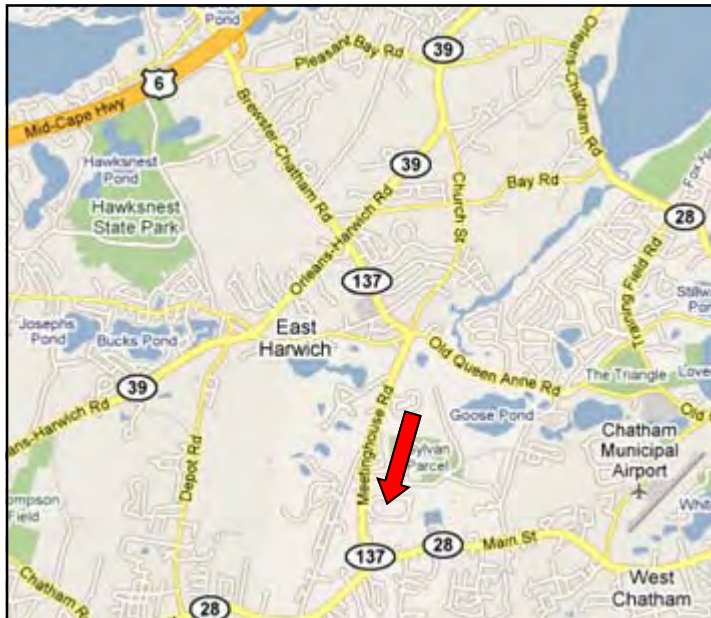


# BUILDING SUITABLE FOR MANUFACTURING, WAREHOUSE, STUDIO, SHOWROOM

## 76 COMMERCE PARK SOUTH, CHATHAM, MA

### ***Property Highlights:***

- 7,500 +/- Square Feet
- Includes a 1,000 +/- SF Rental Apartment
- On-Site Parking
- Butler Built—2000
- Radiant Heat
- Town Water, Natural Gas, Private Septic
- Direct Access to Route 6, Exit 11, for all Cape and off-Cape Locations



## Offered at \$750,000

*For more information about this opportunity contact:*

***Bob Furst***

508.418.5110

***Dick Shepardson***

617.538.3815

Commercial  
**Realty Advisors**  
[www.comrealty.net](http://www.comrealty.net)

***Commercial Realty Advisors, Inc.***

*Real Estate Investment Brokerage Company*

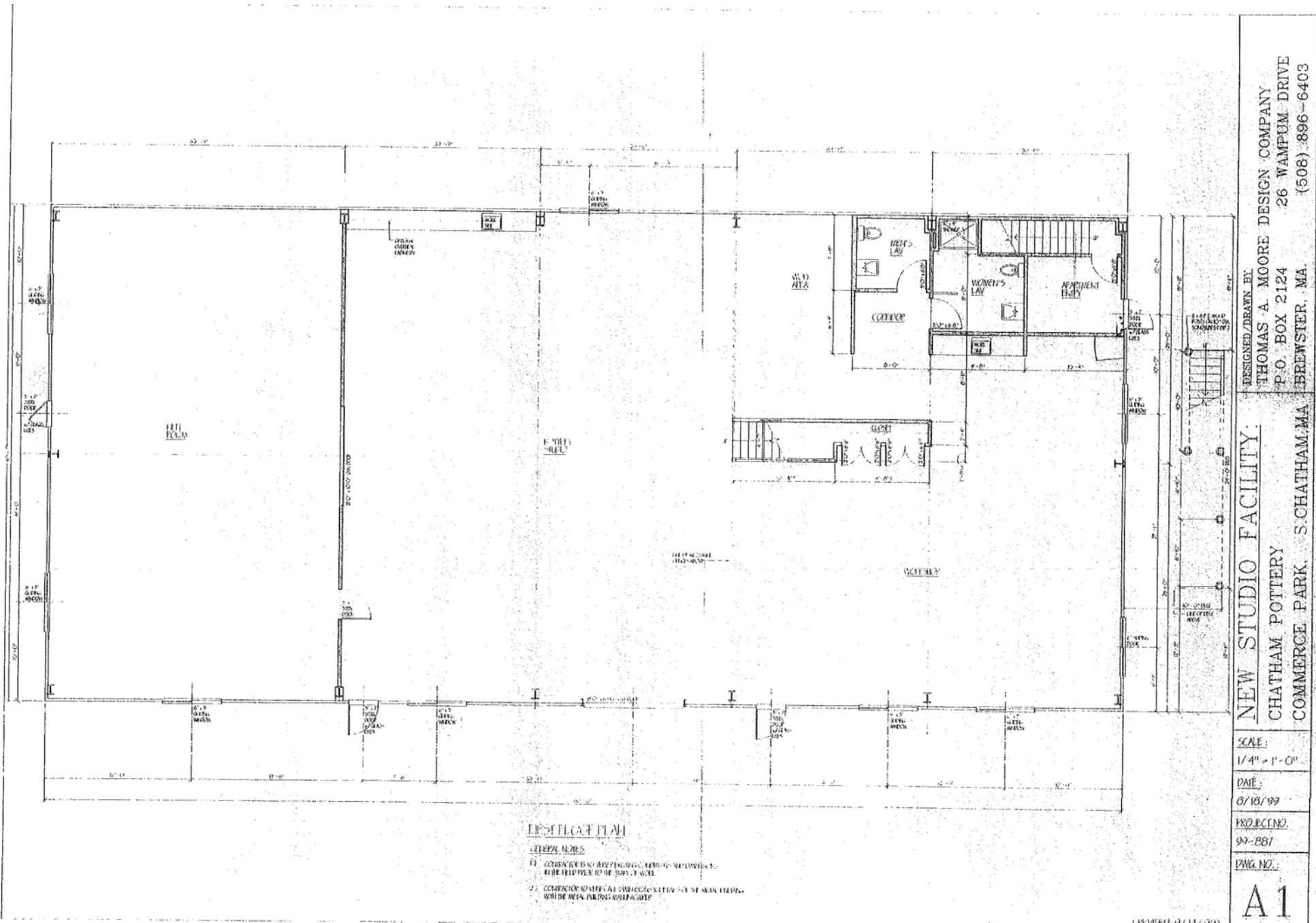
222 West Main Street  
Hyannis, Massachusetts 02601

Tel: 508.862.9000

Fax: 508.862.9200



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.



DESIGNED/DRAWN BY:  
 THOMAS A. MOORE DESIGN COMPANY  
 P.O. BOX 2124  
 BREWSTER, MA (508) 896-6403

**NEW STUDIO FACILITY:**  
 CHATHAM POTTERY  
 COMMERCE PARK, S. CHATHAM, MA

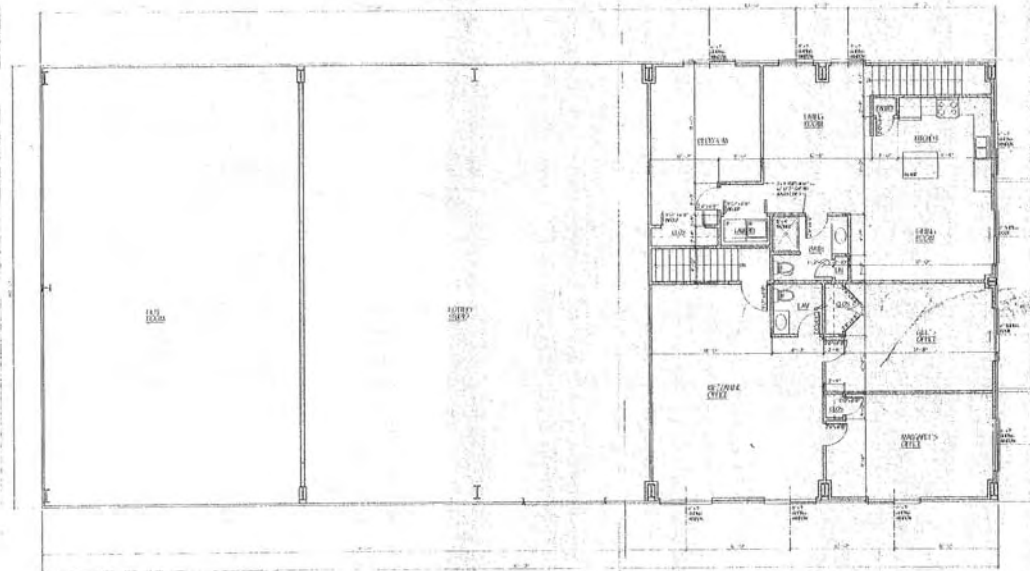
SCALE:  
 1/4" = 1'-0"

DATE:  
 8/18/99

PROJECT NO.  
 99-887

DWG. NO.:

**A1**



RECEPTION  
 OFFICE  
 STUDIO  
 RESTROOMS  
 STAIRS

491  
 1/4" = 1' 0"  
 1988  
 8/15/93  
 10/2/93  
 11/2/93  
 1/2/94  
 A2

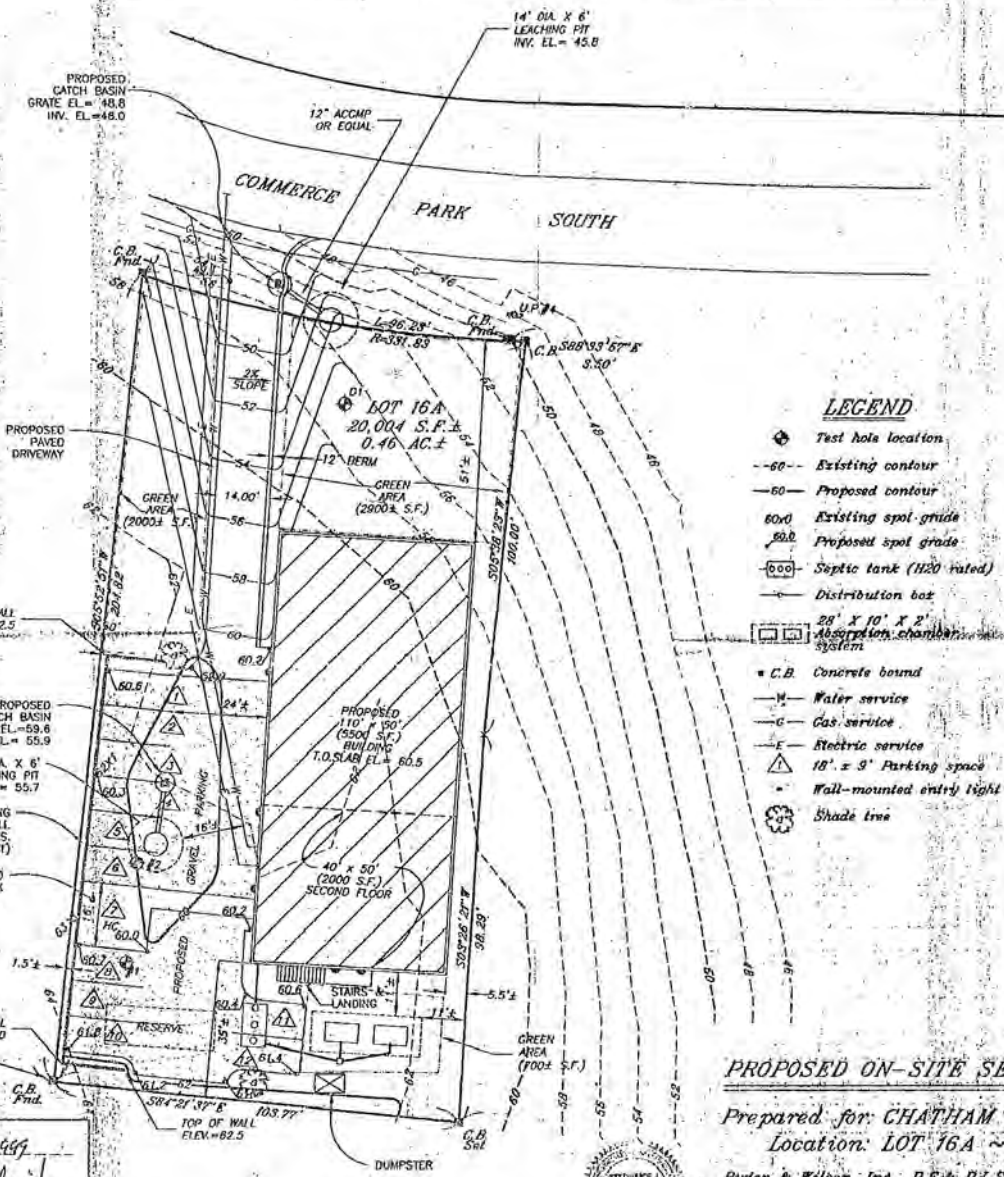
NEW STUDIO FACILITY  
 CHATHAM POTTERY  
 COMMERCE PARK, S. CHATHAM MA

BRUCE/LENN AY  
 THOMAS A. MOORE DESIGN COMPANY  
 26 WAMPUM DRIVE  
 P O BOX 2124  
 BREWSTER, MA (508) 896-6400



**REFERENCE:**  
 Assr's. Map 4A  
 Parcel 7-16 (Portion)  
 Plan Book 644, Pg. 6

**SITE PLAN**  
 1" = 20'



**LEGEND**

- ◆ Test hole location
- 60- Existing contour
- 50- Proposed contour
- 60.0 Existing spot grade
- 59.8 Proposed spot grade
- 100.0 Septic tank (1120 rated)
- Distribution box
- 28' X 10' X 2' Absorption chamber system
- C.B. Concrete bound
- W Water service
- G Gas service
- E Electric service
- △ 18' x 9' Parking space
- Wall-mounted entry light
- ☼ Shade line

**CURRENT ZONING:**

INDUSTRIAL DISTRICT/WATER RESOURCES PROTECTION DISTRICT

**PROPOSED USE:**

POTTERY STUDIO W/ 6 EMPLOYEES  
 (5500 S.F. 1ST FLOOR, 1000± S.F. 2ND FLOOR)  
 #1 BEDROOM APARTMENT (1000± S.F. 2ND FLOOR)

REQUIRES A SPECIAL PERMIT FROM ZONING BOARD ON APPEALS.

**MINIMUM BUILDING SETBACKS:**

10' - FRONT  
 10' - SIDES  
 5' - REAR

**PARKING CALCULATIONS:**

6 EMPLOYEES x 1 SPACE/EMPLOYEE = 6 SPACES  
 6500 S.F. @ 1 SPACE/1000 S.F. = 7 SPACES  
 1 APARTMENT @ 2 SPACES = 2 SPACES  
 15 SPACES REQ'D.  
 (12 SPACES PROVIDED)

**GREEN AREA**

5600 S.F. ± = 28% (20% MIN.)  
 LOT AREA 20,004 S.F. ±

**BUILDING HEIGHT CALCULATIONS:**

GRADE PLANE = 57.8' ±  
 MAX. RIDGE ELEV. = 87.8'  
 (27.3' ABOVE TOP OF SLAB ELEV. = 60.5')

NOTE: GUTTERS WITH DOWNSPOUTS CONNECTED TO DRYWELLS SHALL BE UTILISED TO CONTAIN ALL ROOF RUNOFF FROM THE EAST SIDE OF THE PROPOSED BUILDING.

**PROPOSED ON-SITE SEWAGE TREATMENT AND DISPOSAL SYSTEM**

Prepared for: CHATHAM POTTERY, 100 S. CHATHAM, MA 02659  
 Location: LOT 16A ~ COMMERCE PARK SO., SO. CHATHAM, MASS

Ryder & Wilcox, Inc., P.E. & P.L.S.  
 3 Ciddiah Hill Rd.  
 P.O. Box 439  
 So. Orleans, MA, 02862  
 Tel: (508) 255-8312  
 Fax: (508) 240-2306

Scale: 1" = 20'  
 Drawn by RBM/S/S  
 Date: MARCH 29, 1993

APR 09 1993

APPROVED May 4, 1993  
 E. W. Kendrick

