

# EQUITY

COMMERCIAL REAL ESTATE, INC.



## 699 Tarkiln Hill Rd

699 Tarkiln Hill Rd, New Bedford, MA 02745

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## 699 Tarkiln Hill Rd

\$4,875,000

Located on over 4 acres in the "Kings Highway Transit-Oriented Development Overlay District" (KHTOD), this 88,000+ square foot square foot industrial building offers a multitude of opportunity. Key features include: close proximity to routes 140 and 195, near public transit including the "T" and bus stops, multiple loading docks including drive-in, high bay building height, expansive office area, site storage, gas heat, public water and sewer. Great industrial opportunity or for a conversion within the KHTOD allowed uses!...

- Heavy traffic
- Close proximity to routes 140 and 195
- Expansive office space
- Near public transit including the "T" and bus stops
- Multiple loading docks including drive-in
- High bay building height



Price: \$4,875,000

Property Type: Industrial

Property Subtype: Distribution

Building Class: B

Sale Type: Investment

Lot Size: 4.53 AC

Gross Building Area: 88,250 SF

Rentable Building Area: 88,250 SF

Sale Conditions: Sale Leaseback

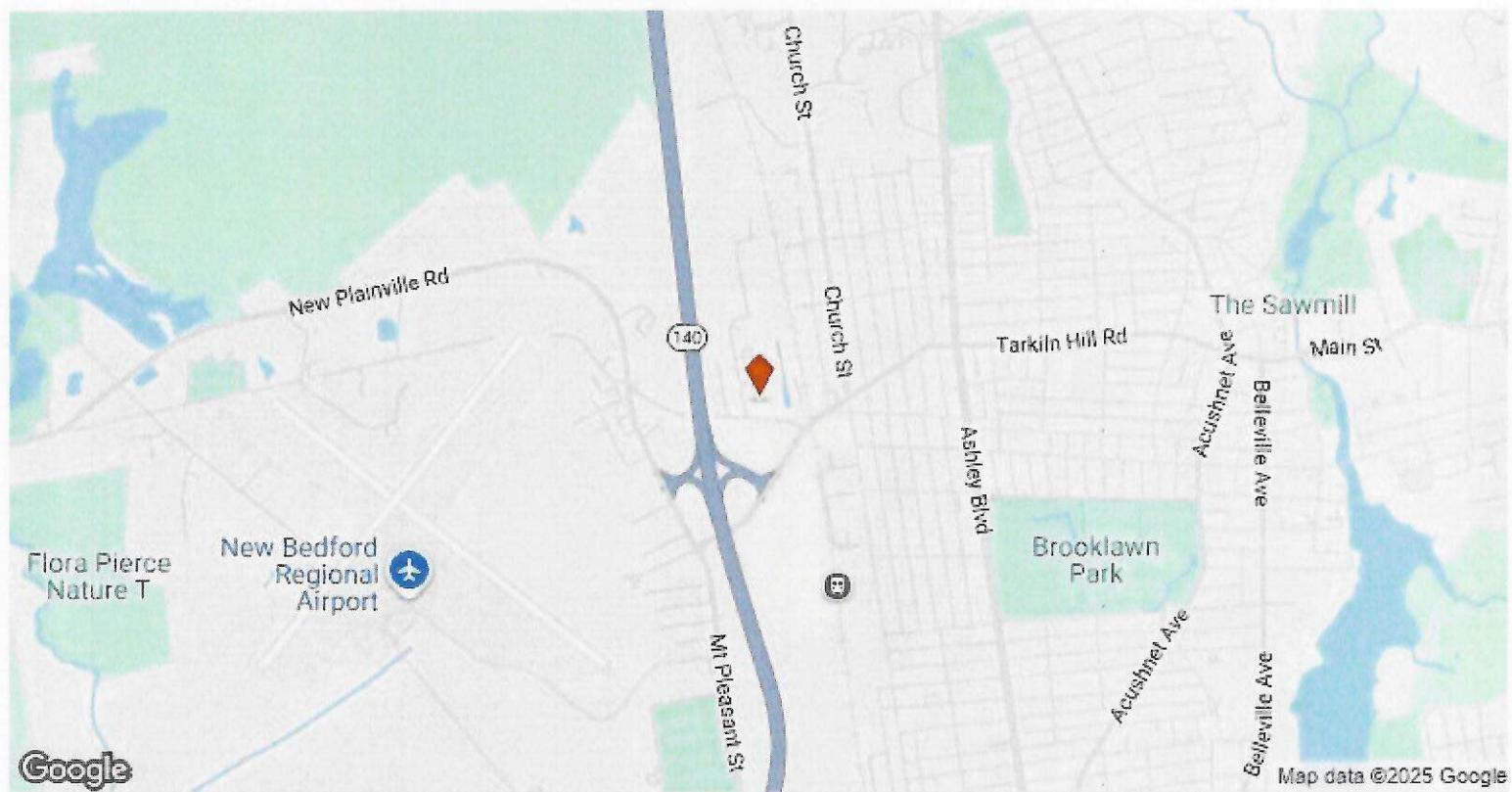
No. Stories: 2

Year Built: 1971

Tenancy: Multi

Zoning Description: IB

APN / Parcel ID: NEWB-000125-000000-000012



**699 Tarkiln Hill Rd, New Bedford, MA 02745**

## Property Photos



699tarkilndnbines



699tarkilndnbines-9

## Property Photos



## Property Photos



## Property Photos



## Property Photos

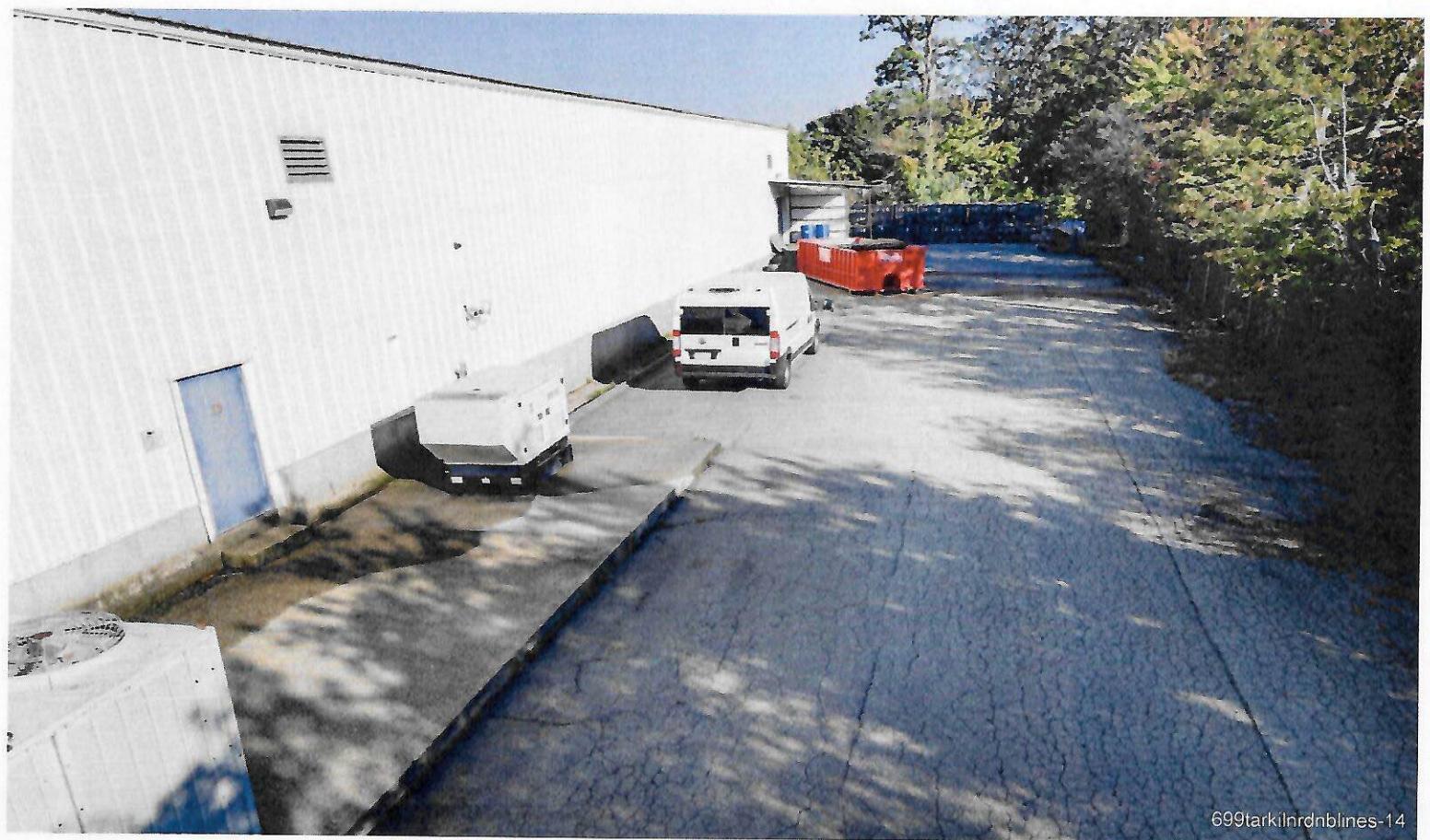


699tarkilnrdnblines-11

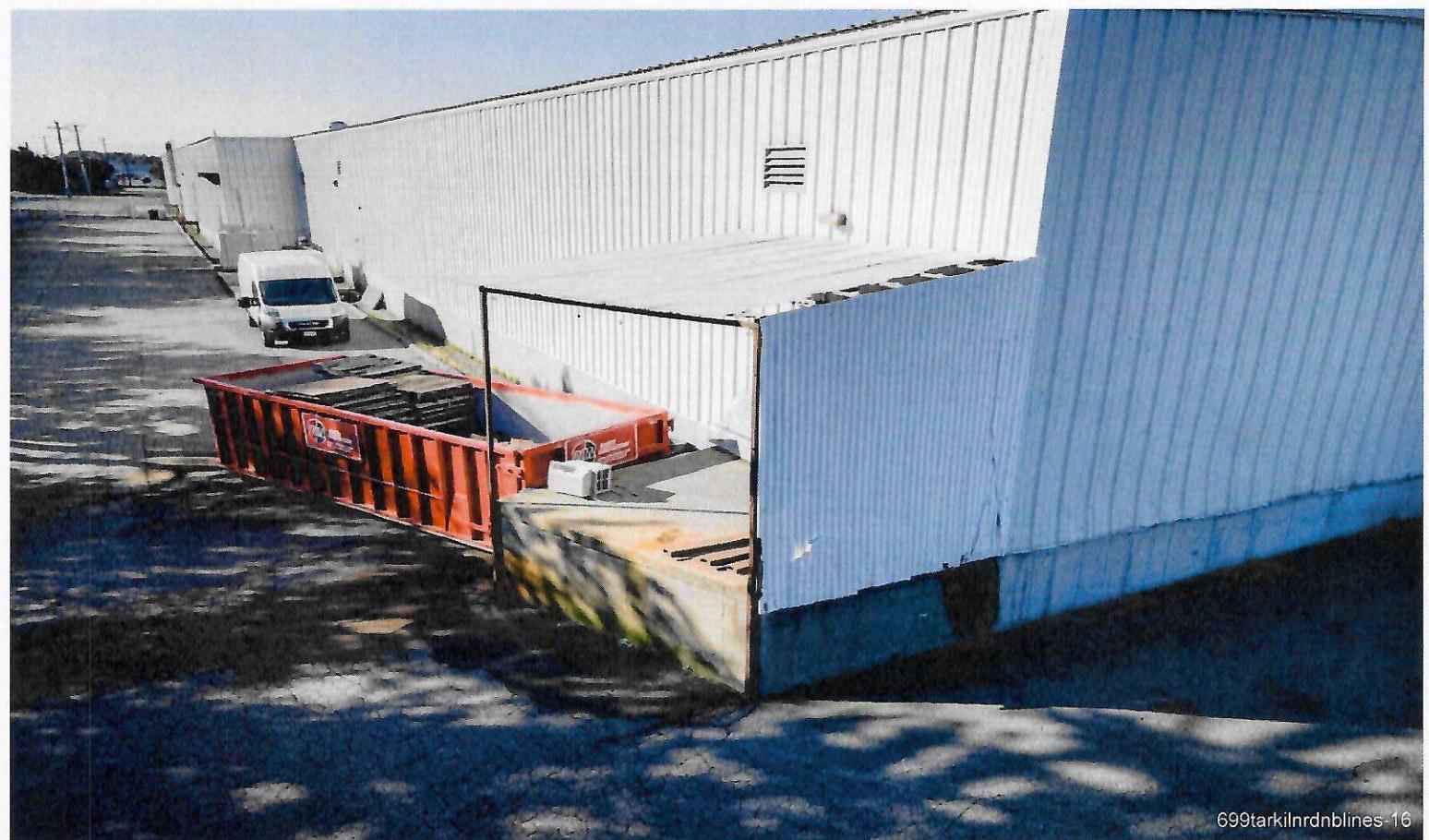


699tarkilnrdnblines-15

## Property Photos



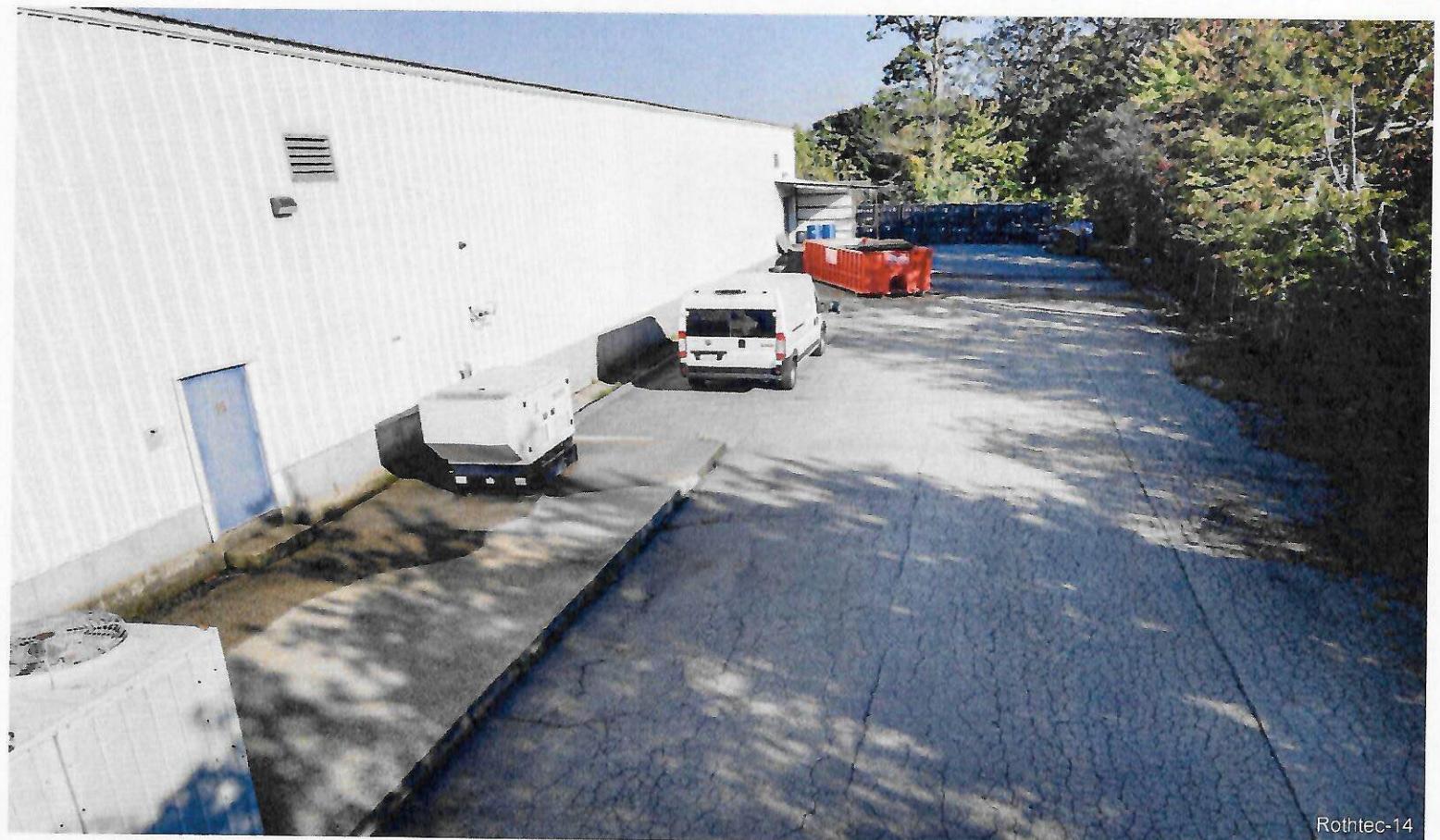
## Property Photos



## Property Photos



Rothtec-15

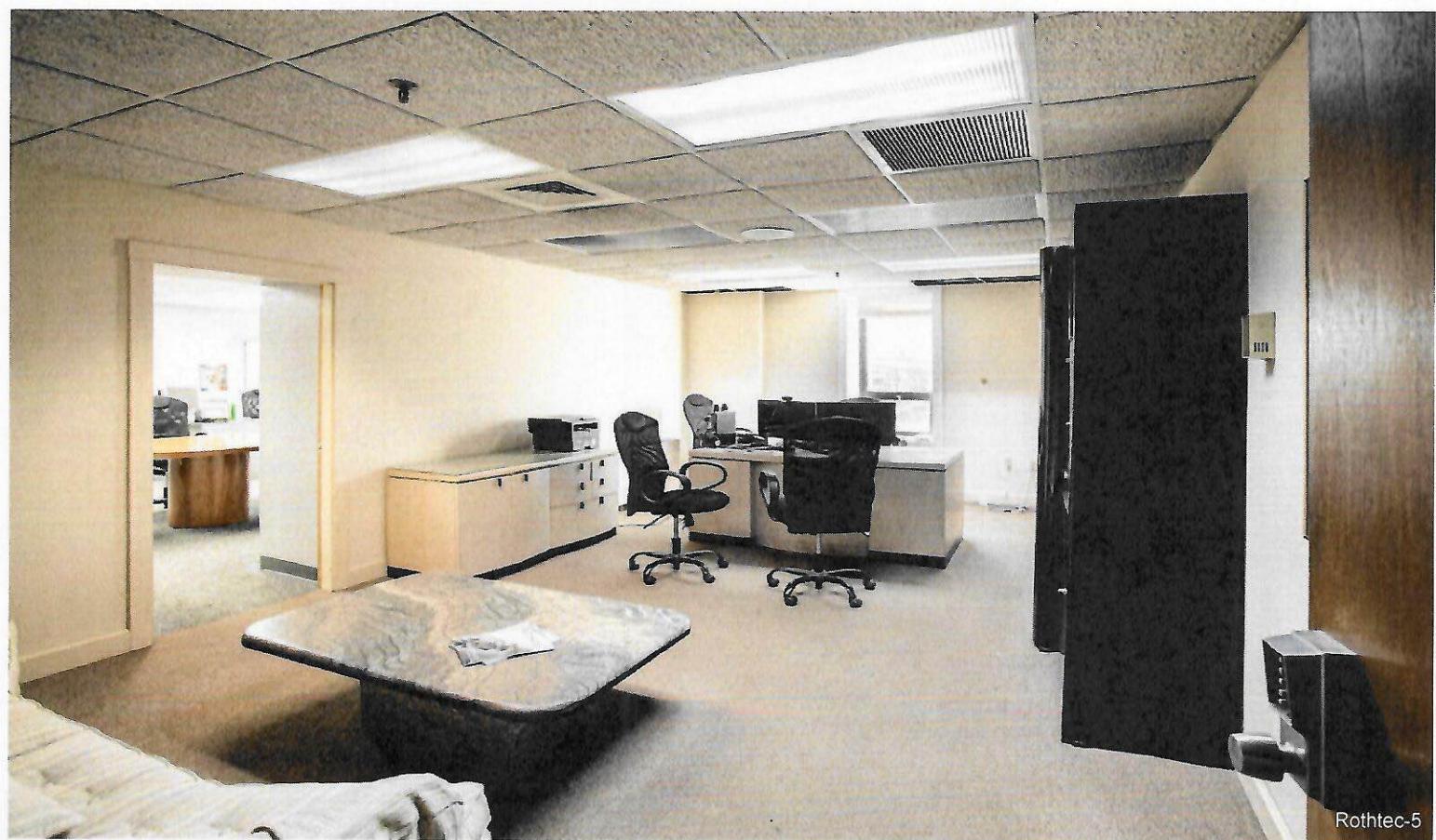


Rothtec-14

## Property Photos



Rothtec



Rothtec-5

## Property Photos



Rohtec-2

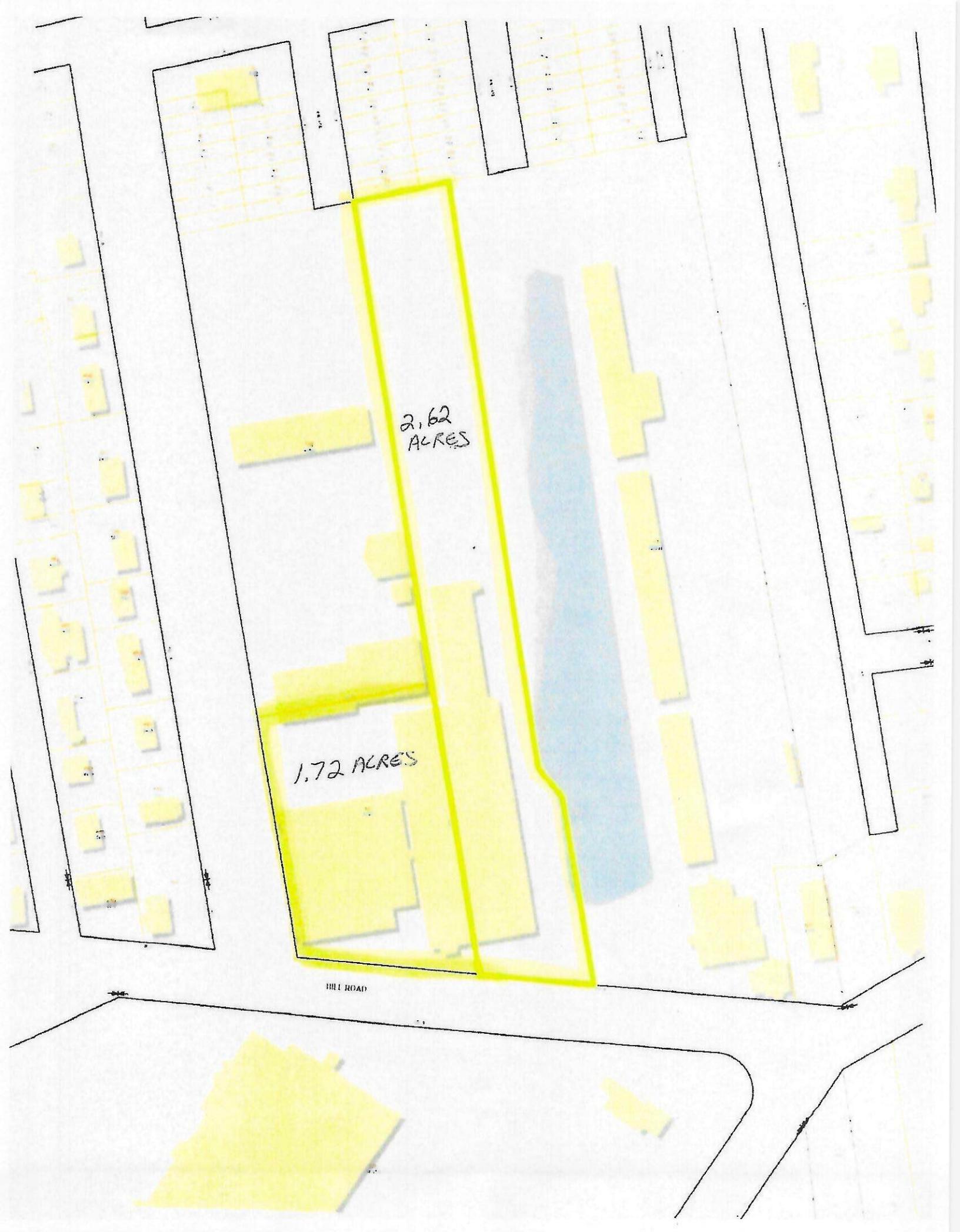


Rohtec-3

## Property Photos



Rothco-4



2.62  
ACRES

1.72 ACRES

HILL ROAD

# CITY OF NEW BEDFORD ZONING ORDINANCE UPDATE

## KINGS HIGHWAY TRANSIT-ORIENTED DEVELOPMENT (KHTOD) OVERLAY DISTRICT

The KHTOD is a new overlay district that will encompass the existing commercial and industrial areas around the MBTA train platform (Church Street, Kings Highway, and Mt. Pleasant Street).

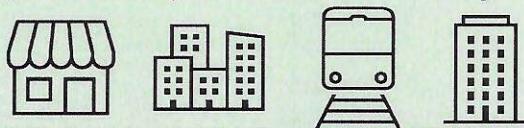
The TOD overlay “floats” on top of existing zoning districts and encourages new development that’s functional for users of all modes of transit – cars, buses, trains, bikes, walking, or wheeling. **It does not affect the established residential area east of Church Street.** See map on next page.

### What is the purpose of the KHTOD?

#### Encourage multifamily construction and economic development on vacant and underutilized parcels.

There are several large, vacant and underutilized industrial and commercial properties in the KHTOD. New uses allow for higher density, walkable development to activate these sites, create more housing, and generate new jobs in the district.

Design standards are included in the zoning to ensure that new development considers neighborhood context, occurs at a reasonable scale, and incorporates sustainability.



#### Compliance with the MBTA Communities Act or “3A.”

New Bedford must comply by the end of 2024 or lose access to state funding. To comply with the new state law, the KHTOD must:

- ✓ Allow for multifamily housing at minimum density of 15 units per acre. **KH-TOD meets this requirement.**
- ✓ Not impose restrictions on age or children in the development of housing. **KH-TOD meets this requirement.**
- ✓ Be located, at least in part, within ½ mile from a train station. **KH-TOD meets this requirement.**

Allowing new uses and encouraging denser, walkable development can transform vacant sites, like the former Newport Creamery on Kings Highway (left). As an example, the mixed-use development on the right was built in Long Island a TOD on the site of an underutilized, car-centric shopping plaza



# Property Card: 699 TARKILN HILL RD

City of New Bedford, MA



## Parcel Information

<b>Location:</b> 699 TARKILN HILL RD <b>Parcel ID:</b> 125 0012 <b>Condo Complex:</b> Owner: ROTH TEC REALTY CORP Co-Owner: <b>Mailing Address:</b> 699 TARKILN HILL ROAD NEW BEDFORD, MA 02745	<b>Land Use Code:</b> MFG <b>Zone:</b> IB <b>Acres:</b> 1.702 <b>Total Gross Building Area:</b> 87,578 sq. ft. <b>Total Finished Building Area:</b> 87,250 sq. ft.
<b>Patriot Account #:</b> 31052	
<b>Sale History</b> <p> <b>Sale Date:</b> 8/1/1993  <b>Book &amp; Page:</b> 16995  <b>Sale Price:</b> \$18,646  <b>Sale Description:</b> CHNGD&gt;SALE  <b>Seller:</b> ROTH TEC REALTY CORP         </p>	<b>Assessed Value</b> <p> <b>Land:</b> 389,800  <b>Yard:</b> 30,900  <b>Building:</b> 2,578,100  <b>Total:</b> \$2,998,800         </p>

## Building Details: Building # 1

<b>Building Type:</b> 077 - MFG <b>Year Built:</b> 1971 <b>Quality:</b> C - Average <b>Residential Units:</b> 0 <b>Stories:</b> 2 - 2 <b>Kitchens:</b> 0 <b>No. Full Baths:</b> 0 <b>Add'l Full Baths:</b> 0 <b>3/4 Baths:</b> 0 <b>Half Bath:</b> 4 <b>Add'l Half Bath:</b> 0 <b>Other Fixtures:</b> 8 <b>WS Flues:</b> 0	<b>Int Wall Desc 1:</b> 5 - Minimum <b>Int Wall Desc 2:</b> <b>Ext Wall Desc 1:</b> 5 - Metal <b>Ext Wall Desc 2:</b> <b>Floor Cover 1:</b> 03 - Concrete <b>Floor Cover 2:</b> 05 - TileVinAsph <b>Roof Cover:</b> 9 - Metal <b>Roof Structure:</b> 1 - Gable <b>Foundation:</b> 6 - Slab <b>Frame:</b> 2 - Steel <b>Heat :</b> 3 - Forced H/W <b>Heat Fuel:</b> 1 - Gas <b>% Air Conditioned:</b> 15
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This information is believed to be correct but is subject to change and is not warranteed.



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12/18/2025

## Property Information - New\_Bedford, MA

Page 2 of 2

# Assessment and Sales Report

## Location & Ownership Information

**Address:** 699 Tarkiln Hill Rd  
New Bedford, MA 02745-4926  
**Map Ref:** M: 0125 L: 0012  
**Owner 1:** Roth Tec Realty Corp  
**Owner Address:** 699 Tarkiln Hill Rd  
New Bedford, MA 02745-4926

**Zoning:** IB  
**Owner 2:**

## Property Information

<b>Use:</b> Manufacturing Building	<b>Style:</b> Modular
<b>Levels:</b> 2	<b>Lot Size:</b> 1.7 Acres (74,139 SqFt)
<b>Total Rooms:</b> 0	<b>Bedrooms:</b> 0
<b>Full Baths:</b> 0	<b>Half Baths:</b> 4
<b>Year Built:</b> 1971	<b>Basement Type:</b>
<b>Total Area:</b> 87,578 SqFt	<b>Total Living Area:</b> 87,250 SqFt
<b>First Floor Area:</b> 0 SqFt	<b>Addl. Floor Area:</b> 0 SqFt
<b>Attic Area:</b> 0 SqFt	<b>Finished Basement:</b> 0 SqFt
<b>Unfinished Basement:</b> 0 SqFt	<b>Total Basement:</b> 0 SqFt
<b>Attached Garage:</b> 0	<b>Other Garage:</b> 0
<b>Heat Type:</b> Forced Hot Water	<b>Fuel Type:</b> Natural Gas
<b>Roof Type:</b> Gable	<b>Exterior:</b> Metal
<b>Air Conditioned:</b> No	<b>Fireplaces:</b> 0
<b>Foundation:</b>	<b>Condition:</b> Average/Good

## Assessment Information

<b>Last Sale Date:</b> 11/24/1993	<b>Last Sale Price:</b> \$55,000
<b>Last Sale Book:</b> 92	<b>Last Sale Page:</b> 239
<b>Land Value:</b> \$389,800	<b>Building Value:</b> \$2,609,000
<b>Misc. Improv.:</b> \$0	<b>Total Value:</b> \$2,998,800
<b>Fiscal Year:</b> 2025	<b>Estimated Tax:</b> \$68,523
<b>Map Ref:</b> M: 0125 L: 0012	<b>Tax Rate (Res):</b> 11.31
<b>Tax Rate (Comm):</b> 22.85	<b>Tax Rate (Ind):</b> 22.85

## Sales History

### Recent Sale #1

<b>Sale Price:</b> \$55,000	<b>Sale Date:</b> 11/24/1993
<b>Buyer Name:</b> Roth Tec Rlty Corp	<b>Seller Name:</b> Rothtec Engraving Co
<b>Lender Name:</b> Seller	<b>Mortgage Amount:</b> \$160,000
<b>Sale Book:</b> 92	<b>Sale Page:</b> 239

### Recent Sale #2

<b>Sale Price:</b> \$105,000	<b>Sale Date:</b> 06/16/1993
<b>Buyer Name:</b> Roth Tec Engraving	<b>Seller Name:</b> Lambeth Corp
<b>Lender Name:</b>	<b>Mortgage Amount:</b> \$0
<b>Sale Book:</b> 91	<b>Sale Page:</b> 357

## Mortgage History

### Recent Mortgage #1

<b>Buyer Name:</b> Rock Tec Realty Corp	<b>Lender Name:</b> Roth Tec Engraving
<b>Mortgage Amount:</b> \$160,000	<b>Mortgage Date:</b> 12/09/1993
<b>Mortgage Book:</b> 92	<b>Mortgage Page:</b> 239

## MLS Property History

MLS #	Status	Type	Address	Town	List Date	List Price	Sale Price
73440758	NEW	CI	699 Tarkiln Hill Rd	New Bedford, MA: North	10/07/2025	\$4,875,000	

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