

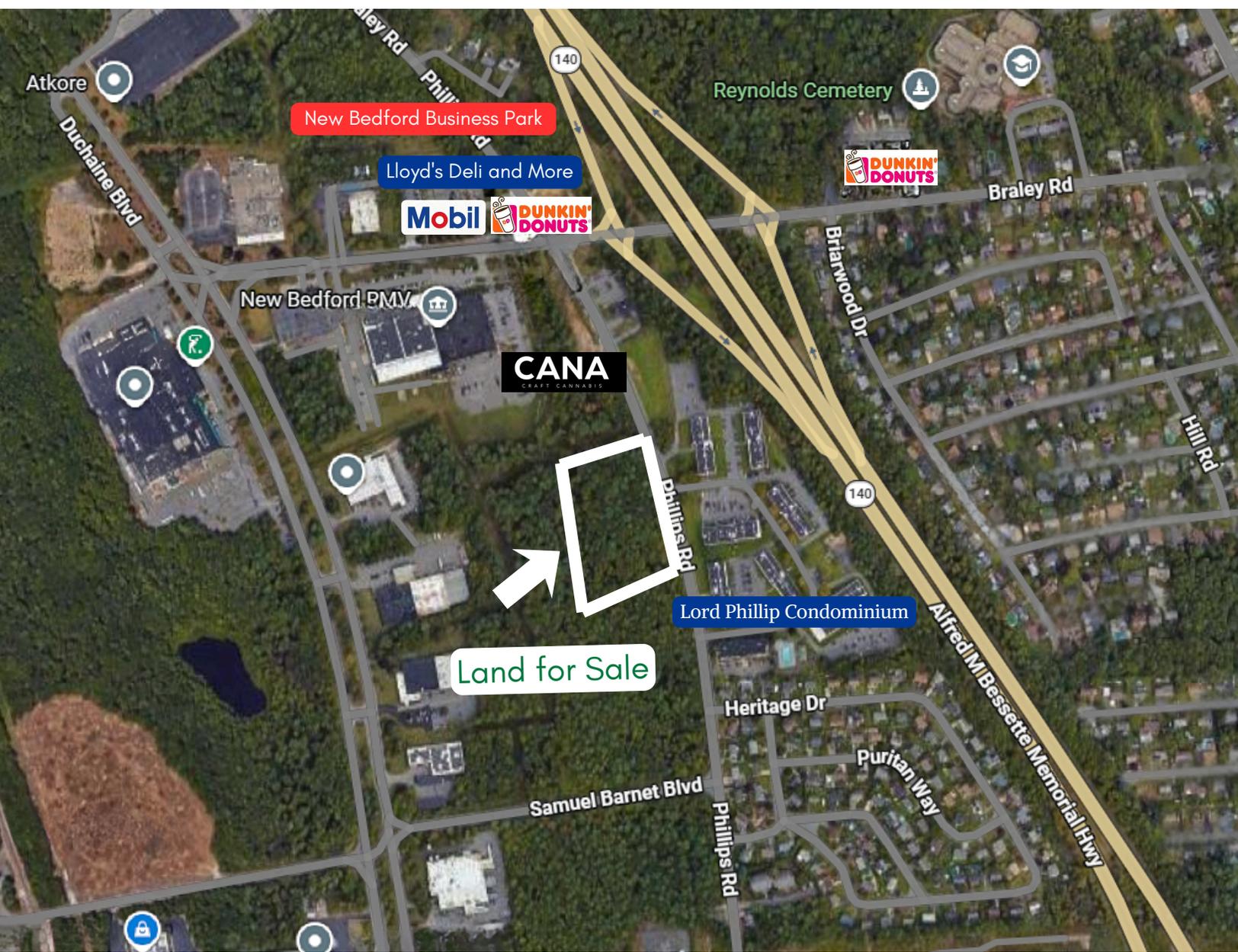


3.51 ACRES INDUSTRIAL LAND
00 PHILLIPS ROAD SOUTH
NEW BEDFORD, MA

Strategic Industrial Development Opportunity



Lori A. Nery, CBR, LMS, GRI
Broker, Vice-President



New Bedford Business Park

Lloyd's Deli and More

Mobil DUNKIN' DONUTS

New Bedford PMV

CANA CRAFT CANNABIS

Lord Phillip Condominium

Land for Sale

PROPERTY SUMMARY



Industrial Gateway Opportunity
±3.51 acres (152,896 SF) of Industrial (IND) zoned land located near the corner entrance to the New Bedford Business Park in the Far North corridor of New Bedford.

This property offers scale, visibility, and infrastructure access in one of the region's most established industrial locations.

Key Highlights

- 3.51 Acres
- Industrial Zoning (IND)
- Assessed 2025 Value: \$543,100

- Public Water & Sewer
- On-Site Gas & Underground Electric
- 21E Certificate

- Environmental Impact Study Completed
- 60-Day Permit Approval History
- Incentive-Eligible Development

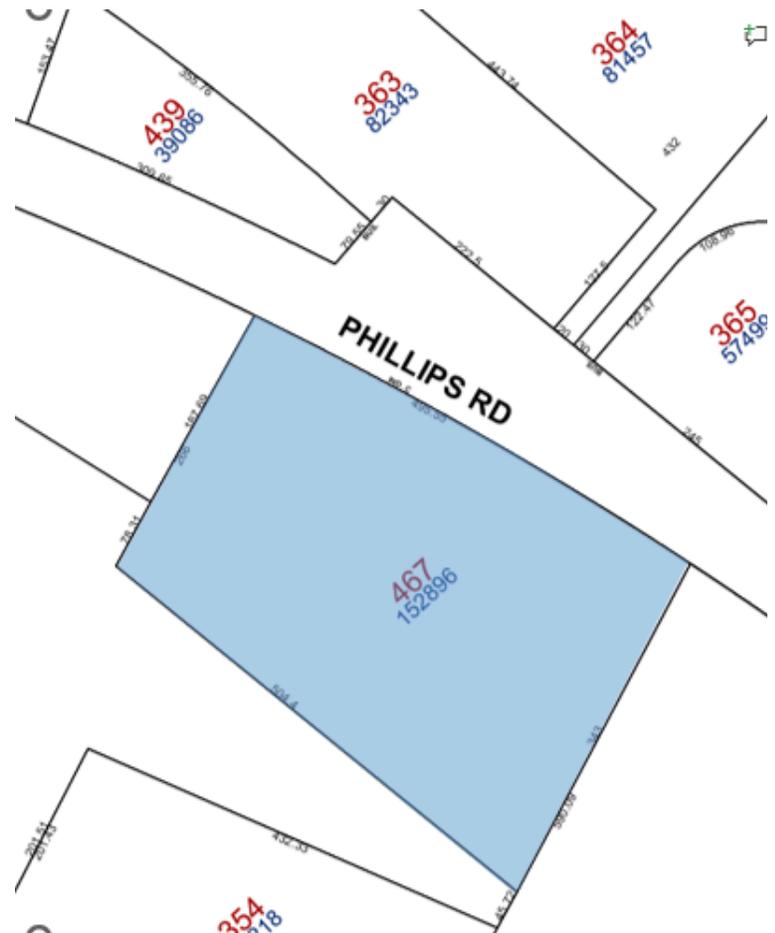
The combination of completed environmental documentation and municipal precedent reduces entitlement uncertainty.

LOCATION ADVANTAGE

Positioned at the Entrance to the New Bedford Business Park, this parcel sits at a high-visibility corner serving traffic entering and exiting the Business Park via Exit 7 off Route 140.

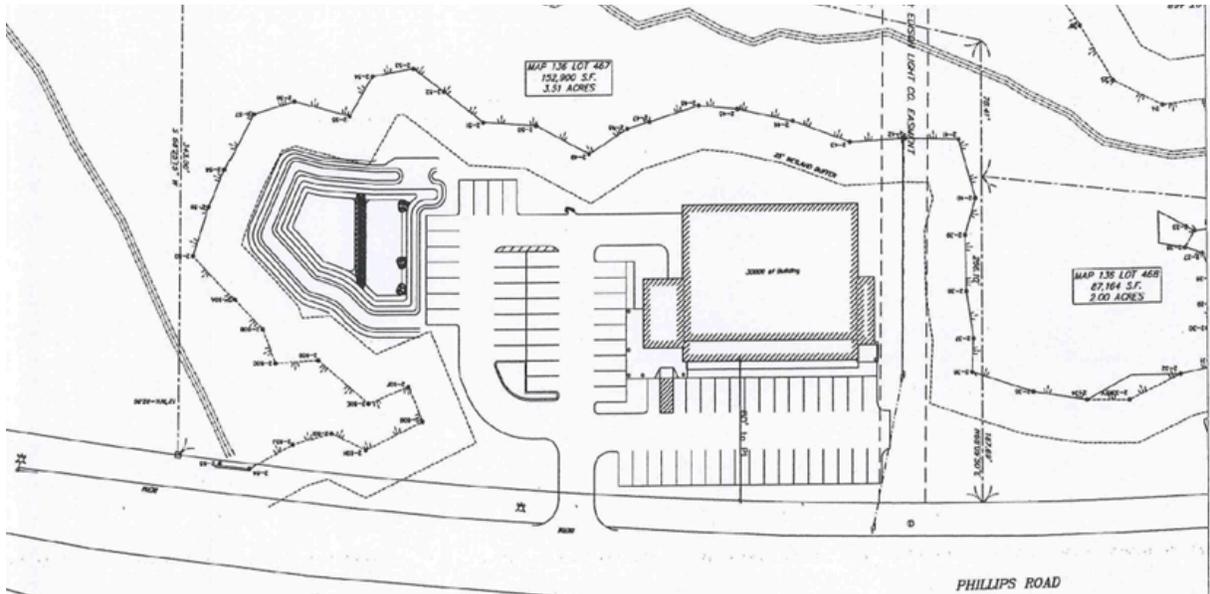
Regional Connectivity:

- Immediate access to Route 140
- Efficient connection to I-195
- Industrial corridor setting
- Public paved road frontage



Entrance positioning provides signage opportunity and brand visibility not available to interior parcels.

DEVELOPMENT POTENTIAL



Industrial C zoning allows for a range of commercial and light industrial uses. Previously prepared plans include:

3.51

Acres

152,896

total square feet

35656

Property ID

Physical Attributes

- Wooded
- Wetlands Present
- Easements Noted

Environmental documentation and subdivision approval provide clarity for development planning.

UTILITIES & INFRASTRUCTURE

Fully serviced industrial site.

- Public Water
- Public Sewer
- Natural Gas On-Site
- Underground Electric
- Cable Available



Proximity to:

- CSX Freight Rail Line
- Park Security
- On-site Banking & Restaurant
- Child Care Facilities
- Bus Service within Park

FINANCIAL ADVANTAGES

Incentives & Financing

This property historically qualified for:



60-day permit approval



Property tax discounts



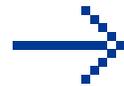
Sales investment tax credits



Low-cost building and equipment financing programs

These economic incentives can significantly improve development feasibility and ROI.

MARKET CONTEXT



New Bedford's Far North industrial corridor continues to attract industrial users due to:

- Highway proximity
- Rail access
- Established industrial ecosystem
- Municipal support for economic development
- Limited supply of large, fully serviced industrial parcels
- Entrance parcels of this size are rare within mature industrial parks.



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Estate

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ASSESSOR'S MAP 136-LOT467
NEW BEDFORD, MASSACHUSETTS

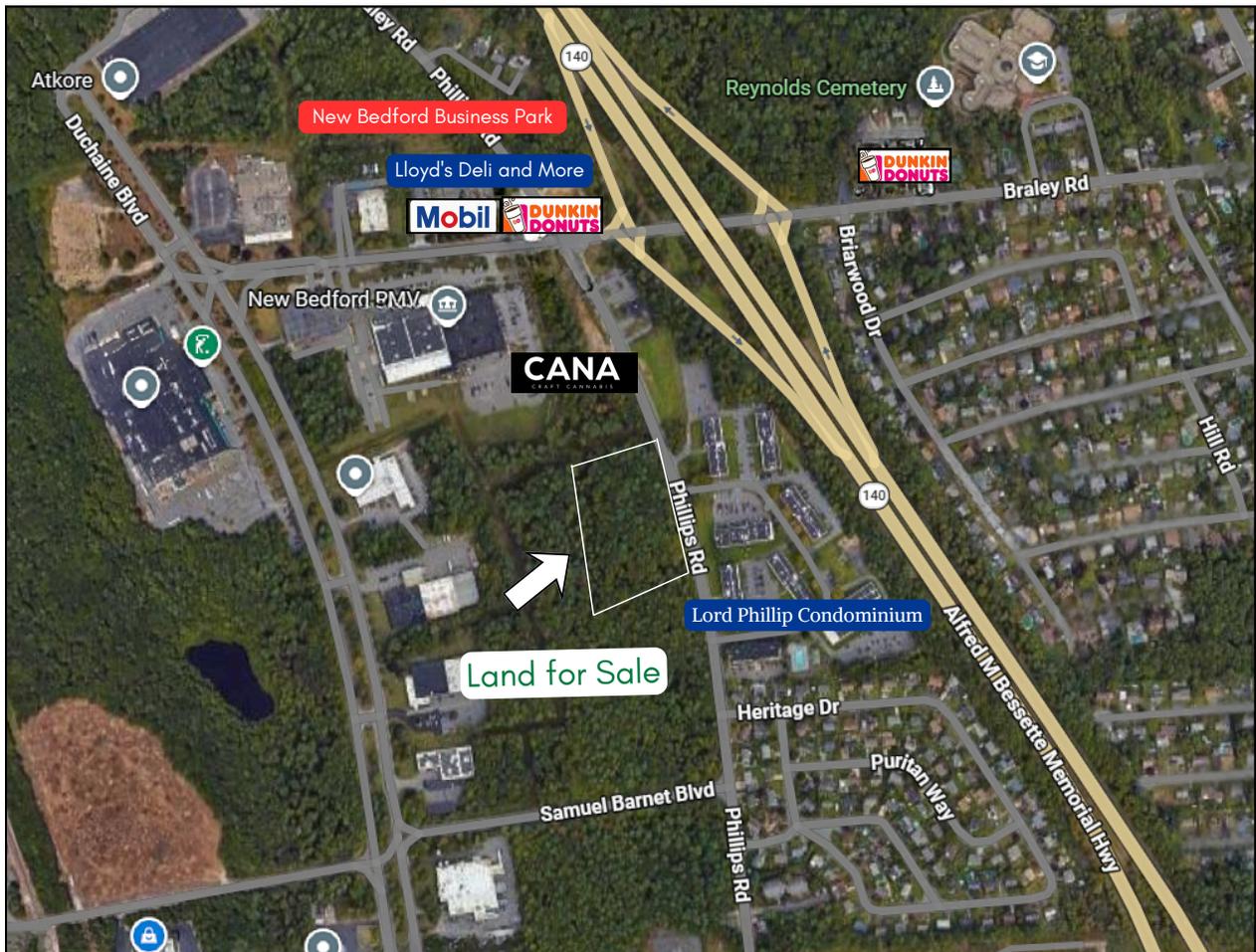
DRAINAGE AREA MAP
PROPOSED CONDITIONS

WHY THIS SITE STANDS OUT

Industrial land is valuable. Industrial land at the entrance to a major business park is strategic.

This site provides:

- Visibility without sacrificing industrial flexibility
- Access to regional transportation
- Incentive-supported development
- Scalable building potential
- Long-term positioning in an established industrial corridor



Contact Information



Coastal Realty Project Proposal



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