

# FOR SALE

## 6.6 Buildable Acres

Land on Rte 44 | Minutes to Rte 495



TAUNTON, MA

**\$1,900,000**

### OVERVIEW:

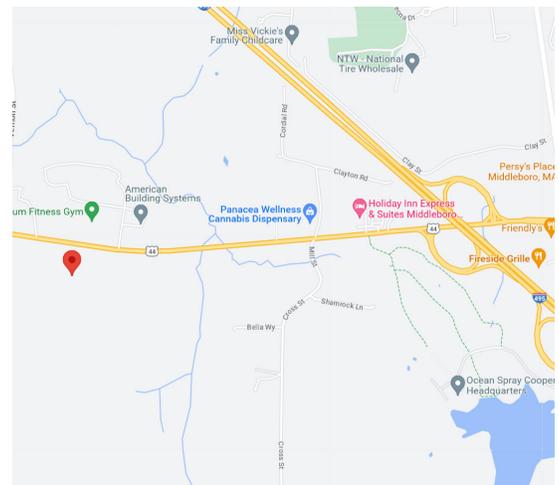
0 Cape Highway, Rte 44 Lot Size: 20+ AC Buildable Area: 6.6 Acres Frontage: 450 ft. on Rte 44

\*Can Be Purchased With Adjacent Lakeville Parcels (5.0 AC Buildable)

- Zoned: Highway Business / Industrial / Rural Residential
- Utilities: Municipal Water, Gas, Electric across 44, No Sewer
- Concept Plans for Industrial Park - 100,000 total sf
- Previously Approved for Auto Dealership and Service

### LOCATION:

- On Rte. 44 on the Taunton / Lakeville Line
- Excellent Highway Access – 2 Minutes to 495
- Close Proximity to Routes 24, 28 and 18
- Conveniently Located Near Multiple Car Dealerships, Walmart Supercenter, Lowes, Shaws, Taco Bell, Restaurants, Hotels, Self- Storage, Taunton Municipal Airport, Campers Inn RV, Campanelli Business Park, Poquoy Brook Golf Club, Massasoit State Park, etc.



### OPPORTUNITY:

- Possibilities for Warehouse/ Storage Materials, Distribution, Light Industrial/Manufacturing, Contractor Bays, Parking Lot/ Garage, IOS, Auto Sales, Building Material/Equipment Sales, Restaurant, Bank, Retail, Recreational/Sports Facility, Fitness Club, Golf, Medical/Dental Office/Clinic, Hotel/Motel, Contractor Showroom, Recycling, Retail Business, Wireless Communication Antenna, etc.



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