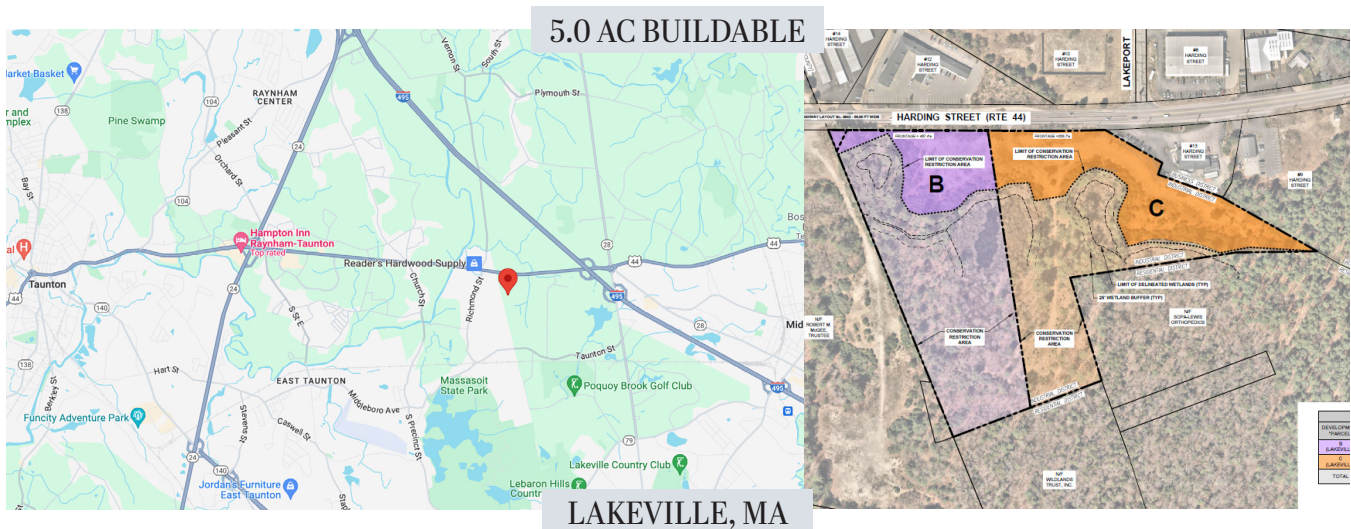


# UNIQUE DEVELOPMENT OPPORTUNITY

Land Available on Route 44 | Minutes to Route 495



## OVERVIEW:

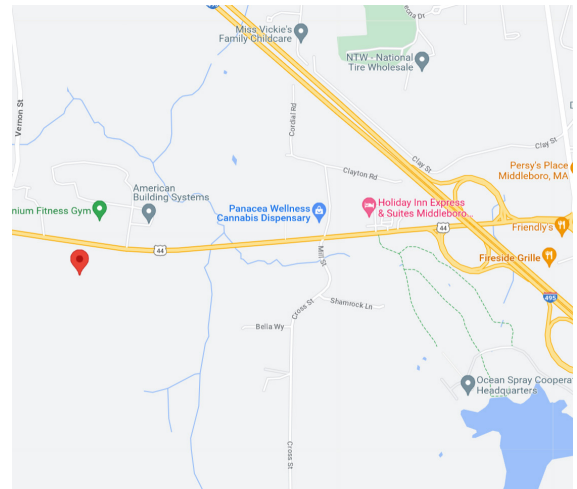
- Addresses: 15 Harding St. Lakeville MA  
17 Harding St. Lakeville MA
- Combined Lot size: 15 + AC
- Combined Buildable Area: 5.0 AC.
- 15 Harding St Gross 7.99 AC Buildable: 3.4 AC
- 17 Harding St Gross 7.8 AC Buildable: 1.6 AC
- Zoned: Industrial
- Combined Frontage: 846 feet
- Utilities: Municipal Water, Gas Electric Across 44, No Sewer
- Concept Plan for One or Two Buildings up to 42,000 sf

## 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, Distribution, Contractor Bays, IOS, Equipment Sales, Restaurant, Plant for Manufacturing/Processing/Fabrication, Hotel/Motel, Bank, Retail, Recreational/Sports Facility, Office, Plumbing Electrical or Carpentry Shop, Showroom, etc.



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