

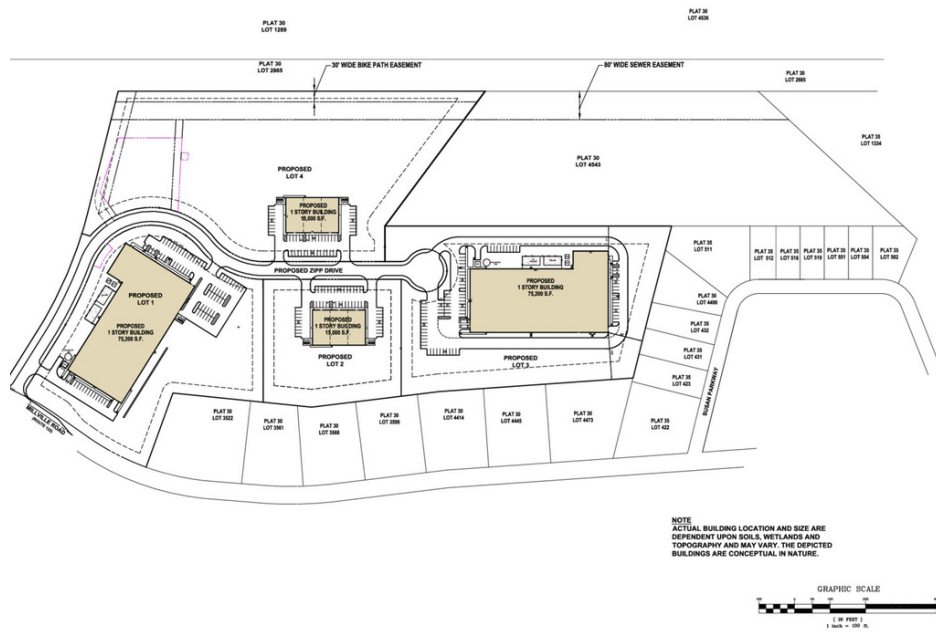


290 MILLVILLE ROAD
UXBRIDGE, MA

27.68 ACRES OF RAIL SERVICED INDUSTRIAL LAND
FOUR SEPARATE LOTS | PACKAGED DEAL OPTION

NAI Glickman Kovago & Jacobs

HIGHLIGHTS



LOCATION INFORMATION

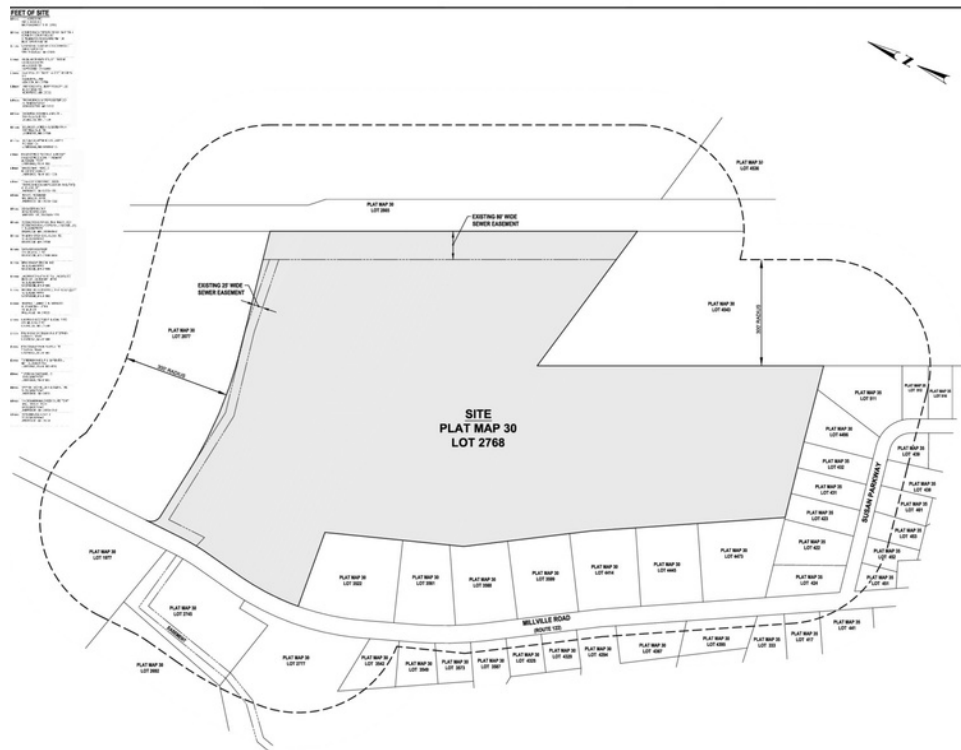
Building Name	Zipp Industrial Park
Street Address	290 Millville Road
City State Zip	Uxbridge MA 01569
County	Worcester
Road Type	Private
Nearest Highway	Route 146

PROPERTY HIGHLIGHTS

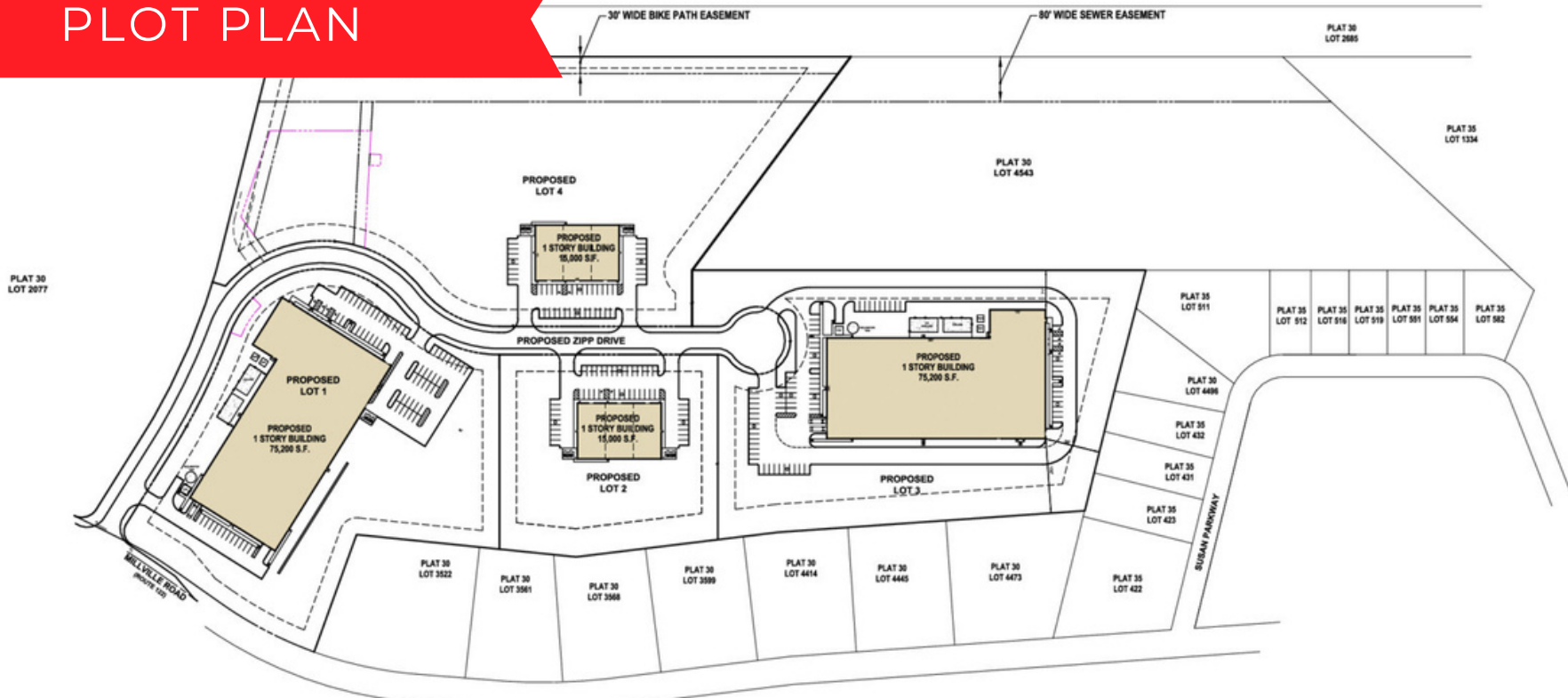
- 27.68 ACRE INDUSTRIAL SUBDIVISION
- LOT 1 & LOT 3 PROPOSED 75,200 SF BUILDING
- LOT 2 & LOT 4 PROPOSED 15,000 SF BUILDING
- MATERIAL POSITIVE & P&W RAIL SERVICED
- FULLY APPROVED 75,000SF CANNABIS CULTIVATION FACILITY
- 2 MILES TO ROUTE 146 & 10.8 MILES TO I-495
- 8 MILES TO WORCESTER | 21 MILES TO PROVIDENCE | 45 MILES TO BOSTON

UTILITIES

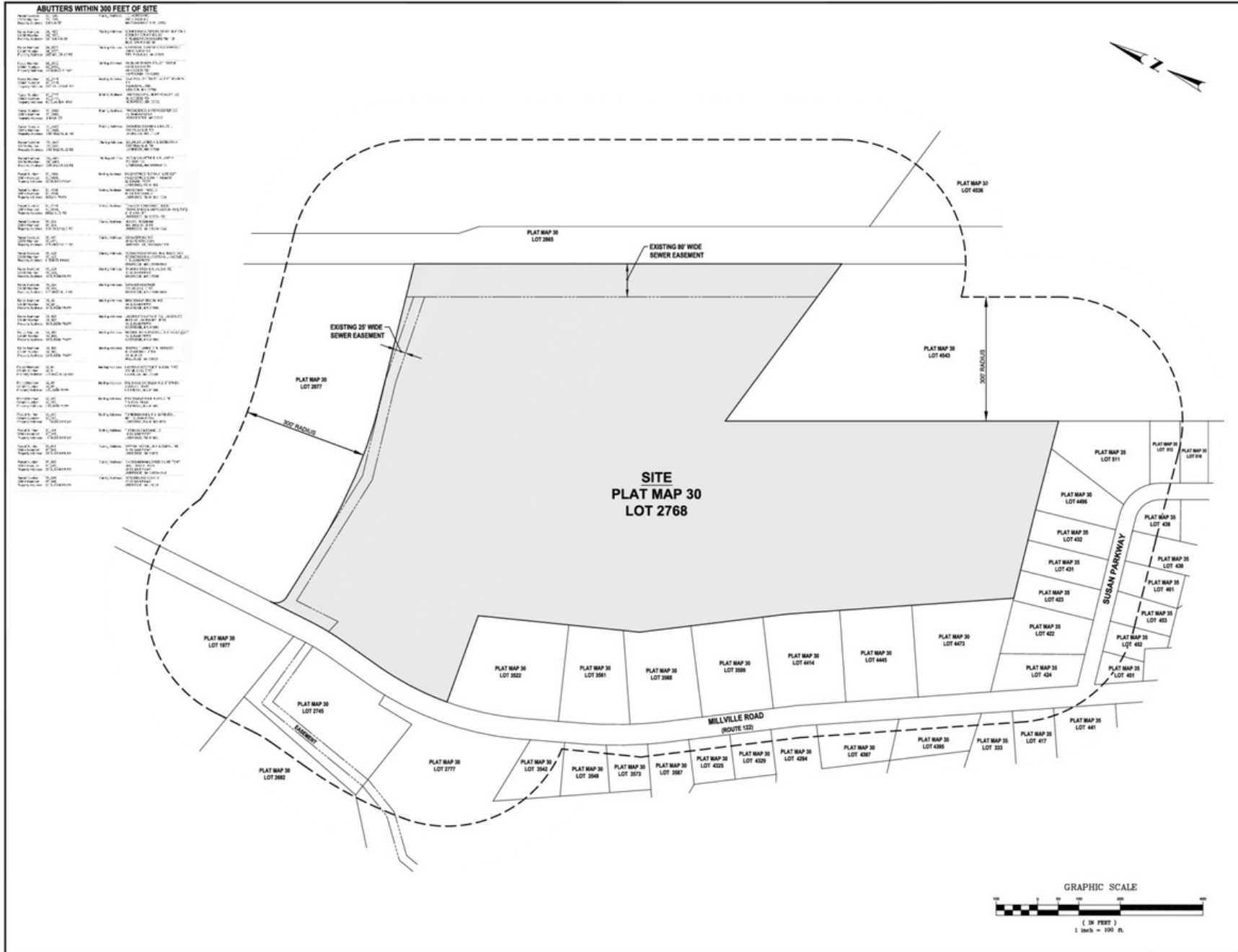
- TOWN WATER & SEWER
- 3 PHASE ELECTRIC, NATURAL GAS, AND FIBER



PLOT PLAN




LOT PLAN



ABUTTERS WITHIN 300 FEET OF SITE

PLAT MAP	LOT	OWNER
PLAT MAP 30	LOT 2768	100 ACRES, LLC
PLAT MAP 30	LOT 2769	...
PLAT MAP 30	LOT 2770	...
PLAT MAP 30	LOT 2771	...
PLAT MAP 30	LOT 2772	...
PLAT MAP 30	LOT 2773	...
PLAT MAP 30	LOT 2774	...
PLAT MAP 30	LOT 2775	...
PLAT MAP 30	LOT 2776	...
PLAT MAP 30	LOT 2777	...
PLAT MAP 30	LOT 2778	...
PLAT MAP 30	LOT 2779	...
PLAT MAP 30	LOT 2780	...
PLAT MAP 30	LOT 2781	...
PLAT MAP 30	LOT 2782	...
PLAT MAP 30	LOT 2783	...
PLAT MAP 30	LOT 2784	...
PLAT MAP 30	LOT 2785	...
PLAT MAP 30	LOT 2786	...
PLAT MAP 30	LOT 2787	...
PLAT MAP 30	LOT 2788	...
PLAT MAP 30	LOT 2789	...
PLAT MAP 30	LOT 2790	...
PLAT MAP 30	LOT 2791	...
PLAT MAP 30	LOT 2792	...
PLAT MAP 30	LOT 2793	...
PLAT MAP 30	LOT 2794	...
PLAT MAP 30	LOT 2795	...
PLAT MAP 30	LOT 2796	...
PLAT MAP 30	LOT 2797	...
PLAT MAP 30	LOT 2798	...
PLAT MAP 30	LOT 2799	...
PLAT MAP 30	LOT 2800	...



- Civil
- Transportation
- Environmental
- Site Planning
- Surveying
- Planning
- Landscape Architecture

CROSSMAN ENGINEERING

South Shore Massachusetts
 151 Centerville Road 103 Commonwealth Avenue
 Warwick, RI 02886 North Attleboro, MA 02763
 Phone: (401) 738-6668 Phone: (508) 536-1788
 Email: ce@crossmaneng.com

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KEY PLAN

PROJECT TITLE

DEFINITIVE SUBDIVISION
 FOR
ZIPP INDUSTRIAL PARK
 PLAT MAP 30, LOT 2768, SUBDIVISION LOT 1
 ZONING DISTRICT 1-A
 INDUSTRIAL DISTRICT A
 FLOOD PLAN OVERLAY DISTRICT
 GROUNDWATER PROTECTION OVERLAY DISTRICT
 290 MILLVILLE ROAD
 UXBIDGE, MASSACHUSETTS

APPLICANT:

100 ACRES, LLC
 248 SOUTH PIER ROAD
 NARRAGANSETT, RI 02882

DRAWING TITLE

RADIUS MAP

DATE: FEBRUARY 2020 **SCALE:** 1"=100'

DWG. NAME: M148-C03-RADIUS-S-R15.dwg

REVISION	NUMBER	REMARKS	DATE
1	1	REVIEW COMMENTS	03/20/20
2	2	REVIEW COMMENTS	03/20/20
3	3	DPW REVIEW	04/13/20
4	4	DPW COMMENTS	05/15/20
5	5	DRAWING BOARD VOLUMES	06/23/20
6	6	PLANNING BOARD COMMENTS	08/13/20
7	7	CONSTRUCTION LIMIT	12/28/20
8	8	MIDDLESEX REVIEW COMMENTS	10/18/21
9	9	MIDDLESEX REVIEW COMMENTS	02/04/22
10	10	DMT TURN LANE	04/09/22
11	11	UTILITY POLES	04/29/22
12	12	BICYCLE LANE	06/03/22
13	13	DMT TURN LANE	12/07/22
14	14	PROPERTY LINE	02/13/23
15	15	DMT PROPOSED S.H.L.	03/16/23

DRAWING NUMBER

C3

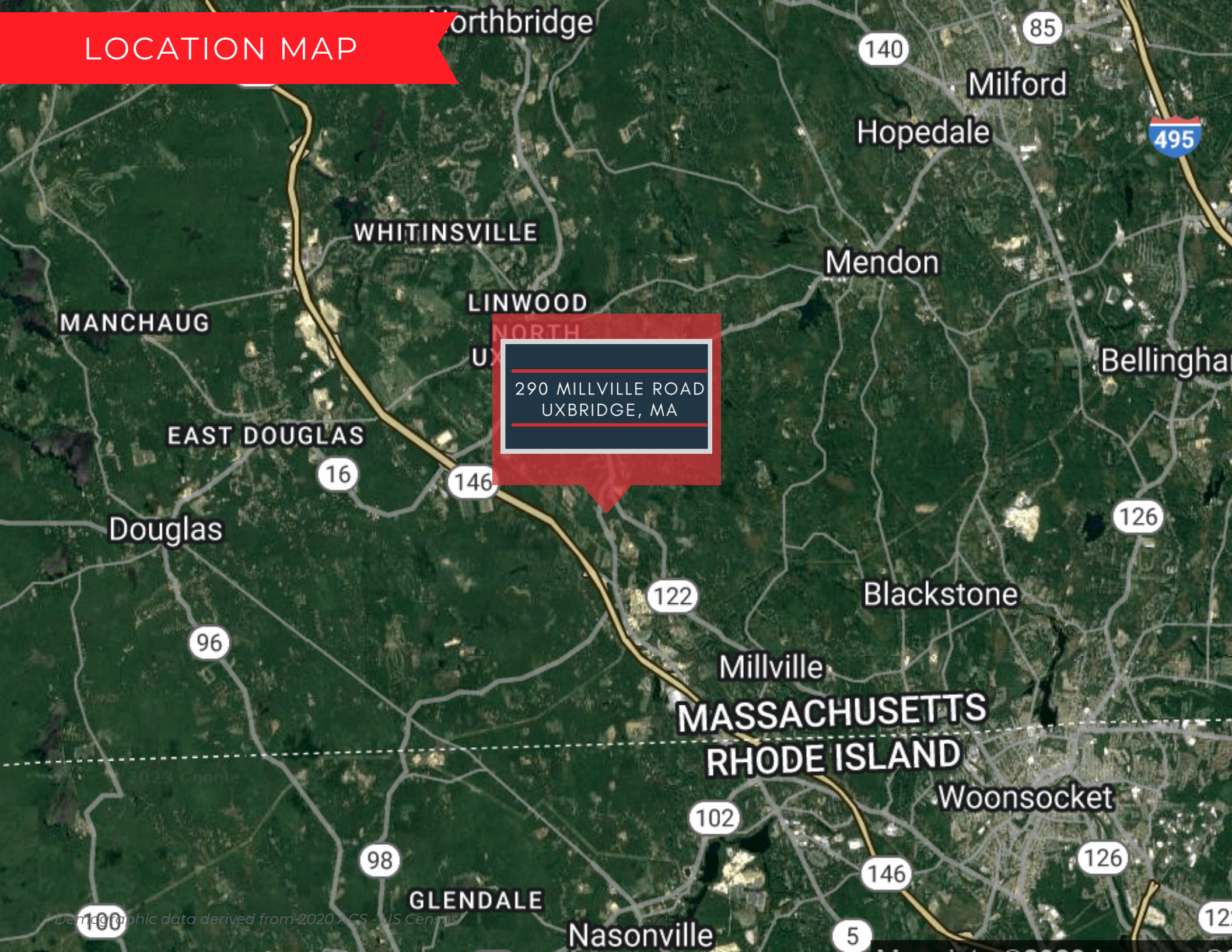
SHEET 4 OF 19

AERIAL MAP

290 MILLVILLE ROAD
UXBRIDGE, MA

UXBRIDGE | MA

LOCATION MAP



290 MILLVILLE ROAD
UXBRIDGE, MA

NAI Glickman Kovago & Jacobs

1 Mercantile Street, Suite 510 | Worcester, MA

508.753.9100

www.glickmankovago.com



CODY MINER

Vice President

508.389.3769

cminer@glickmankovago.com

290 MILLVILLE ROAD
UXBRIDGE, MA