

# OUTSTANDING DEVELOPMENT SITE OR BTS

## I-95, EXIT 78B AT RT. 133

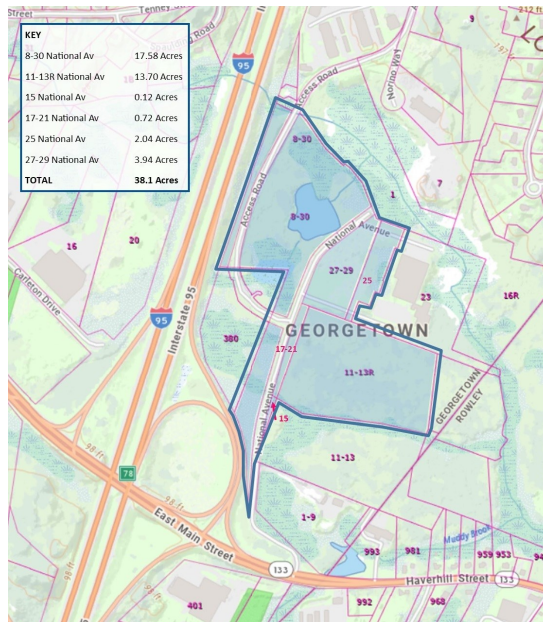
### 0-30 National Ave., Georgetown MA

### 31.1 Acres (Approximately 9 Usable)



### Available:

31.1-Acre dividable site at incomparable location; I-95 Intersection 78 at Rt. 133 and National Way. Prime new construction opportunity for Purchase, Lease or BTS. Approx. 8-9 developable acres (see concept sketch within), Industrial Zone B. Permittable uses include Industrial, Office, Transportation Terminal, Assisted Care, Self-Storage, Marijuana Overlay District, Destination Retail. See page 3 for Proposed 2-Building Distribution Concept sketch.



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# OUTSTANDING DEVELOPMENT SITE OR BTS

## I-95, Exit 78B at Rt. 133 and National Ave., Georgetown, MA

### 31.1 Acres (Approximately 9 Usable)



#### Zoning:

- Industrial B

#### Permittable Uses:

- Industrial
- Transportation Terminal
- Office
- Assisted Care
- Self Storage
- Marijuana Overlay District
- Destination Retail

#### Variances in Place:

- 47' height
- 14' Front Yard
- 21' Side Yard
- 37' Rear Yard

#### Utilities:

- Town Water

#### Traffic:

- I-95 - 72,994 ADT
- Rt. 133 - 14,289 ADT



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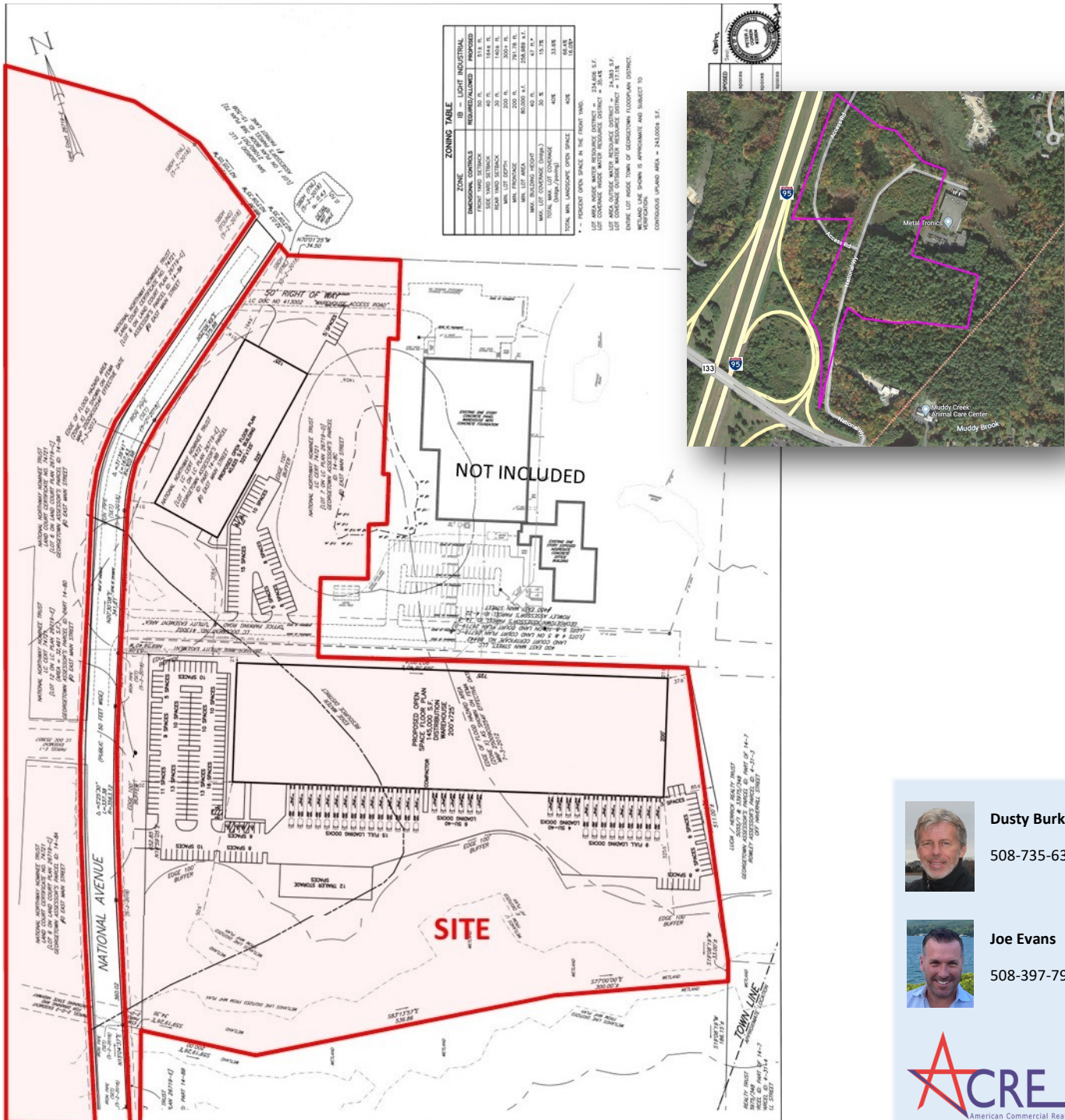


# OUTSTANDING DEVELOPMENT SITE OR BTS

## I-95, Exit 78B at Rt. 133 and National Ave., Georgetown, MA

### 31.1 Acres (Approximately 9 Usable)

Proposed Concept with 145,000 SF and 40,625 SF Distribution Buildings



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