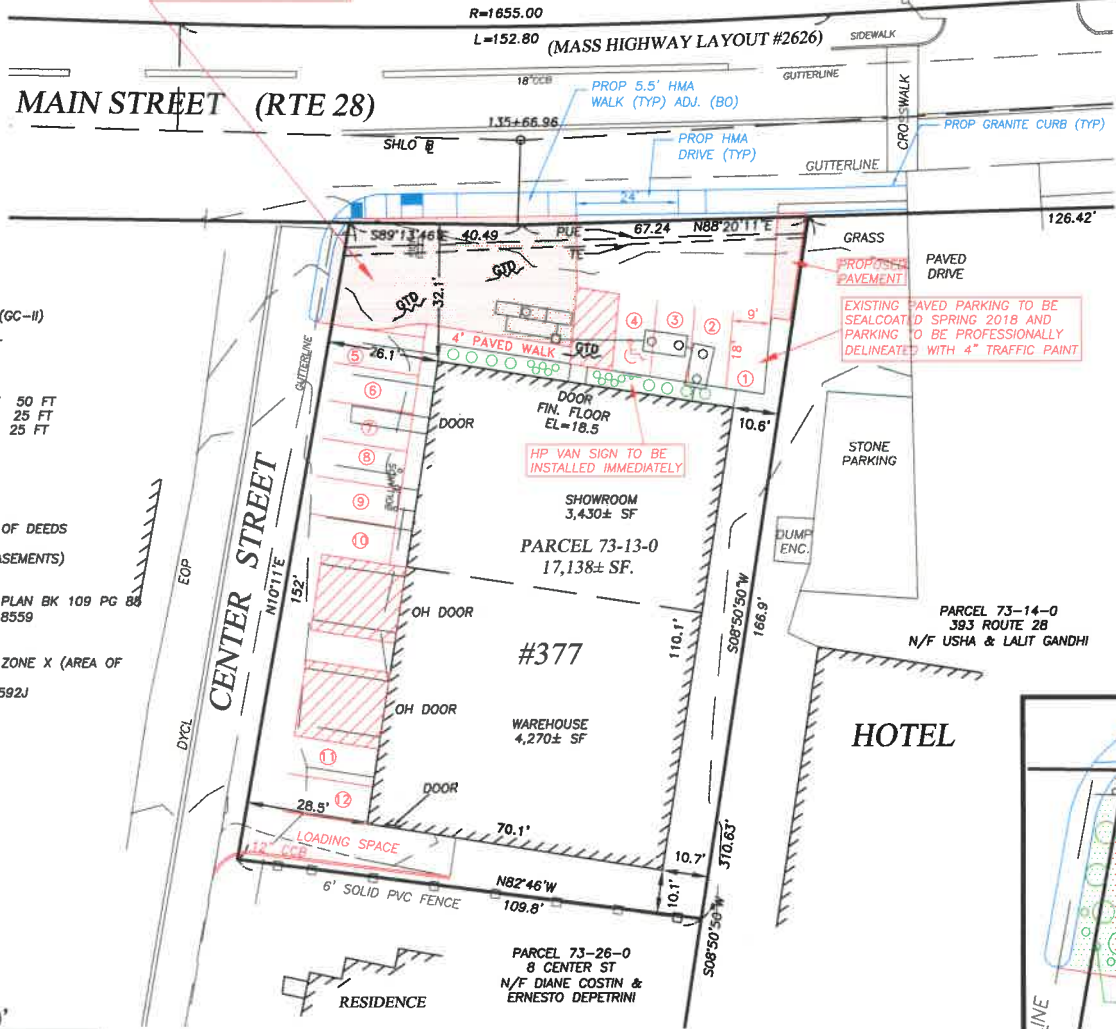
| 508.759.3030
| mgiancola@ccim.net
| southeastcommercialre.com

MASSDOT CHANGE REQUEST



PROPOSED LANDSCAPED ISLAND TO BE CONSTRUCTED SPRING 2018

BENCHMARK: BRASS RIVOT IN LIGHT POLE BASE ELEV=21.75 NAVD88



LOCUS MAP (NTS)

LEGEND

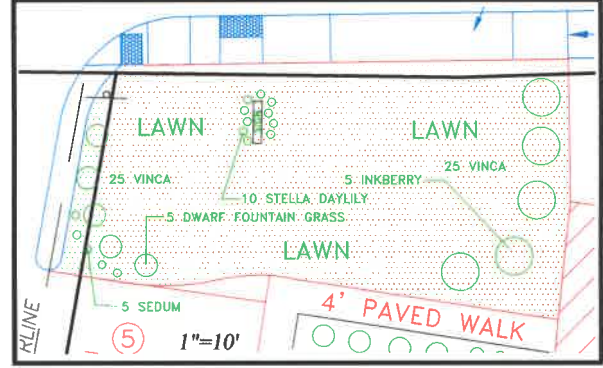
- EOP = EDGE OF PAVEMENT
- DYCL = DOUBLE YELLOW CENTERLINE
- CCB = CAPE COD BERM
- UGT = UNDERGROUND TELEPHONE
- G = UNDERGROUND GAS
- OHW = OVERHEAD WIRES
- PUE = MASS DOT PUBLIC UTILITY EASEMENT
- TE = MASS DOT TEMPORARY EASEMENT
- GTD = GRADE TO DRAIN

PLANTING SCHEDULE

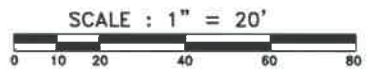
NOTE: REPLACE EXISTING SHRUBS AT FRONT BUILDING FACADE WITH FOUR INKBERRY AND FIVE STELLA DAYLILY EITHER SIDE OF ENTRANCE

- 5 DWARF FOUNTAIN GRASS
- 13 INKBERRY
- 20 STELLA DAYLILY
- 5 SEDUM
- 50 VINCA

ISLAND DETAIL



- ### NOTES
1. ZONING: GENERAL COMMERCIAL II (GC-II)
 - MINIMUM LOT AREA: 40,000 SQ FT
 - MINIMUM FRONTAGE: 150 FT
 - MINIMUM LOT WIDTH: 150 FT
 - MINIMUM YARD SETBACKS: FRONT 50 FT, SIDE 25 FT, REAR 25 FT
 - MAXIMUM LOT COVERAGE: 70%
 2. DEED REFERENCE: BARNSTABLE COUNTY REGISTRY OF DEEDS BK 12802 PG 224 BK 30841 PG 1 (MASS DOT EASEMENTS)
 3. PLAN REFERENCES: BARNSTABLE REGISTRY OF DEEDS PLAN BK 109 PG 88 MASS HIGHWAY LAYOUT #2626 & 8559 LAND COURT PLAN #27497A
 4. THE LOCUS IS LOCATED IN FLOOD ZONE X (AREA OF MINIMAL FLOOD HAZARD) AS SHOWN ON FIRM MAP 25001C0592J DATED 7/16/2014
 5. XXXXXXXXXXXXXXX



Drawn For : LUKAS SMITH

SITE PLAN
 377 MAIN STREET (ROUTE 28)
 DENNIS, MA
 PARCEL 73-13-0

Revisions	

Drawn By: CT
 Checked By: RVS
 Scale: 1"=20'
 Date: 12/12/17
 Job No.: 8517
 Plan No.: 8517SP

STENBECK & TAYLOR, INC.
 Registered Professional Engineers and Land Surveyors

Since 1951
 844 Webster Street
 Suite 3
 Marshfield, Ma. 02050
 781-834-8591
 Fax: 781-837-8238
 www.stenbeckandtaylor.com