

For Sale

1.75 Acres - Industrial Land

53 Mercantile Way, Mashpee, MA



Development
Covenants
are in
Place to
Protect your
Investment.

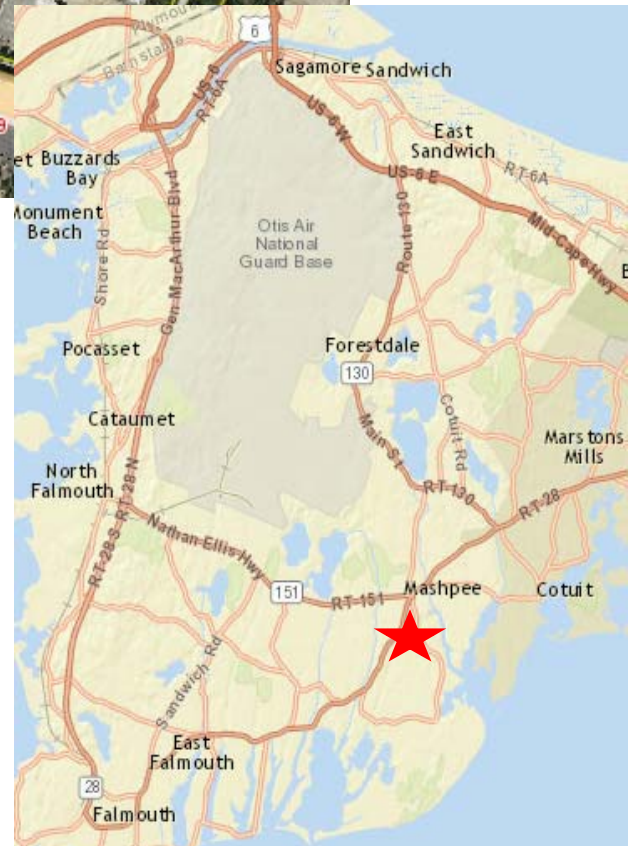
**Stop
Paying
Rent!**

Own it!

Address: 53 Mercantile Way, Mashpee, MA.
Land Area: 1.75 Acres.
Zoning: Industrial.
Utilities: Municipal Water, Electric, Gas, On-Septic.
Topo: Flat Sandy Soils.
RE Taxes: \$3,315 Annual.
Permits: Previously Site Received Approvals for a 9,900 SF Bldg. Permits have since expired.
Plans: All Engineering Plans and Building Plans are Included in the Purchase Price.

For Sale @ \$435,000

Contact:
Michael Giancola, SIOR
508.833.5050
mgiancola@ccim.net



Southeast Commercial Real Estate, Inc.
www.southeastcommercialre.com



GENERAL NOTES:

1) LOCUS AREA IS COMPRISED OF:
ASSESSOR'S MAP: PARCELS:
LOT 23
OWNER: SHIRLEY M. ROGERS
P.O. BOX 310
OSTERVILLE, MA 02665
PHONE: (508) 428-6100

APPLICANT: LOU MCKNIGHT
DRYWALL MASONRY SUPPLIES, INC.
277 WHITE'S PATH
S. YARMOUTH, MA 02664
PHONE: (508) 398-4100

2) PRIMARY BENCHMARK: STEEL ROD AT WASHPPEE TRAFFIC CIRCLE AT
INTERSECTION OF STATE HIGHWAYS 151 & 20.
ELEVATION = 54.93' (NAVD) = DEFINED AS 487919
PROJECT BENCHMARK: 1" MAG. MAP AT INTERSECTION OF COMMERCIAL STREET
& MERCANTILE WAY
ELEVATION = 52.34' (NAVD)

3) EXISTING ZONING INFORMATION

ZONING DISTRICT: I-1 (Industrial Use)

MINIMUM ZONING REQUIREMENTS

MIN. LOT AREA = 10,000 S.F.

MIN. LOT FRONTAGE = 100'

FRONT YARD = 75' SIDE & REAR YARD = 30' / 50'

GROUND COVER RATIO = 25%

4) A TITLE SEARCH HAS NOT BEEN PERFORMED FOR THIS SITE. IF DETERMINED
TO BE NECESSARY A TITLE SEARCH SHALL BE PERFORMED BY OTHERS.

5) THE PROPERTY LINE INFORMATION SHOWN IS BASED ON CURRENT
AVAILABLE RECORD INFORMATION CONSISTING OF PLANS AND RECORDS.

6) COMMUNITY PANEL NUMBERS: 250008 0008 EA F
THE FLOOD INSURANCE RATE MAP DEFINES THIS AREA AS ZONE C,
AREA OF MINIMAL FLOODING.

7) THE EXISTING FEATURES SHOWN HEREIN (E: CONTOURS, EDGE OF PAVEMENT, BUILDING LOCATION)
ARE A COMBINATION OF GIS INFORMATION OBTAINED FROM THE TOWN OF WASHPPEE ON 1/21/03
BLENDED WITH AN ON THE GROUND FIELD SURVEY FOR 100 FEET EITHER SIDE OF THE COMMERCIAL
STREET CENTERLINE AND 200 FEET ALONG INDUSTRIAL DRIVE, PERFORMED BY BAXTER, NYE &
HOLGREN, INC. IN MARCH 2003 AND AS-BUILT OF COMMERCIAL STREET BY J.C. HOLGREN
ENGINEERING, INC. (BAXTER, NYE & HOLGREN ON HONOLULU, 2004. ADDITIONAL TOPOGRAPHIC
SURVEY CONSISTING OF 50 FEET EITHER SIDE OF PROPOSED MERCANTILE WAY (FORMERLY BOWEN
DRIVE) CENTERLINE & THE PROPOSED INTERSECTION WITH GREAT NECK ROAD SOUTH PERFORMED BY
BAXTER, NYE & HOLGREN IN JANUARY 5 & 16, 2006.

OTHER INFORMATION SHOWN IS FOR REFERENCE ONLY AND IS GIS INFORMATION OBTAINED FROM THE
TOWN OF WASHPPEE, MAY 2003. THE GIS INFORMATION IS ON THE GRID DATUM.

I CERTIFY THAT THIS TOPOGRAPHIC SURVEY, AS DESCRIBED ABOVE, WAS MADE AS DATED ABOVE.

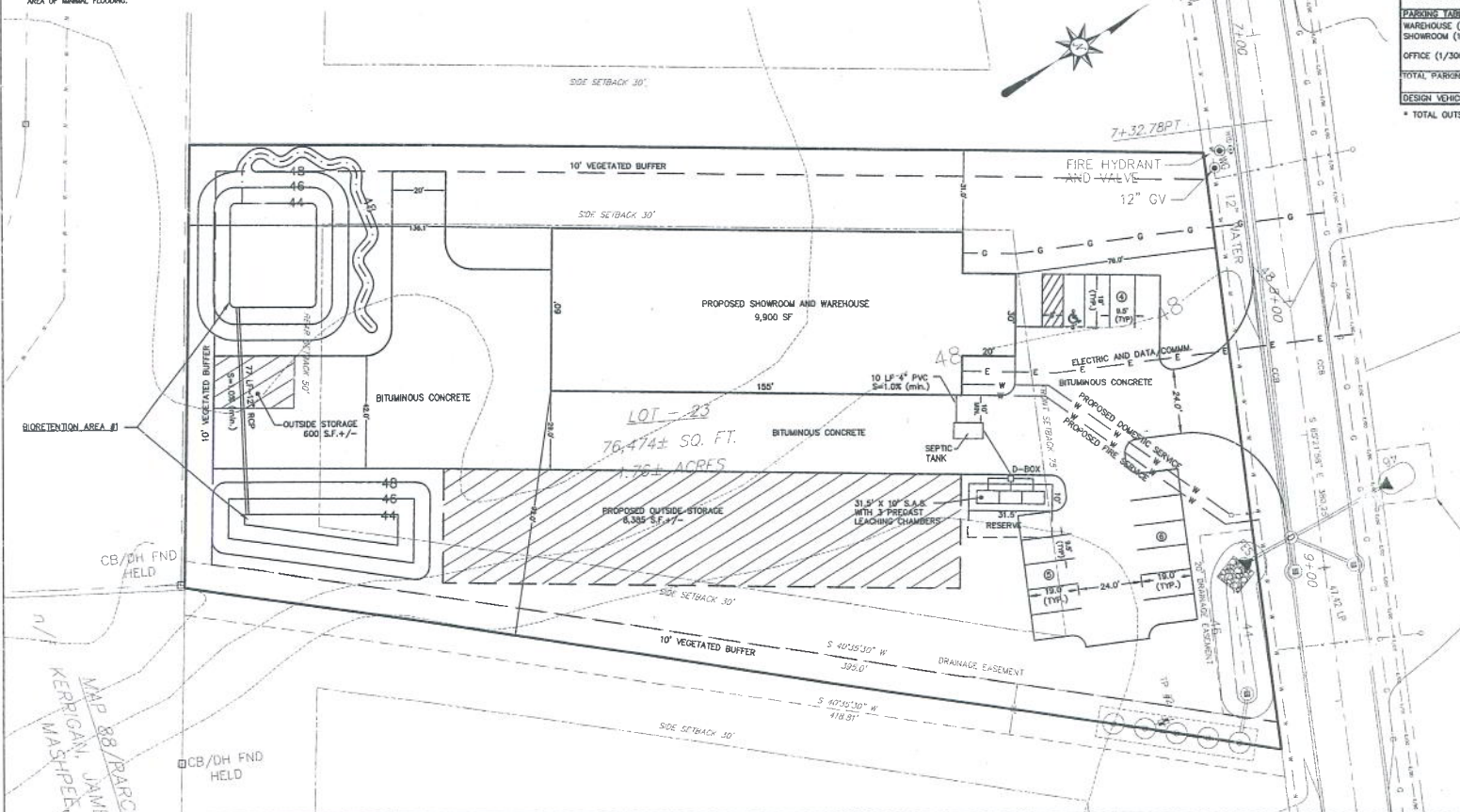
REGISTERED LAND SURVEYOR

8) ENVIRONMENTAL INFORMATION

- SITE IS NOT WITHIN AN A.C.E.C. (AREA OF CRITICAL ENVIRONMENTAL CONCERN).
- SITE IS NOT WITHIN AN AREA OF ESTIMATED HABITAT OF RARE WILDLIFE PER
NHESP MAP JUNE 2003 ESTIMATED HABITATS OF RARE WILDLIFE
FOR USE WITH THE MA WETLANDS PROTECTION ACT REGULATIONS (310 CMR 10).
- SITE DOES NOT CONTAIN A CERTIFIED VERNAL POOL PER NHESP MAP JUNE 2003
CERTIFIED VERNAL POOLS.
- SITE DOES NOT APPEAR TO BE WITHIN A PRIORITY HABITAT PER NHESP MAP
JUNE 2003 "PRIORITY HABITATS OF RARE SPECIES" FOR SPECIES UNDER
THE MASSACHUSETTS ENDANGERED SPECIES ACT, REGULATIONS (201 CMR 10).
- SITE IS NOT WITHIN A STATE APPROVED ZONE & GROUND WATER RECHARGE PROTECTION AREA.

9) UTILITY INFORMATION SHOWN HEREIN

- WATER LINE AND APPURTENANT INFORMATION IS BASED ON A PLAN
BY BSC, CAPE COD SURVEY CONSULTANTS DATED AUGUST 1, 1994,
REVISED APRIL 11, 1995 AND PER WASHPPEE WATER DEPARTMENT PLANS
BY SCA CONSULTANTS, INC. DATED APRIL 1989.
- GAS LINE INFORMATION PER MAP PROVIDED BY KEYSPAN ENERGY DELIVERY
ON 2/14/03.
- ELECTRIC LINE INFORMATION PER NSTAR ELECTRIC PLAN 10107 DATED 9/19/87
THROUGH 2/5/02, OBTAINED ON 2/11/03.
- UNKNOWN INFORMATION OBTAINED FROM CONVERSATION WITH VERIZON
ENGINEERING ON 2/11/03.



ZONING TABLE

ZONING DISTRICT: I-1 (Industrial District)
OVERLAY DISTRICTS: None

ALLOWED USE: WAREHOUSE WITH OUTSIDE
STORAGE (SPECIAL PERMIT) PROPOSED USE: WAREHOUSE WITH OUTSIDE
STORAGE

EXIST USE: VACANT PROPOSED BUILDING:
1-STORY WAREHOUSE WITH SHOWROOM
& OFFICE
SHOWROOM 600 S.F.
OFFICE 200 S.F.
WAREHOUSE 9,100 S.F.

TOTAL BUILDING FLOOR AREA 9,900 S.F.

	REQUIRED/ALLOWED (H&O)	PROVIDED/PROPOSED
MIN. LOT AREA	40,000	76,474
FRONTAGE	200 FT	224.41
FRONT SETBACK	75 FT	76 FT
SIDE SETBACK	30 FT	31.0 FT
REAR SETBACK	50 FT	136.1 FT

MAX. BLDG. HEIGHT (STORIES)	2 STORIES/35 FT.	---
MAX. % LOT COVERAGE (STRUCTURES)	25% (19,118± S.F.)	12.9% (9,900 SF)
TOTAL PARCEL: 76,474± S.F.	---	---
FLOOR AREA RATIO (FAR)	N/A	N/A

LANDSCAPING: TREES - PARKING AREA (--- PS)	---	---
IMPERVIOUS AREA	---	---
NATURAL STATE	---	---
EXIST	---	---

WAREHOUSE (1/900 SF GFA) = 9100/900	10.1 SPACES	---
SHOWROOM (1/150 SF GFA) = 800/150	4 SPACES	---
OFFICE (1/300 SF GFA) = 200/300	67 SPACES	---
TOTAL PARKING	14.9 SPACES	15 SPACES
DESIGN VEHICLE	14.9 SPACES	PASSENGER

* TOTAL OUTSIDE STORAGE AREA = 6,845 S.F.

Lot 23 Mercantile Way, Mashpee, MA

PREPARED FOR:
Lou McKnight
Drywall Masonry Supplies, Inc
277 White's Path, S. Yarmouth, MA. 02664
(508) 398-4100

TITLE
Concept Plan #1

BAXTER NYE ENGINEERING & SURVEYING

Registered Professional Engineers and Land Surveyors
78 North Street - 3rd Floor, Hyannis, Massachusetts 02601
Phone - (508) 771-7502 Fax - (508) 771-7622

20 0 20 40
SCALE IN FEET
SCALE 1"=20'

NO.	BY	DATE	REMARKS
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2	---	---	---
3	---	---	---
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10	---	---	---

DATE: 03/05/07

CON-1

DRAWING NUMBER

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2007-007