

1 to 19 Acres Commercial Land 316 - 340 MacArthur Blvd., Bourne, MA



Land Area: 316 - 320 MacArthur - 11.3 Acres.
340 MacArthur - 7.8 Acres.

Utilities: Electric, Septic, Natural Gas,
Municipal Water.

Zoning: B-4. Land is Located Outside of the
Ground Water Protection District.

Traffic Counts: Estimated 23,000+ Cars per Day
Southbound on Route 28.

**Available for Build to Suit
or Ground Lease**

Contact:
Michael Giancola, SIOR
508.759.3030
mgiancola@ccim.net

***Largest Land Site
Available on the Upper Cape !***

***Properties Controlled by
the Same Owner.***

***Automotive, Commercial,
Industrial, Retail Uses All
Possible.***

4 Minutes to the Bourne Bridge.

Owner Looking to Build to Suit.

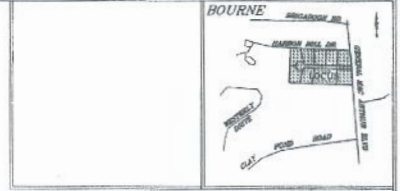


Southeast Commercial Real Estate, Inc.
www.southeastcommercialre.com



LEGEND

- (U) UTILITY POLE
- (C) CATCH BASIN
- (A) CATCH BASIN (PROPOSED)
- (X) FIRE HYDRANT
- (M) CONCRETE BOUNDARY MARKER
- (U) CONCRETE MARKER (TO BE SET)
- (I) IRON PIPE
- (L) LIGHT POLE
- (P) POLE
- (M) MAN HOLE
- (T) TEST WELL
- (S) RAILROAD SPIKE (TO BE SET)



APPROVAL IS REQUIRED
UNDER THE BOURNE
SUBDIVISION CONTROL LAW
PLANNING BOARD NUMBER _____ DATE _____

DATE: November 9, 2004
I, **Stephany E. O'Neil**, Clerk of the Town of Bourne hereby certify that the notice of approval of this plan by the Planning Board has been received and recorded at this office and no notice of appeal has been received during the twenty days next after such receipt and recording of said notice.
Stephany E. O'Neil
TOWN CLERK

PLAN REP: 441/1 & 422/3
DEED REP: 12204/214 & 0028/290
TOTAL AREA: 494,768± S.F.
(11.4 ACRES)
ASSESSORS MAP: 31/01 & 32
ZONING: "B-4"
NEW LOT AREA: 40,000 S.F.
MIN LOT FRONTAGE: 180
FLOOD ZONE: "C"
COMMUNITY PANEL: 005210-0008-E
DATE: 7/15/92

* Potential Sub-Division Plan.
Previous Approvals Have Expired.

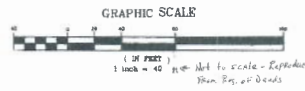
"DEFINITIVE PLAN"
MacARTHUR BOULEVARD BUSINESS CENTER SUBDIVISION

LOCATED IN
BOURNE, MA.

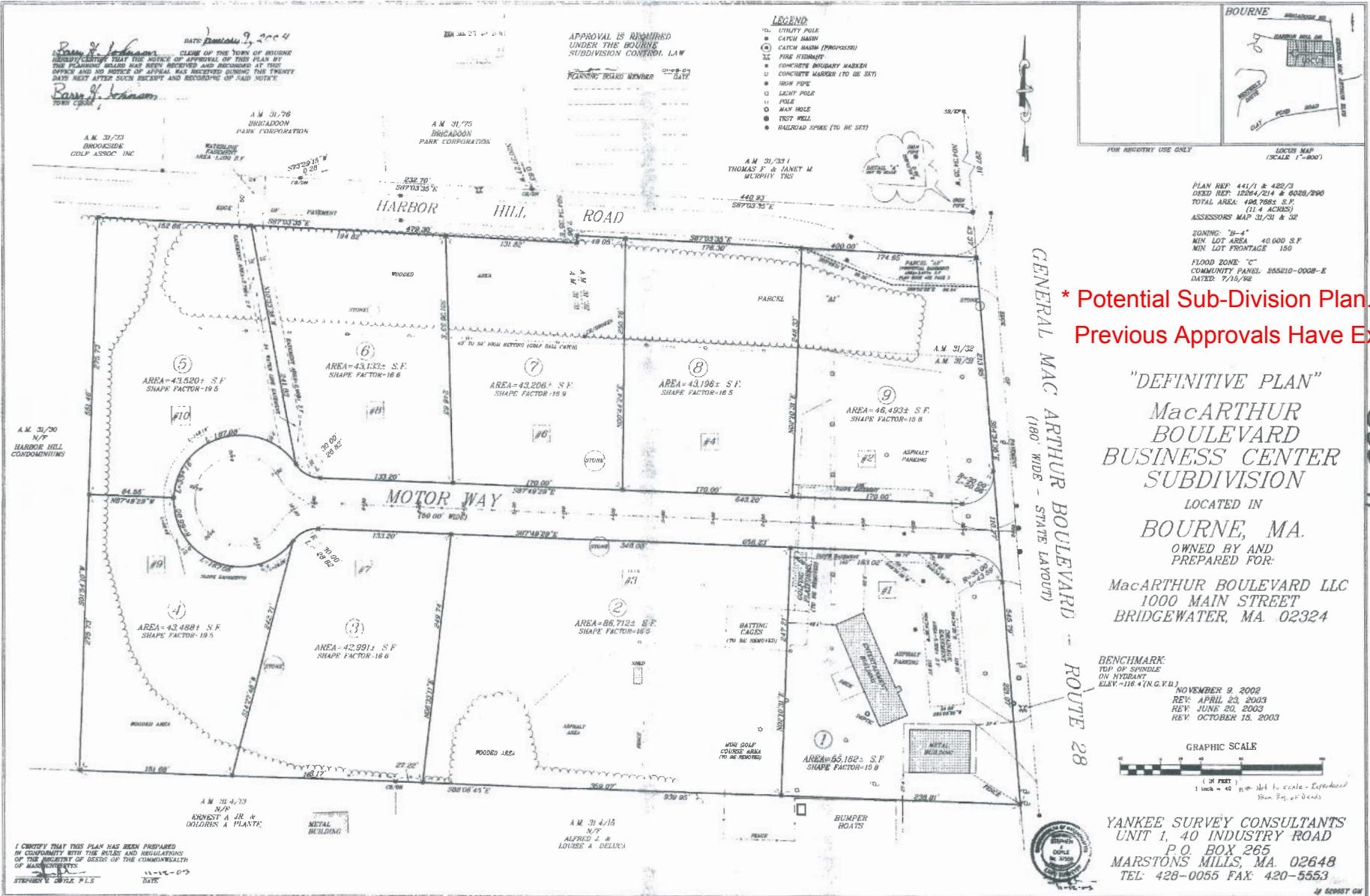
OWNED BY AND
PREPARED FOR:
**MacARTHUR BOULEVARD LLC
1000 MAIN STREET
BRIDGEWATER, MA 02324**

BENCHMARK:
TOP OF SPINDLE
ON HYDRANT
ELEV. = 116.4' (M.G.V.D.)

NOVEMBER 9, 2002
REV. APRIL 23, 2003
REV. JUNE 20, 2003
REV. OCTOBER 15, 2003



**YANKEE SURVEY CONSULTANTS
UNIT 1, 40 INDUSTRY ROAD
P.O. BOX 265
MARSTONS MILLS, MA 02648
TEL: 428-0055 FAX: 420-5553**



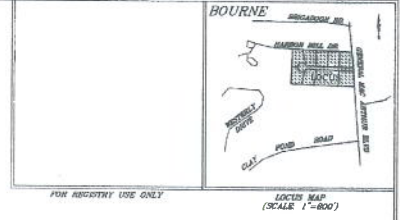
588-41

8334

DATE: November 9, 2004
 Barry J. Johnson
 CLERK OF THE TOWN OF BOURNE
 HEREBY CERTIFY THAT THE NOTICE OF APPROVAL OF THIS PLAN BY THE PLANNING BOARD HAS BEEN RECEIVED AND RECORDED AT THIS OFFICE AND NO NOTICE OF APPEAL HAS BEEN RECEIVED DURING THE TWENTY DAYS NEXT AFTER SUCH RECEIPT AND RECORDING OF SAID NOTICE.

APPROVAL IS REQUIRED UNDER THE BOURNE SUBDIVISION CONTROL LAW
 PLANNING BOARD MEMBER
 DATE

- LEGEND**
- UTILITY POLE
 - CATCH BASIN
 - ⊕ CATCH BASIN (PROPOSED)
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 - IRON PIPE
 - LIGHT POLE
 - ⊖ POLE
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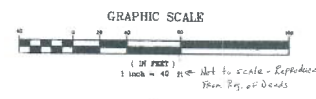
PLAN REF: 441/1 & 422/3
 DEED REF: 12284/214 & 6028/290
 TOTAL AREA: 408,708.2 S.F.
 (11.4 ACRES)
 ASSESSORS MAP 31/31 & 32
 ZONING: "B-4"
 MIN. LOT AREA: 40,000 S.F.
 MIN. LOT FRONTAGE: 150'
 FLOOD ZONE: "C"
 COMMUNITY PANEL: B55810-0008-B
 DATED: 7/15/92

"DEFINITIVE PLAN"
MacARTHUR BOULEVARD BUSINESS CENTER SUBDIVISION

LOCATED IN
BOURNE, MA.

OWNED BY AND PREPARED FOR:
MacARTHUR BOULEVARD LLC
 1000 MAIN STREET
 BRIDGEWATER, MA 02324

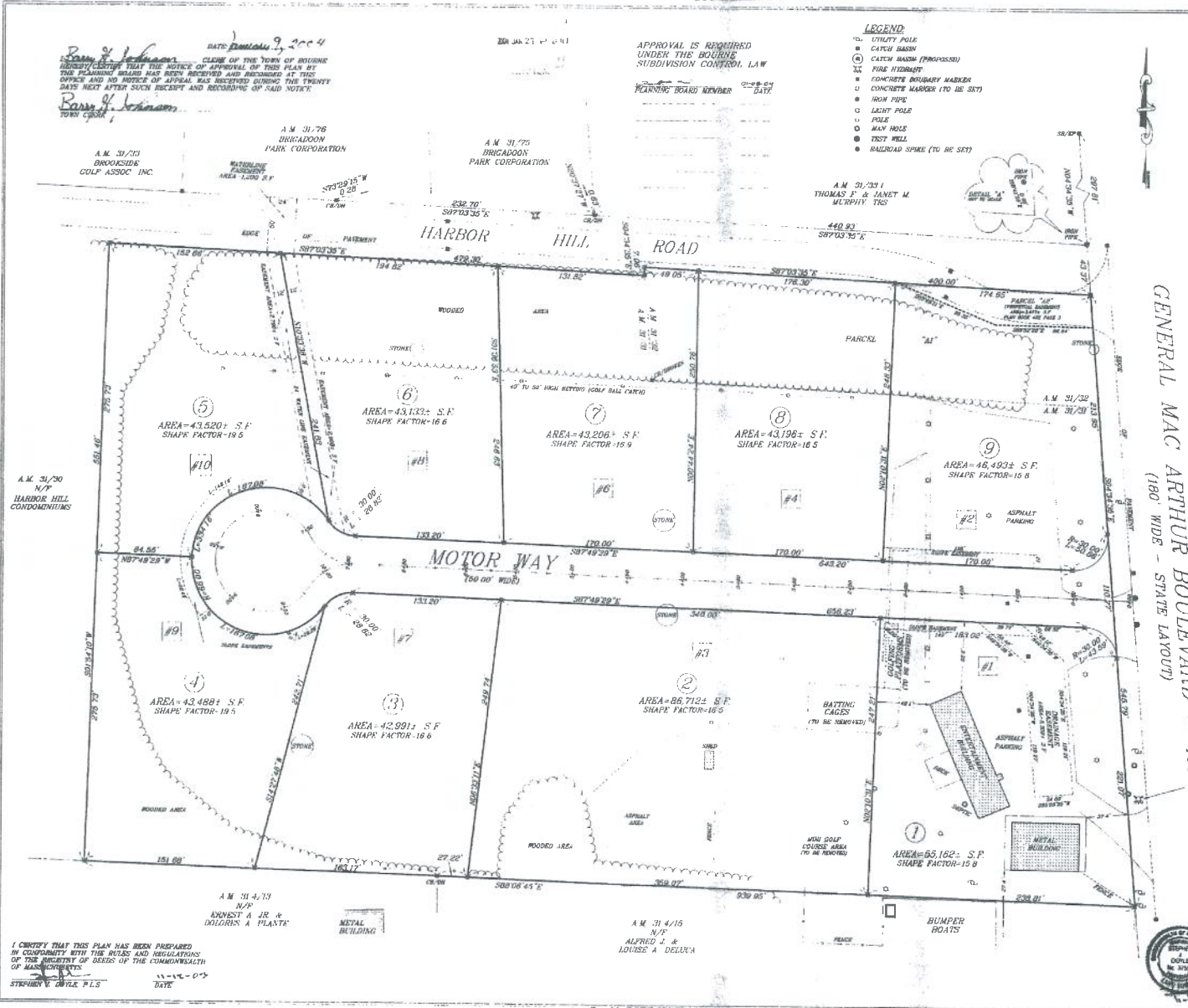
BENCHMARK:
 TOP OF SPINDLE ON HYDRANT
 ELEV. = 116.4 (M.G.V.D.)
 NOVEMBER 9, 2002
 REV. APRIL 23, 2003
 REV. JUNE 20, 2003
 REV. OCTOBER 15, 2003



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 UNIT 1, 40 INDUSTRY ROAD
 P.O. BOX 265
 MARSTONS MILLS, MA 02648
 TEL: 428-0055 FAX: 420-5553

GENERAL MAC ARTHUR BOULEVARD (180' WIDE - STATE LAYOUT) ROUTE 28

582-411



I CERTIFY THAT THIS PLAN HAS BEEN PREPARED IN CONFORMITY WITH THE RULES AND REGULATIONS OF THE REGISTRY OF DEEDS OF THE COMMONWEALTH OF MASSACHUSETTS.
 STRAUBER & SMITH P.L.L.C. DATE

8-334

MacARTHUR
BOULEVARD
BUSINESS CENTER
SUBDIVISION

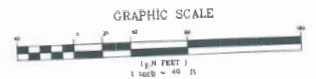
PROPOSED:
MOTOR WAY

- EXISTING TOPOGRAPHY
- RAIN WATER FLOW CONTRIBUTING AREAS

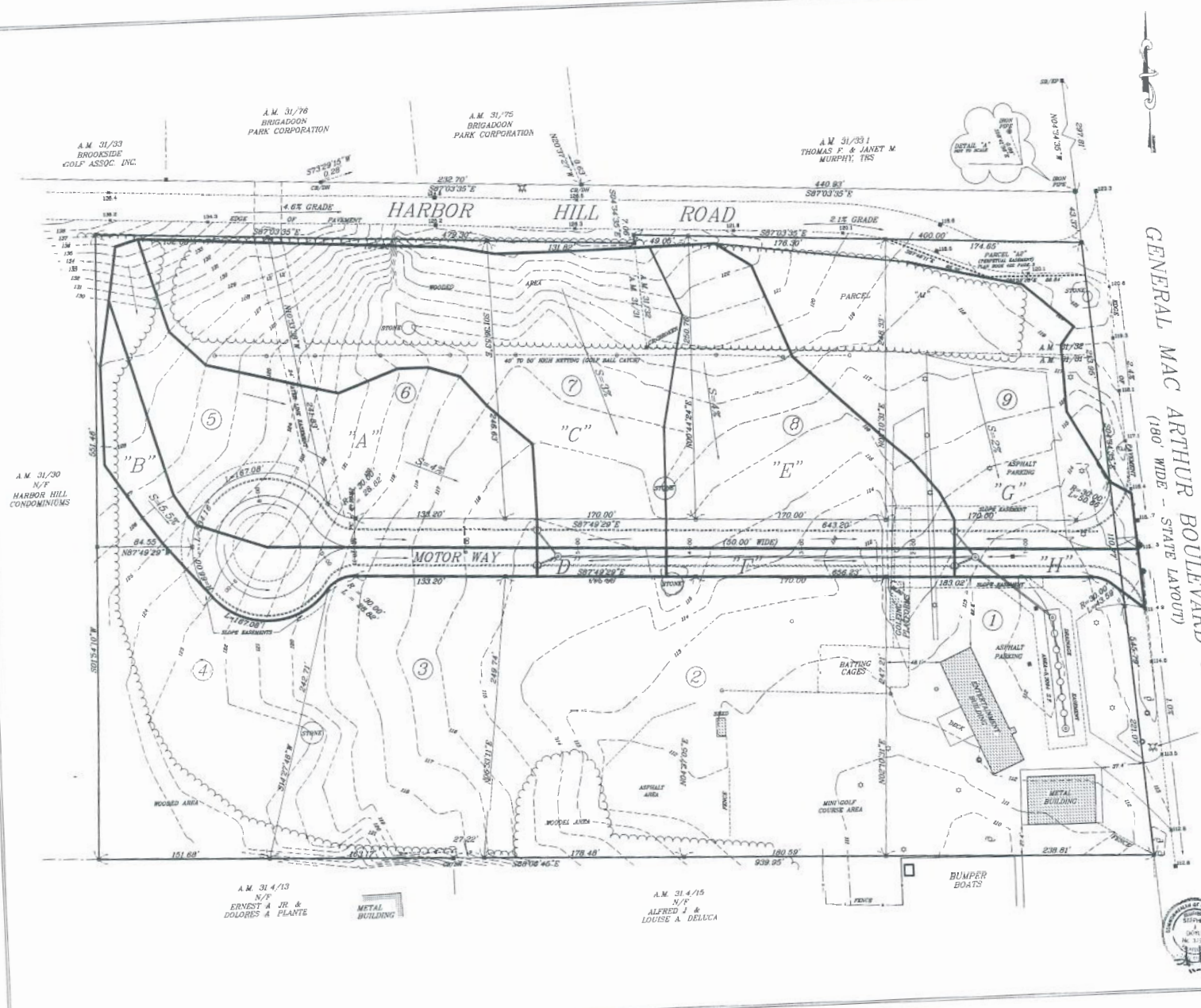
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BENCHMARK:
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ELEV = 116.4 (N.G.V.D.)

NOVEMBER 9, 2002
REV. APRIL 23, 2003
REV. OCTOBER 16, 2003
REV. NOVEMBER 6, 2003



YANKEE SURVEY CONSULTANTS
UNIT 1, 40 INDUSTRY ROAD
P.O. BOX 265
MARSTON MILLS, MA. 02648
TEL: 428-0055 FAX: 420-5553
SHEET 1 OF 4



A.M. 31/03
BROOKSIDE
GOLF ASSOC. INC.

A.M. 31/76
BRIGADOON
PARK CORPORATION

A.M. 31/75
BRIGADOON
PARK CORPORATION

A.M. 31/331
THOMAS F. & JANET M.
MURPHY, TRS

A.M. 31/30
N/F
HARBOR HILL
CONDOMINIUMS

A.M. 31/4/13
N/F
ERNEST A. JR. &
DOLORES A. PLANTE

A.M. 31/4/15
N/F
ALFRED J. &
LOUISE A. DELUCA