

INDUSTRIAL LAND FOR SALE OR LEASE

4 VICTORY DRIVE, SANDWICH, MA



Asking: \$350,000

\$35,000/Year Land Lease

(Prices Shown Are For Half of the Parcel)

PROPERTY HIGHLIGHTS:

- 3.66 ACRE PARCEL
- ZONING: INDUSTRIAL LIMITED & RESIDENTIAL 2
- LOCATED IN SANDWICH INDUSTRIAL PARK
- APPROXIMATELY ONE MILE FROM ROUTE 6

For more information about this opportunity contact:

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Commercial
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Commercial Realty Advisors, Inc.

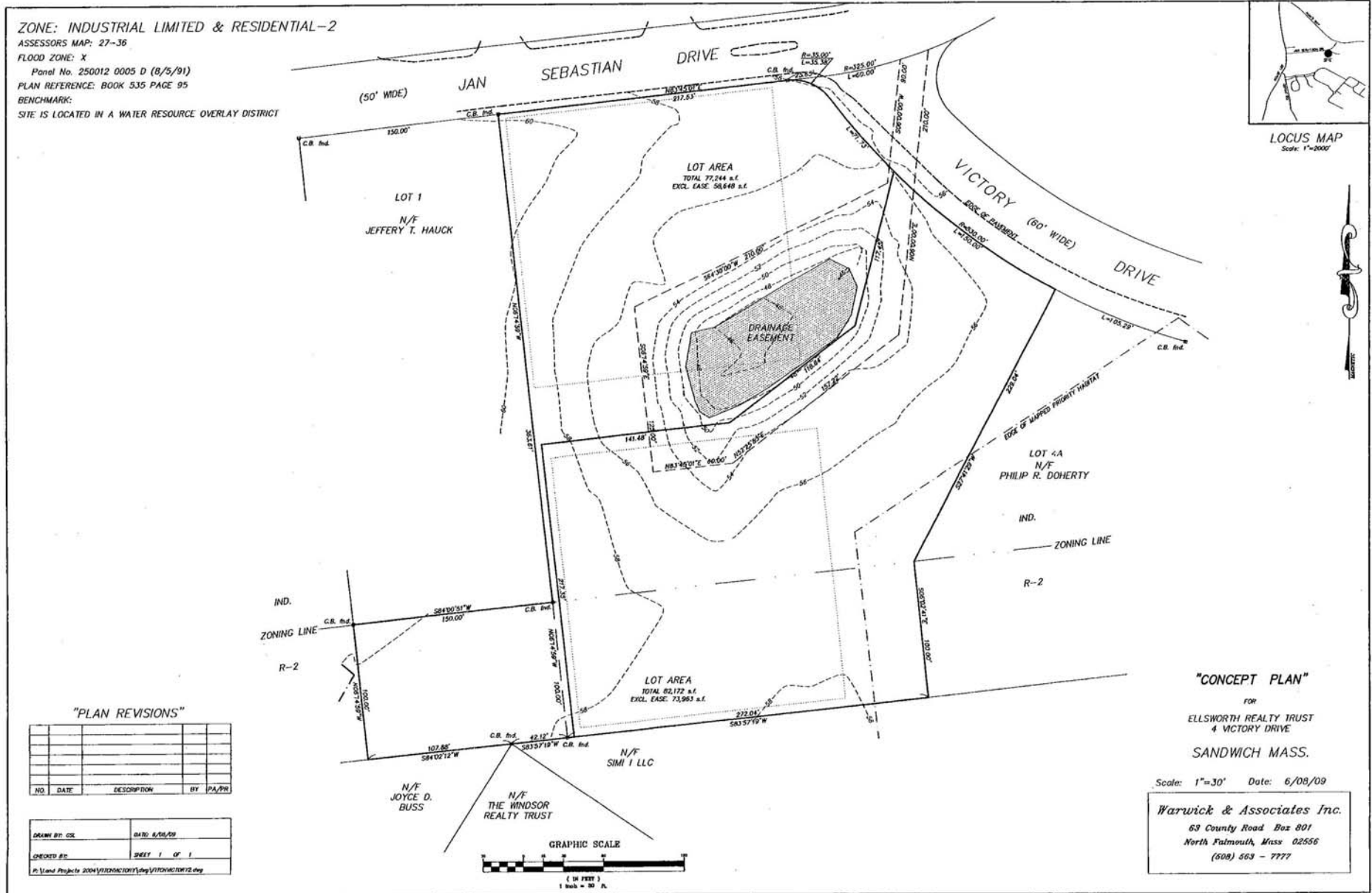
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PROPOSED BUILDING PLAN - 4 VICTORY DRIVE, SANDWICH

	Zoning District						
	R-1 R-2 (6)	BL-1 BL-2	IND	MAR	RD-1 RD-2	S	GD
INDUSTRIAL/UTILITY USE							
Bulk storage, warehouse	N	N	S	N	N	N	N
Contractors yard	N	N	S	N	N	N	N
Covered road salt stockpile on impervious surface	N	N	SA	N	SA	N	SA
Disposal Area:							
Disposal – Public, Salvage yard	N	N	SA	N	N	N	N
Sanitary landfill	N	N	SA	N	SA	N	N
Private	N	N	N	N	N	N	N
Earth removal (See Section 4200)	N	N	S	N	N	N	N
Heliport	N	S	S	N	N	N	N
Manufacturing, processing, trucking terminal	N	N	S	N	N	N	N
Metal plating	N	N	SA	N	N	N	N
Municipal sewage treatment with onsite disposal of secondary- treated effluent	N	N	SA	SA	N	N	N
Power generation (Amended 5/4/98)	N	N	S	S	N	N	N
Research laboratory, Chemical, bacteriological lab	N	SA	SA	SA	SA	N	N
Sale, storage or distribution of fuel oil or gasoline as principal activity	N	S (4)	N	N	N	N	N
Use of toxic or hazardous materials in quantities greater than associated with normal household or agricultural use	N	SA	SA	SA	SA	N	N

CONCEPT PLAN - 4 VICTORY DRIVE, SANDWICH



This information has been secured from sources we believe to be reliable, but we make no representation or warranties, expressed or implied, as to the accuracy of the information. Referenced square footage and acreage and sketched outlines of the property are approximate. Buyer must verify all the information and bears all the risk for any inaccuracies.