

**Double-Unit Commercial  
Condo in High-Demand Upper  
Cape Industrial Park**



**JEFF EKLUND**

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JEklund@comrealty.net

**Commercial Realty Advisors**

222 West Main Street, Hyannis, MA 02601  
508-862-9000x4006



**15 Jan Sebastian Dr**  
Units 1D & 2D

**FOR LEASE**

**\$4,000/month NNN**

**AREA**

**SANDWICH**

**FOR SALE**

**\$699,900**

**± 2,217 Sq Ft**

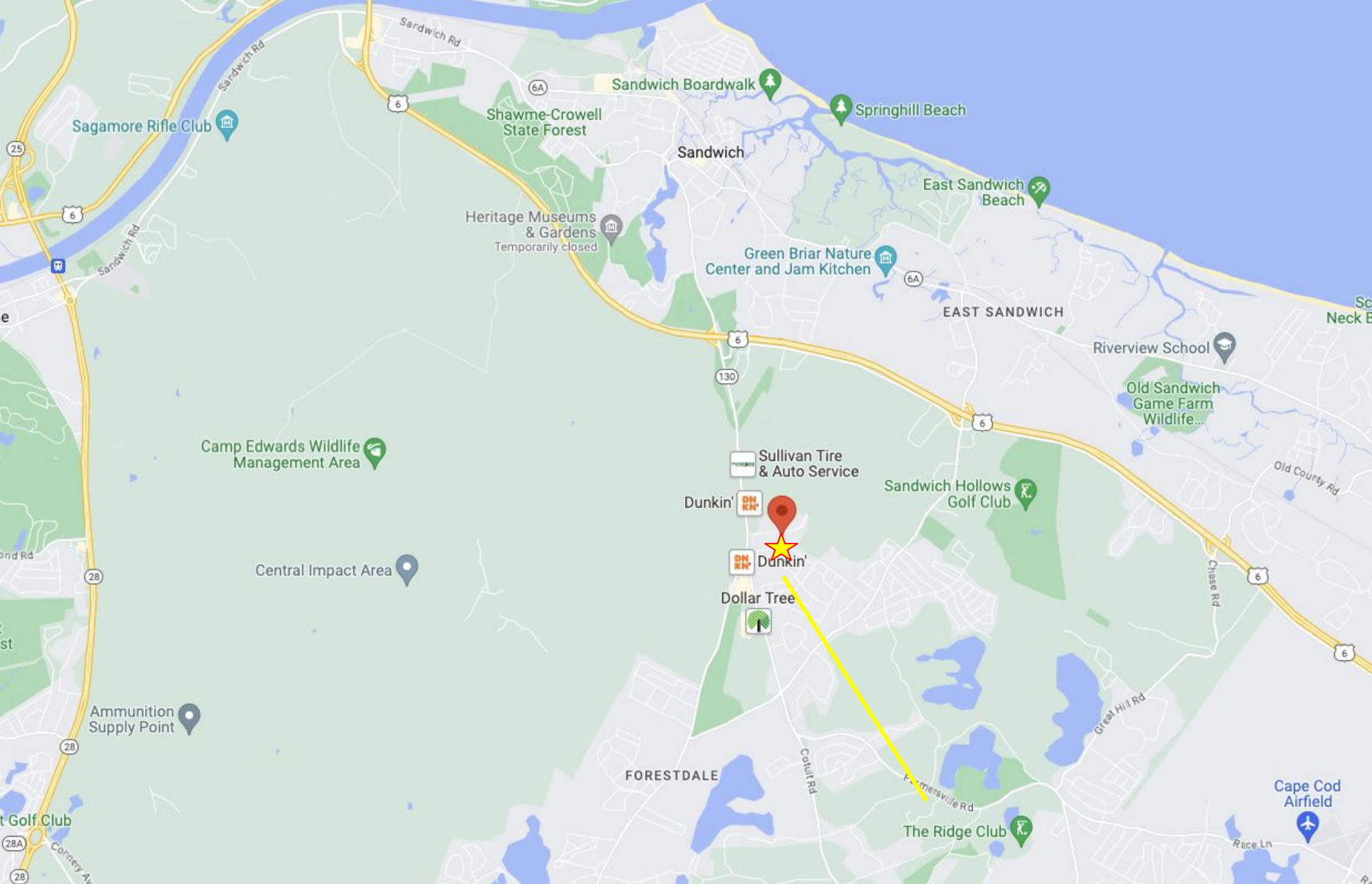
# PROPERTY MAP

15 Jan Sebastian Drive, Unit 1D & 2D, Sandwich, MA 02563



# PROPERTY LOCATION

15 Jan Sebastian Drive, Unit 1D & 2D, Sandwich, MA 02563



# ABOUT THE PROPERTY

15 Jan Sebastian Drive, Unit 1D & 2D, Sandwich, MA 02563



## Property Highlights

- **±2,217 SF industrial condominium unit**
- **Two (2) drive-in bays with 12' overhead doors**
- **Warehouse space with gas-fired Modine heaters**
- **Forced hot air gas heating in office area**
- **Recently renovated office (±5 years)**
- **Flexible layout for mixed office / industrial use**
- **\*Historically utilized outdoor parking for ±20 vehicles (non-deeded)**
- **Offered at \$4,500/month NNN (\$24.00/SF)**
- **Offered for sale for \$699,900**
- **Located within an established commercial condominium association**
- **Suitable for a wide range of contractor and service-based users**

This commercial condominium offers a rare combination of functional industrial space, modern office improvements, and flexible outdoor utility. The unit is ideally suited for contractors, service businesses, and light industrial users seeking efficient bay space with the added benefit of **historically utilized exterior parking capacity\***.

Contractors, HVAC companies, electricians, landscapers, and similar trades will find the configuration highly efficient for daily operations. The combination of drive-in access, interior heating, and historically utilized outdoor parking supports streamlined dispatch, equipment storage, and fleet management—all within a compact and manageable footprint.

*\*Historically Utilized Outdoor Capacity Parking Disclaimer*

*The current and prior ownership have historically utilized adjacent outdoor areas for the parking of approximately twenty (20) vehicles. This pattern of use has been consistent for over a decade and has not been subject to enforcement action by the condominium association.*

*This parking is not deeded or formally assigned and is not guaranteed. Any continued use is subject to the rules, regulations, and discretion of the condominium association. Prospective users are encouraged to independently verify parking availability and should not rely on the continuation of current use.*

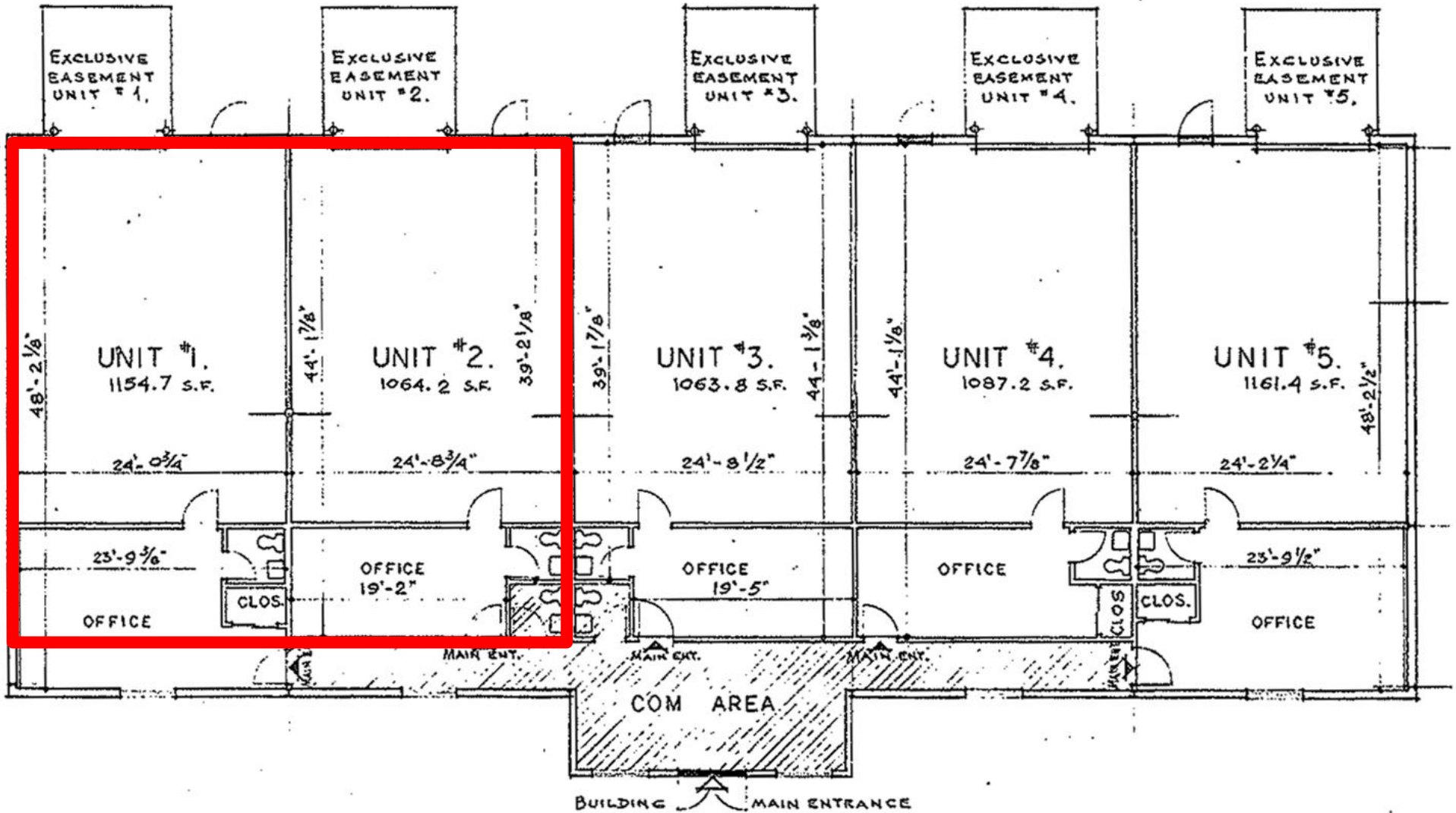
# INTERIOR PICTURES

15 Jan Sebastian Drive, Unit 1D & 2D, Sandwich, MA 02563



# BUILDING PLAN

15 Jan Sebastian Drive, Unit 1D & 2D, Sandwich, MA 02563



BUILDING "D". FLOOR PLAN.

# FIELD CARD

15 Jan Sebastian Drive, Unit 1D & 2D, Sandwich, MA 01977

Key: 6197

Town of SANDWICH - Fiscal Year 2026

1/6/2026 12:34 am SEQ #: 5.256

LEGAL

LAND

DETACHED

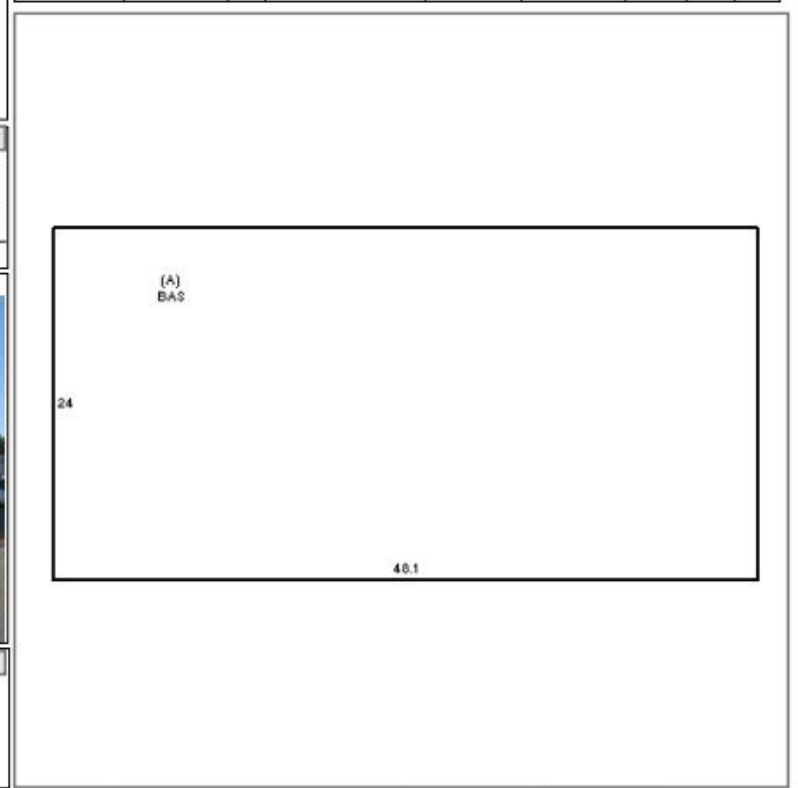
BUILDING

CURRENT OWNER				PARCEL ID				LOCATION				CLASS	CLASS%	DESCRIPTION			BN ID	BN	CARD		
GADE MASONRY & LANDSCAPING, INC 15 JAN SEBASTIAN DRIVE, UNIT D1 SANDWICH, MA 02563				27-33-1D				15 JAN SEBASTIAN DRIVE				4010	100	WAREHOUSE				1	1 of 1		
TRANSFER HISTORY				DOS	T	SALE PRICE	BK-PG (Cert)					PMT NO	PMT DT	TY	DESC	AMOUNT	INSP	BY	1st	%	
GADE MASONRY & LANDSCAPING				08/21/2020	V	300,000	33188-218						08/21/2020	32	Sale Review				0	0	
CARALANA LLC				08/01/2013	V	165,000	27592-310														
15 JAN SEBASTIAN DRIVE LL				02/17/2006	N1	370,000	20747-272														

CD	T	AC/SF/UN	Nbhd	Inf1	Inf2	ADJ BASE	SAF	Inf3	Loi	VC	CREDIT AMT	ADJ VALUE
100	S		200 1.00	100 1.00	100 1.00	257,000	19.23	100 1.00	330 1.00			

TOTAL	SF	ZONING	IND	FRNT	0	ASSESSED	CURRENT	PREVIOUS
Nbhd	Condos	NOTE				LAND	0	0
Inf1	NONE		BUILDING	228,100	226,200			
Inf2	100		DETACHED	0	0			
			OTHER	0	0			
						TOTAL	228,100	226,200

TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD



BUILDING	CD	ADJ	DESC	MEASURE	8/26/2013	ELC
MODEL	11		CI CONDO	LIST REVIEW		
STYLE	7	0.90	INDUSTRIAL (100%)			
QUALITY	+	1.10	PLUS AVE (100%)			
FRAME	1	1.00	METAL (100%)			

BLDG COMMENTS

YEAR BLT	1988	SIZE ADJ	1.000	ELEMENT	CD	DESCRIPTION	ADJ	S	BAT	T	DESCRIPTION	UNITS	YB	ADJ PRICE	RCN	TOTAL RCN	256.282
NET AREA	1.154	DETAIL ADJ	1.483	COMPLEX	12	2033-DR CND	1.60	A	BAS	L	BAS AREA	1,154	1988	222.08	256,282	CONDITION ELEM	CD
\$NLA/RCN	\$222	OVERALL	1.000	CONDO MODEL	99	N/A	1.00									EXTERIOR	
				VIEW/LOC	3	AVG	1.00									INTERIOR	
				HVAC	11	HT-WT/COOL AIR	1.00									CDN/APP	
				FUEL SOURCE	99	N/A	1.00										
				FLOOR LEVEL	3	1ST FL	1.00										
CAPACITY		UNITS	ADJ														
STORIES		1	1.00														
% HEATED		100	1.00														
% AIR COND		100	1.03														
% SPRINKLER		100	1.00														
																EFF. YR/AGE	1990 / 34
																COND FUNC	11 11 % 0

# FIELD CARD

15 Jan Sebastian Drive, Unit 1D & 2D, Sandwich, MA

07572

Key: 6202

Town of SANDWICH - Fiscal Year 2026

1/6/2026 12:34 am SEQ #: 5.261

LEGAL

LAND

DETACHED

BUILDING

CURRENT OWNER		PARCEL ID		LOCATION	
GADE MASONRY & LANDSCAPING, INC 15 JAN SEBASTIAN DRIVE, UNIT 1D SANDWICH, MA 02563		27-33-2D		15 JAN SEBASTIAN DRIVE	
TRANSFER HISTORY		DOS	T	SALE PRICE	BK-PG (Cert)
GADE MASONRY & LANDSCAPING		08/21/2020	V	300,000	33188-218
CARALANA LLC		08/01/2013	V	165,000	27592-310
15 JAN SEBASTIAN DRIVE LL		02/17/2006	N1	370,000	20747-272

CLASS	CLASS%	DESCRIPTION		BN ID	BN	CARD
4010	100	WAREHOUSE			1	1 of 1
PMT NO	PMT DT	TY	DESC	AMOUNT	INSP	BY
	08/21/2020	32	Sale Review			
						0 0

CD	T	AC/SF/UN	Nbhd	Inf1	Inf2	ADJ BASE	SAF	Inf3	Loi	VC	CREDIT AMT	ADJ VALUE
100	S		200 1.00	100 1.00	100 1.00	257,000	19.23	100 1.00	330 1.00			

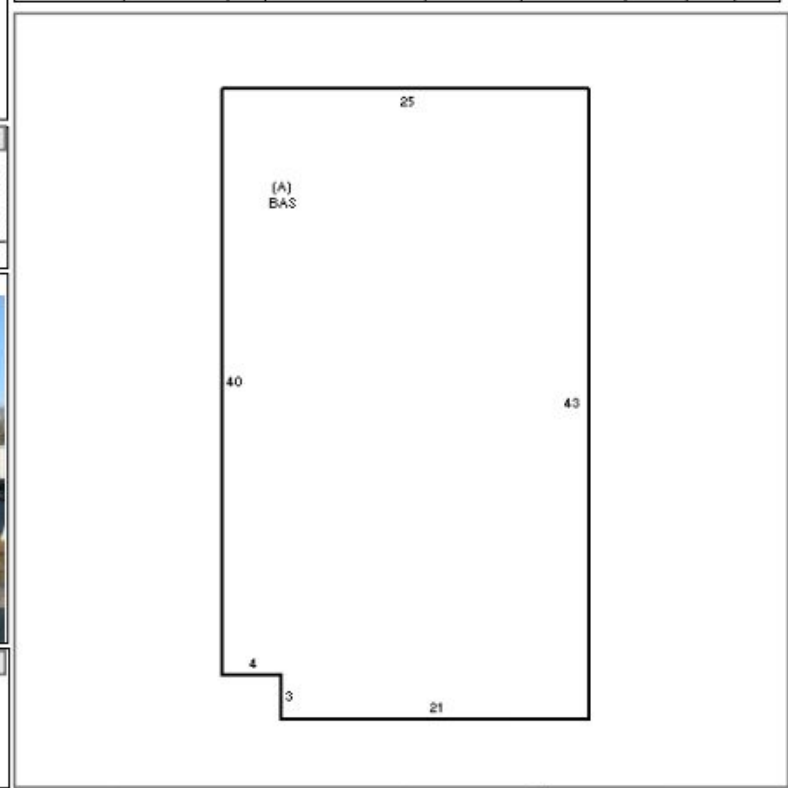
TOTAL	SF	ZONING	IND	FRNT	0	ASSESSED	CURRENT	PREVIOUS
Nbhd	Condos	NOTE				LAND	0	0
Inf1	NONE		BUILDING	199,700	198,000			
Inf2	100		DETACHED	0	0			
			OTHER	0	0			
						TOTAL	199,700	198,000

TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD



BUILDING	CD	ADJ	DESC	MEASURE	8/26/2013	ELC
MODEL	11		CI CONDO	LIST REVIEW		
STYLE	7	0.90	INDUSTRIAL (100%)			
QUALITY	A	1.00	AVERAGE (100%)			
FRAME	1	1.00	METAL (100%)			

BLDG COMMENTS



YEAR BLT	1988	SIZE ADJ	1.000
NET AREA	1.063	DETAIL ADJ	1.483
\$NLA/RCN	\$209	OVERALL	1.000
CAPACITY		UNITS	ADJ
STORIES	1	1	1.00
% HEATED	100		1.00
% AIR COND	100		1.03
% SPRINKLER	100		1.00

ELEMENT	CD	DESCRIPTION	ADJ	S	BAT	T	DESCRIPTION	UNITS	YB	ADJ PRICE	RCN
COMPLEX	12	2033-DR CND	1.60	A	BAS	L	BAS AREA	1,063	1988	208.72	221,872
CONDO MODEL	99	N/A	1.00								
VIEW/LOC	3	AVG	1.00								
HVAC	11	HT-WT/COOL AIR	1.00								
FUEL SOURCE	99	N/A	1.00								
FLOOR LEVEL	3	1ST FL	1.00								

TOTAL RCN	221,872
CONDITION ELEM	CD
EXTERIOR	
INTERIOR	
CDN/APP	
EFF.YR/AGE	1994 / 30
COND	10 10 %
FUNC	0

Commercial  
**Realty Advisors**

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## ABOUT

Commercial Realty Advisors, Inc. specializes in commercial and industrial real estate, mergers, acquisitions, joint ventures, divestitures, and other business broker strategies. It is a commercial and real estate brokerage based in Hyannis, Massachusetts, specializing in middle-market transitions. The culture of our firm is that of an investment bank with a premium placed on intellectual vitality, relationship management, and knowledge of geographic markets. A cadre of well-educated and successful experts partner with clients to achieve objectives in a cost and time- effective manner. Our business is broadly based. Our real estate practice includes development, investment, and other commercial sale, lease, and management arrangements. Transactions include manufacturing, retailing, food processing, restaurant and hospitality, golf course, marinas, and other businesses.



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