



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

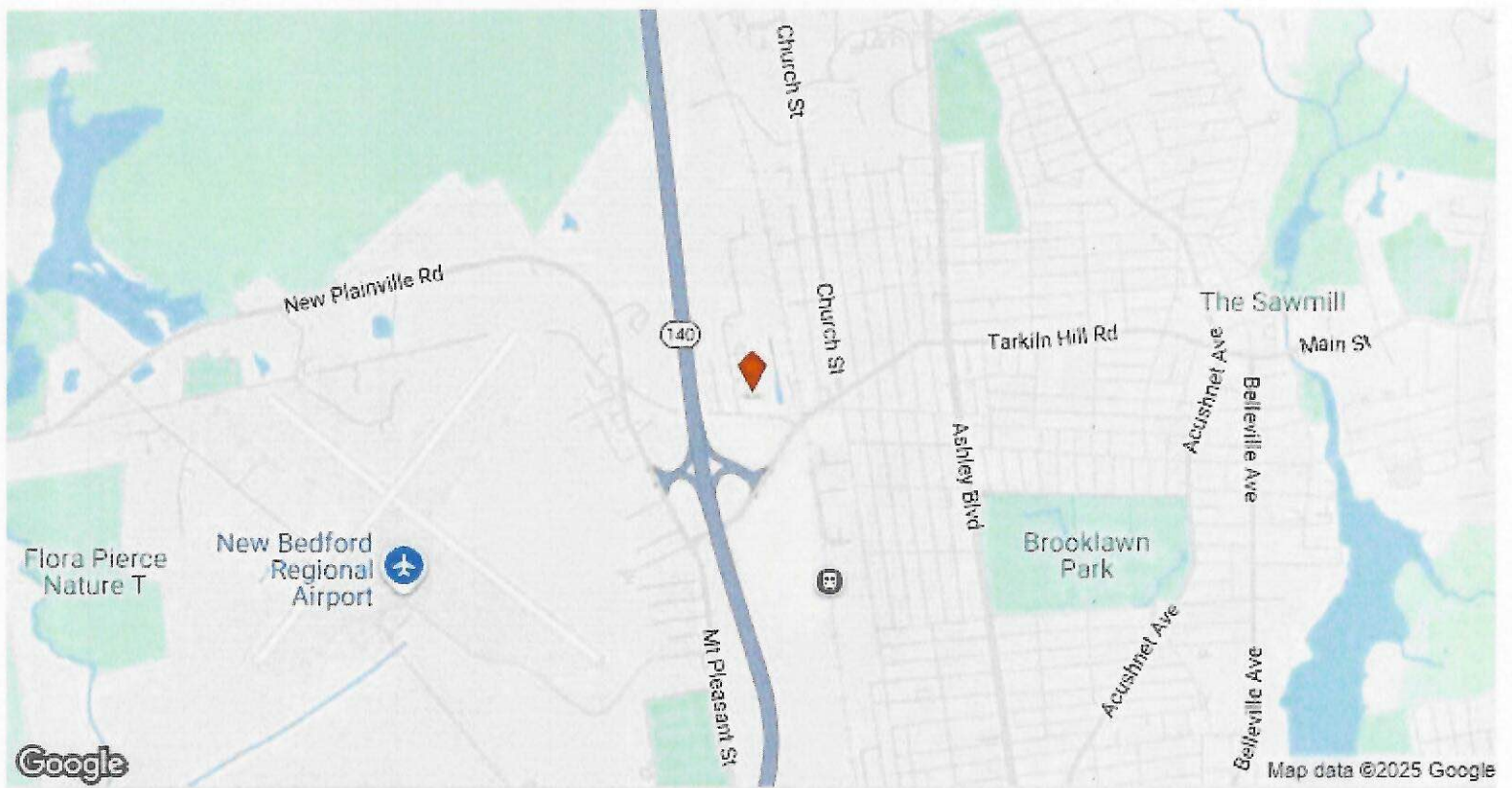
No. Stories: 2

Year Built: 1971

Tenancy: Multi

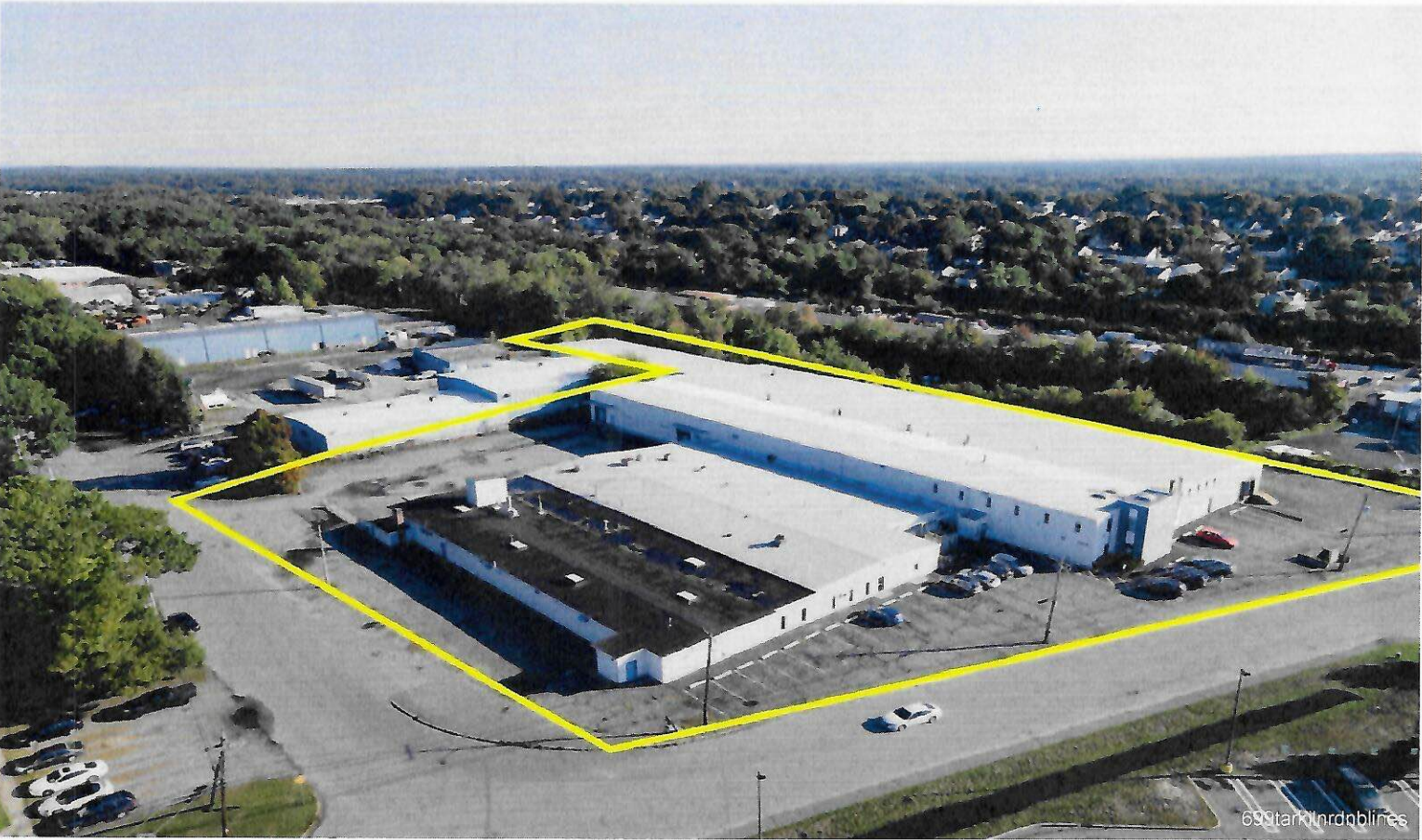
Zoning Description: IB

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



699 Tarkiln Hill Rd, New Bedford, MA 02745

Property Photos



Property Photos



699tarkilnrdnblines-21



699tarkilnrdnblines-23

Property Photos



Property Photos



Property Photos

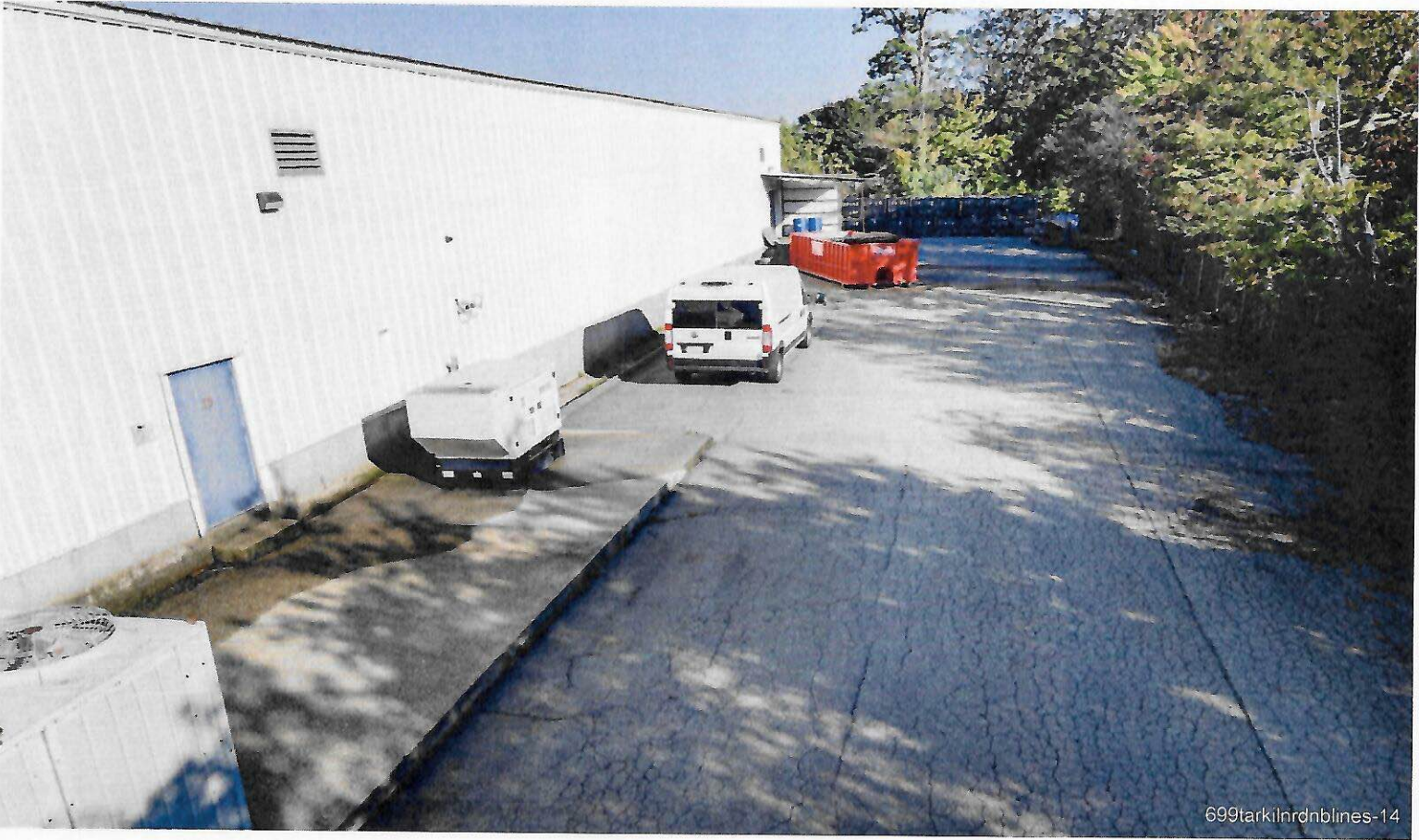


699tarkilnrdbnlines-11



699tarkilnrdbnlines-15

Property Photos



Property Photos

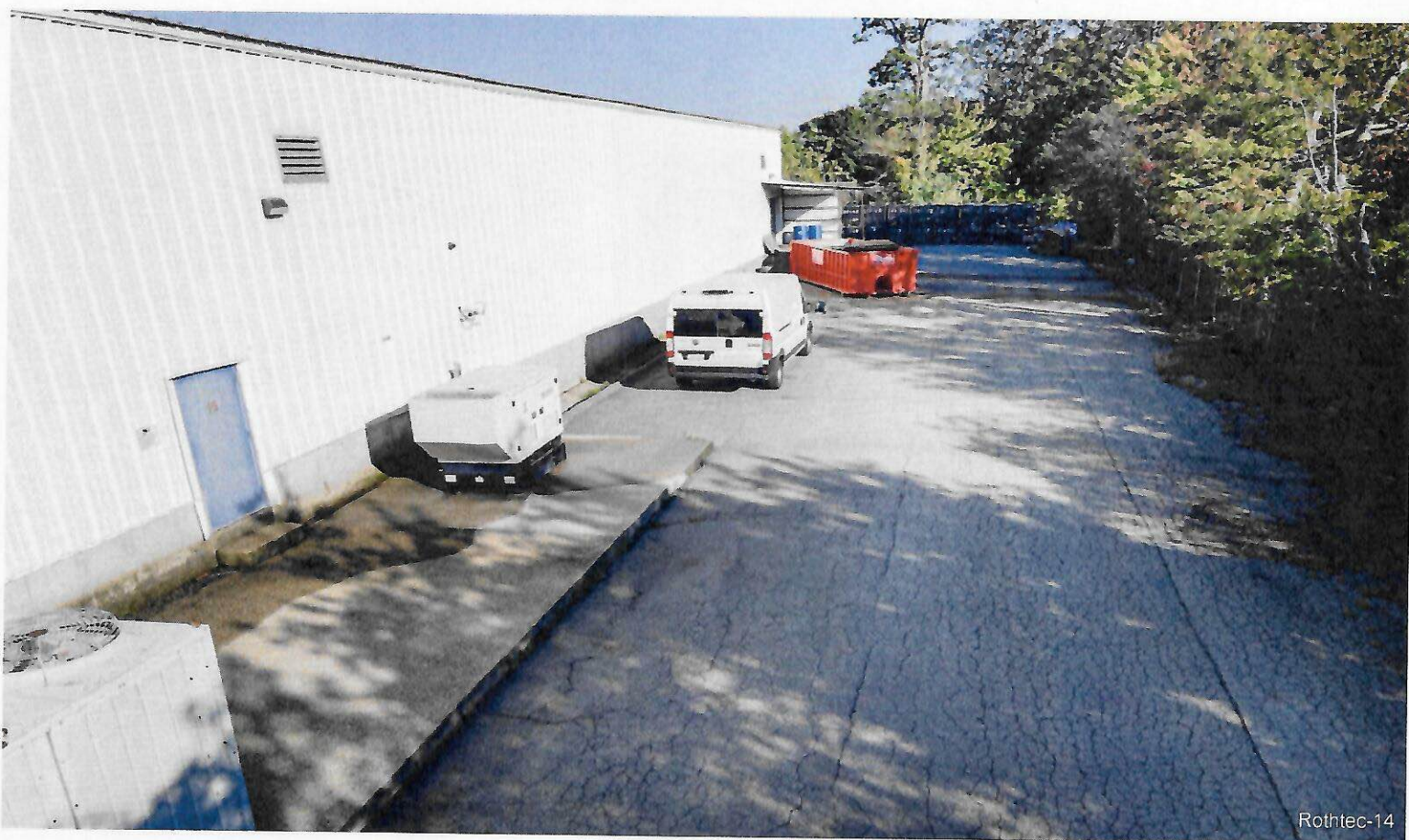


699tarkilnrdnblines-16



Rothtec-12

Property Photos



Property Photos



Rothtec



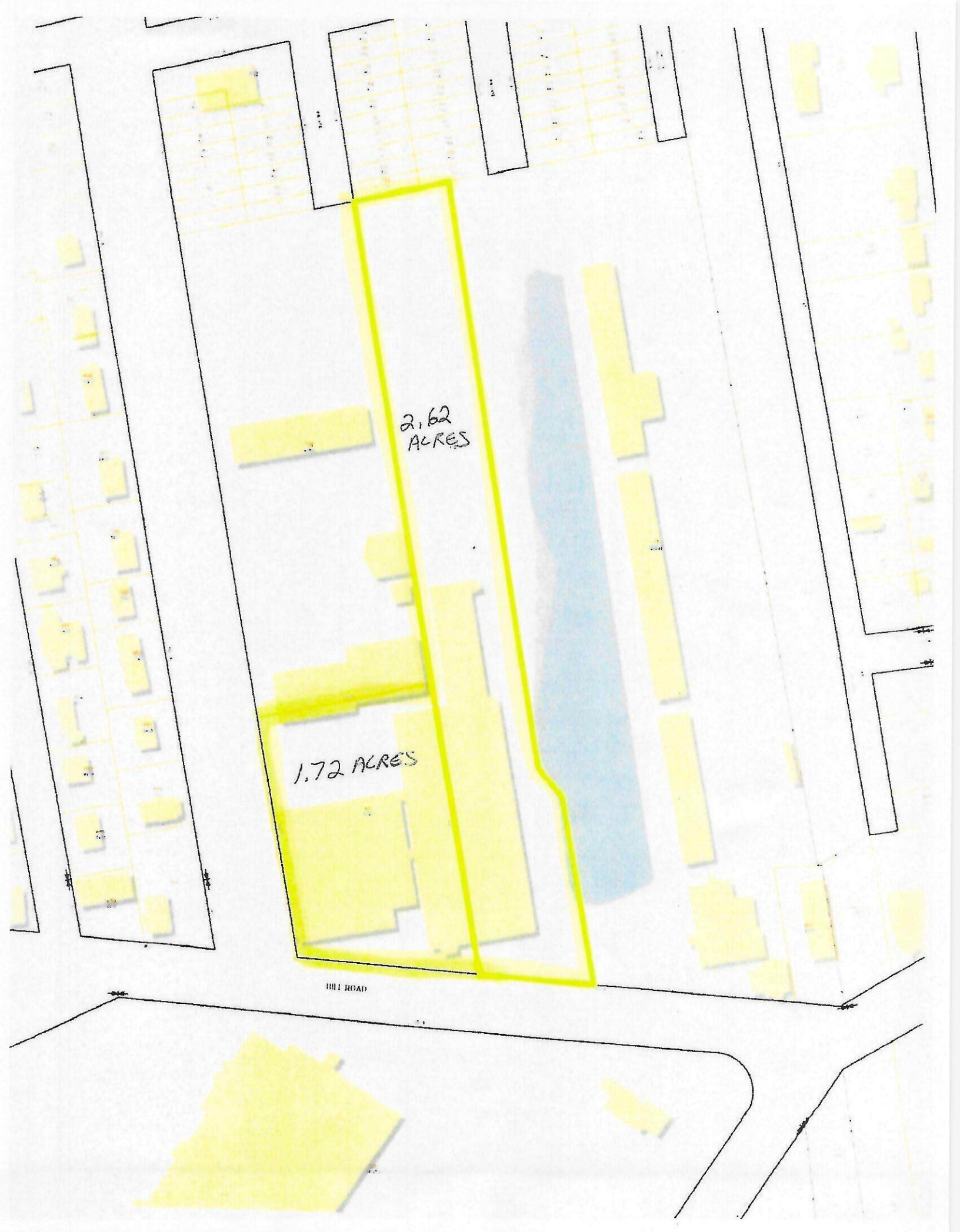
Rothtec-5

Property Photos



Property Photos





2.62
ACRES

This is an aerial photograph of a rural or semi-rural area. A large, irregularly shaped parcel is outlined in a thick yellow line. Within this outlined area, there are several smaller yellow-shaded regions. One of these regions is labeled '1.72 ACRES'. Another yellow-shaded region, located to the left of the main outlined area, is labeled '2.62 ACRES'. A large, elongated blue-shaded area, possibly a body of water or a forested area, is situated to the right of the main outlined parcel. The surrounding landscape includes various other yellow-shaded patches and a grid of thin yellow lines, likely representing property boundaries or a survey map. At the bottom of the image, a road is labeled 'HILL ROAD'.

1.72 ACRES

HILL ROAD

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).

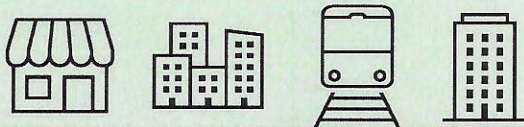
The TOD overlay “floats” on top of existing zoning districts and encourages new development that’s functional for users of all modes of transit – cars, buses, trains, bikes, walking, or wheeling. **It does not affect the established residential area east of Church Street.** See map on next page.

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

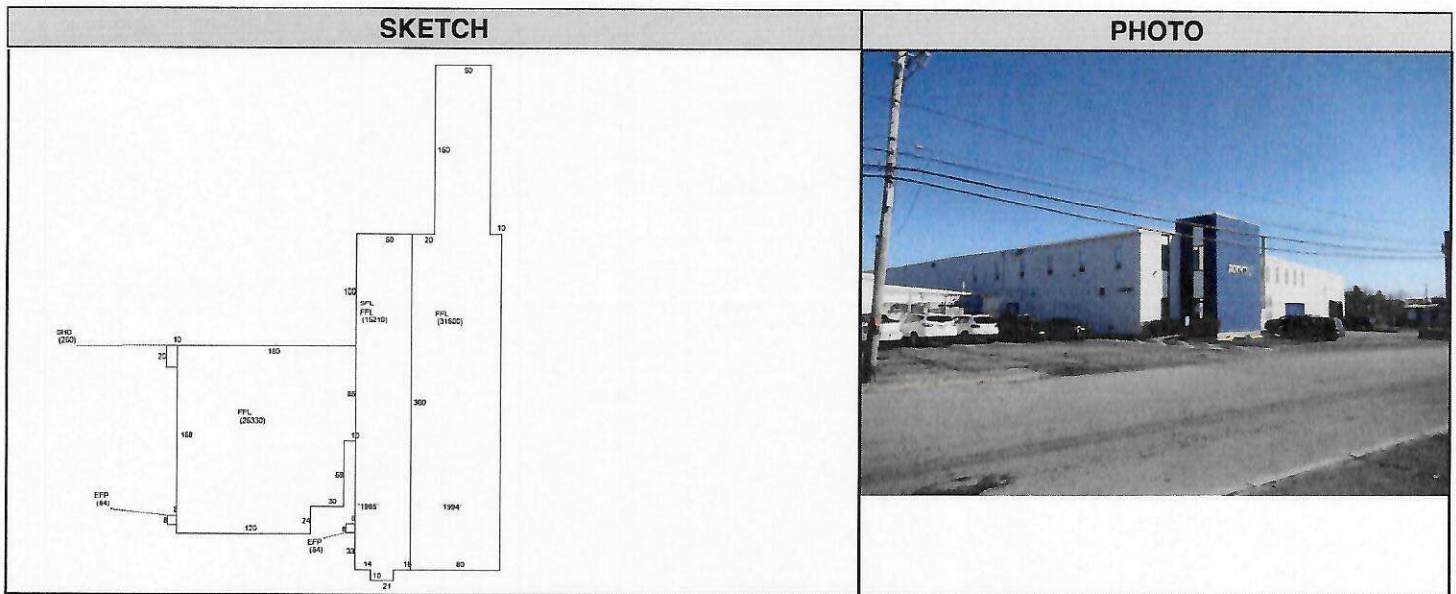


Parcel Information		
Location: 699 TARKILN HILL RD Parcel ID: 125 0012 Condo Complex: Owner: ROTH TEC REALTY CORP Co-Owner: Mailing Address: 699 TARKILN HILL ROAD NEW BEDFORD, MA 02745 Patriot Account #: 31052	Land Use Code: MFG Zone: IB Acres: 1.702 Total Gross Building Area: 87,578 sq. ft. Total Finished Building Area: 87,250 sq. ft.	
Sale History		Assessed Value
Sale Date: 8/1/1993 Book & Page: 16995 Sale Price: \$18,646 Sale Description: CHNGD>SALE Seller: ROTH TEC REALTY CORP		Land: 389,800 Yard: 30,900 Building: 2,578,100 Total: \$2,998,800
Building Details: Building # 1		
Building Type: 077 - MFG Year Built: 1971 Quality: C - Average Residential Units: 0 Stories: 2 - 2 Kitchens: 0 No. Full Baths: 0 Add'l Full Baths: 0 3/4 Baths: 0 Half Bath: 4 Add'l Half Bath: 0 Other Fixtures: 8 WS Flues: 0	Int Wall Desc 1: 5 - Minimum Int Wall Desc 2: Ext Wall Desc 1: 5 - Metal Ext Wall Desc 2: Floor Cover 1: 03 - Concrete Floor Cover 2: 05 - TileVinAsph Roof Cover: 9 - Metal Roof Structure: 1 - Gable Foundation: 6 - Slab Frame: 2 - Steel Heat : 3 - Forced H/W Heat Fuel: 1 - Gas % Air Conditioned: 15	



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This information is believed to be correct but is subject to change and is not warranted.



Total Tax		
Fiscal Year	Total Valuation	Total Taxes
2025	\$2,998,800	\$68,522.58
2024	\$3,091,400	\$77,161.34
2023	\$2,438,100	\$72,850.43



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This information is believed to be correct but is subject to change and is not warranted.

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

Use: Manufacturing Building
Levels: 2
Total Rooms: 0
Full Baths: 0
Year Built: 1971
Total Area: 87,578 SqFt
First Floor Area: 0 SqFt
Attic Area: 0 SqFt
Unfinished Basement: 0 SqFt
Attached Garage: 0
Heat Type: Forced Hot Water
Roof Type: Gable
Air Conditioned: No
Foundation:

Style: Modular
Lot Size: 1.7 Acres (74,139 SqFt)
Bedrooms: 0
Half Baths: 4
Basement Type:
Total Living Area: 87,250 SqFt
Addl. Floor Area: 0 SqFt
Finished Basement: 0 SqFt
Total Basement: 0 SqFt
Other Garage: 0
Fuel Type: Natural Gas
Exterior: Metal
Fireplaces: 0
Condition: Average/Good

Assessment Information

Last Sale Date: 11/24/1993
Last Sale Book: 92
Land Value: \$389,800
Misc. Improv.: \$0
Fiscal Year: 2025
Map Ref: M: 0125 L: 0012
Tax Rate (Comm): 22.85

Last Sale Price: \$55,000
Last Sale Page: 239
Building Value: \$2,609,000
Total Value: \$2,998,800
Estimated Tax: \$68,523
Tax Rate (Res): 11.31
Tax Rate (Ind): 22.85

Sales History

Recent Sale #1

Sale Price: \$55,000
Buyer Name: Roth Tec Rlty Corp
Lender Name: Seller
Sale Book: 92

Sale Date: 11/24/1993
Seller Name: Rothtec Engraving Co
Mortgage Amount: \$160,000
Sale Page: 239

Recent Sale #2

Sale Price: \$105,000
Buyer Name: Roth Tec Engraving
Lender Name:
Sale Book: 91

Sale Date: 06/16/1993
Seller Name: Lambeth Corp
Mortgage Amount: \$0
Sale Page: 357

Mortgage History

Recent Mortgage #1

Buyer Name: Rock Tec Realty Corp
Mortgage Amount: \$160,000
Mortgage Book: 92

Lender Name: Roth Tec Engraving
Mortgage Date: 12/09/1993
Mortgage Page: 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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