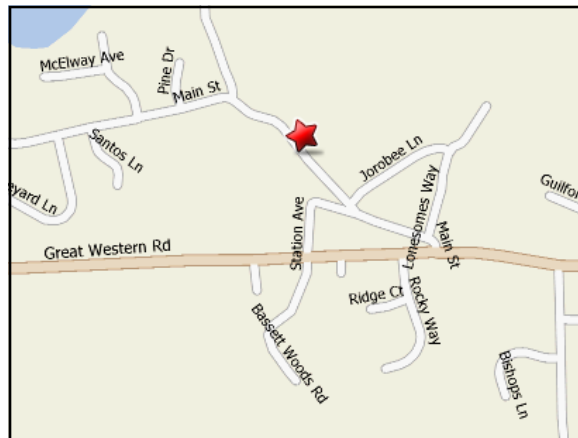


Exclusively Listed  
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**Commercial Realty Advisors, Inc**

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## 527 Main Street, Harwich



**Industrial Business Bays  
1,400 Square Feet  
Asking \$199,000 each**

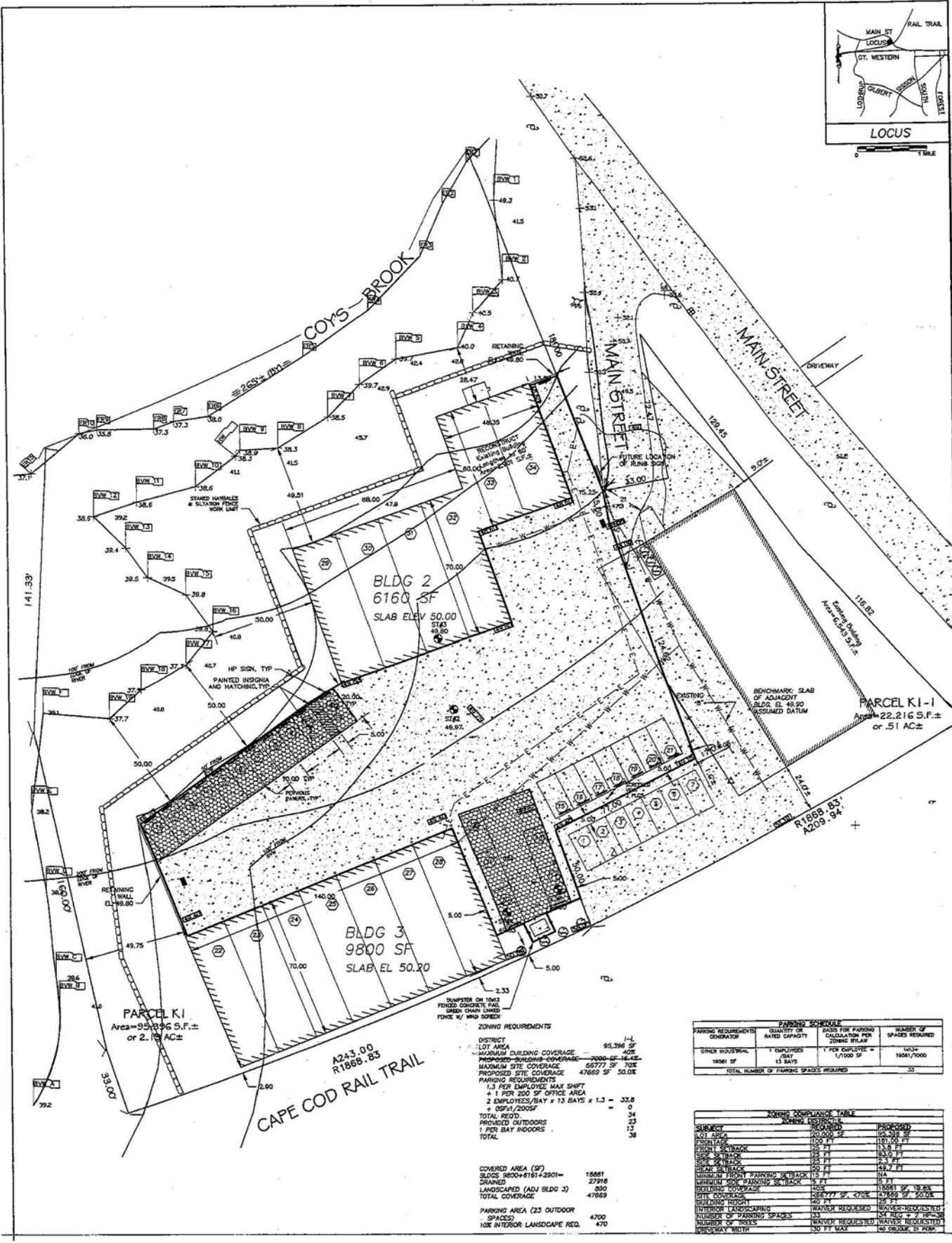
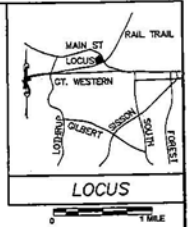
### **PROPERTY HIGHLIGHTS:**

- 1400 SF - 20'x70'
- 14 FT doors
- Radiant Floor Heat
- Exterior lighting
- Parking

**For more information about this  
opportunity please contact  
Brad Kuhrtz**

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**ZONING REQUIREMENTS**

DISTRICT	I-L
LOT AREA	95,396 SF
MAXIMUM BUILDING COVERAGE	40%
PROPOSED BUILDING COVERAGE	2000 SF = 46.4%
MAXIMUM SITE COVERAGE	63777 SF = 70%
PROPOSED SITE COVERAGE	47660 SF = 50.0%
<b>PARKING REQUIREMENTS</b>	
1.5 PER EMPLOYEE MAX SHIFT	
+ 1 PER 200 SF OFFICE AREA	
2 EMPLOYEES/BAY x 13 BAYS x 1.3	= 33.8
+ 0504/2000SF	
TOTAL REQ'D	34
PROVIDED OUTDOORS	23
1 PER BAY INDOORS	13
TOTAL	36

<b>COVERED AREA (SF)</b>	
BLDG 2 6160-6161-2201-	18561
DRAINED	27918
LANDSCAPED (ADJ BLDG 3)	880
TOTAL COVERAGE	47669

<b>PARKING AREA (23 OUTDOOR SPACES)</b>	
10% INTERIOR LANDSCAPE REQ.	470

**PARKING SCHEDULE**

REQUIREMENTS GENERATOR	QUANTITY OR RATED CAPACITY	FOSS FOR PARKING CALCULATION PER ZONING BY-LAW	NUMBER OF SPACES REQUIRED
OTHER INDUSTRIAL	1 EMPLOYEES / BAY	1 PER EMPLOYEE = 1/1000 SF	1651
19981 SF	13 BAYS		1651
<b>TOTAL NUMBER OF PARKING SPACES REQUIRED</b>			<b>33</b>

**ZONING COMPLIANCE TABLE**

SUBJECT	ZONING REQUIREMENTS	PROPOSED
LOT AREA	20,000 SF	95,396 SF
FRONT YARD SETBACK	10 FT	18.5 FT
FRONT SETBACK	25 FT	113.5 FT
SIDE SETBACK	10 FT	83.5 FT
REAR SETBACK	10 FT	2.3 FT
MINIMUM FRONT PARKING SETBACK	15 FT	43.7 FT
MINIMUM SIDE PARKING SETBACK	15 FT	34 FT
SOILING COVERAGE	70%	13851 SF = 14.4%
SITE COVERAGE	25% MIN	47669 SF = 50.0%
BUILDING HEIGHT	35 FT	25 FT
UTILITY LANDSCAPING	WATER REQUESTED	WATER REQUESTED
NUMBER OF PARKING SPACES	33	34 REQ + 2 HP=36
NUMBER OF TREES	MINIMUM REQUESTED	MINIMUM REQUESTED
DRIVEWAY WIDTH	30 FT MAX	NO DRIVEWAY W/ PARK

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