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MANSARD facilitates the \$1.55 million sale of 14 Wags Rd. in Mashpee, MA - purchased by Aspen Blue LLC

July 23, 2021 - Front Section



Mashpee, MA MANSARD completed the sale of an industrial manufacturing property at 14 Wags Rd. worth \$1.55 million. The 6,144 s/f industrial property was skillfully designed for business operations that require ample storage, showroom space and service/maintenance. The building showcases its true value with three private industrial bays, 672 s/f of office space and three overhead doors. Other important features include a fully sprinklered system, compressed air piping throughout building and radiant heating with pex tubing.

The industrial manufacturing property is well secured by a fully enclosed black galvanized chain link fence, security system and exterior video surveillance on every corner which is monitored 24/7. 14 Wags Rd. is located in a commercial section of town directly off of Falmouth Rd. and within half a mile of national tenants such as Marshalls, TD Bank, CVS Pharmacy, Dunkins, Verizon,

Homegoods, Pottery Barn and Starbucks, increasing consumer footprint in the area.

MANSARD secured Aspen Blue LLC, an experienced cannabis cultivation company as the right buyer. Before purchasing was completed, Aspen Blue was unanimously approved by the Mashpee selectmen regarding a host agreement.

The agreement includes a biannual payment to the town equal to 3% of gross revenue from sales generated by the industrial manufacturing facility, as well as an annual \$25,000 contribution to nonprofit entities for education and drug abuse prevention programs.

Jeremy Cyrier, CCIM said, "We engaged in a wide and deep marketing campaign to expose this well located, custom built industrial property to the right buyer. Cannabis zoning and the property's secure location made it the right fit for Aspen Blue's cultivation expansion. We wish them success in their endeavor."

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