



699 Tarkiln Hill Rd

699 Tarkiln Hill Rd, New Bedford, MA 02745



COMMERCIAL REAL ESTATE, INC.



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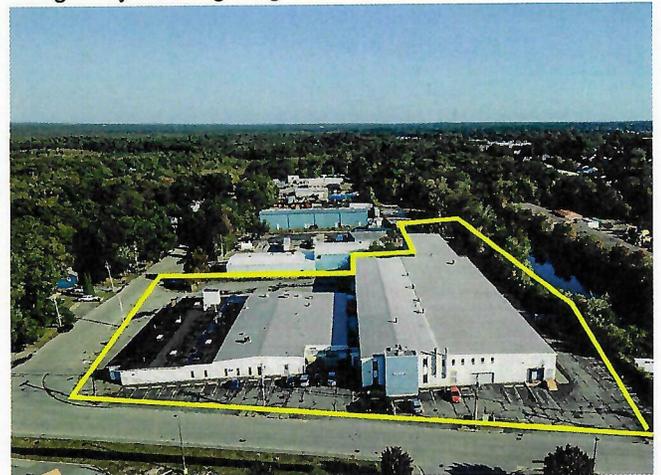


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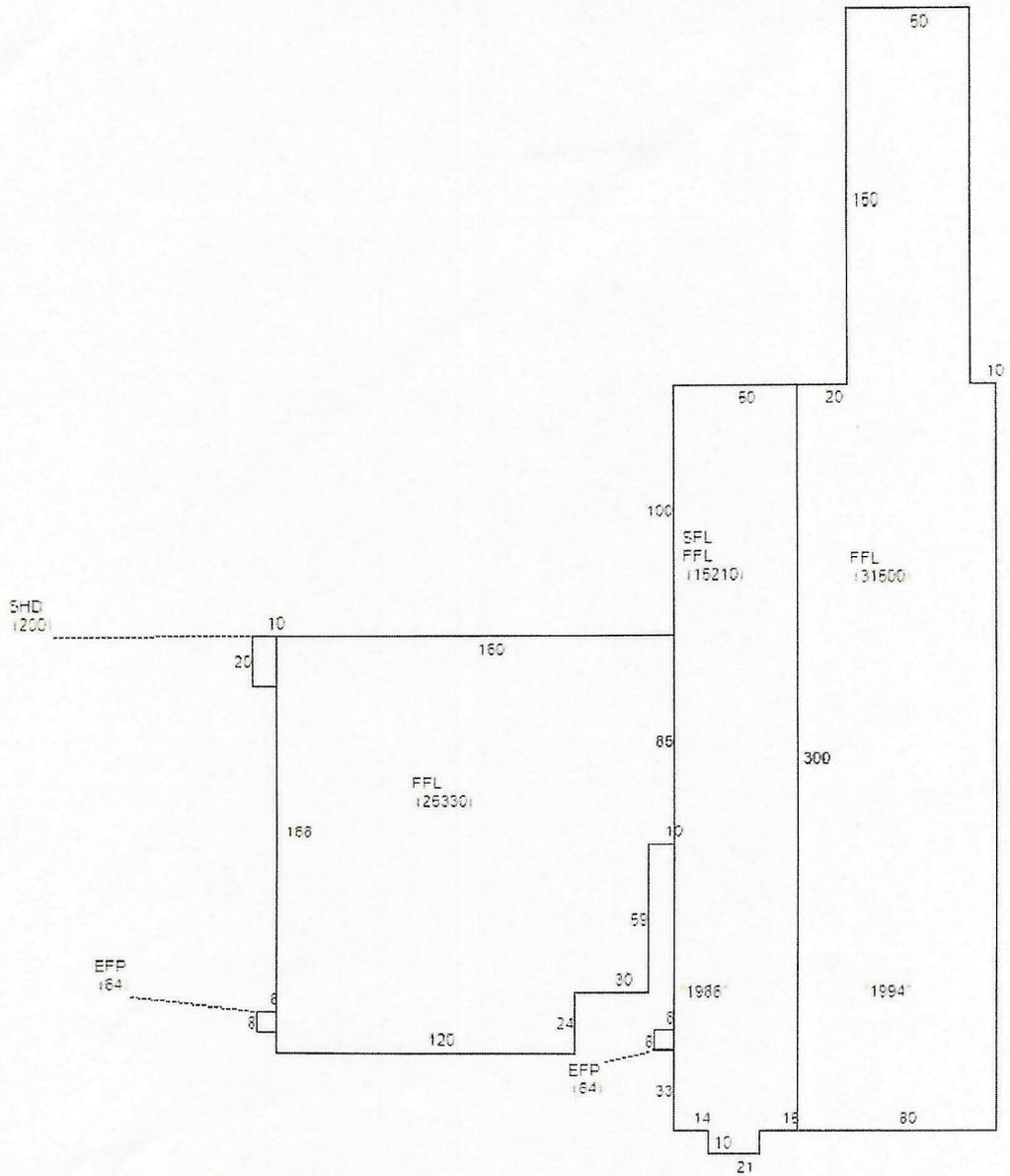
\$3,995,000

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:	\$3,995,000
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
No. Stories:	2
Year Built:	1971
Tenancy:	Multi
Zoning Description:	IB
APN / Parcel ID:	NEWB-000125-000000-000012





2.62
ACRES

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).

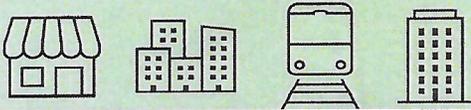
The TOD overlay “floats” on top of existing zoning districts and encourages new development that’s functional for users of all modes of transit – cars, buses, trains, bikes, walking, or wheeling. **It does not affect the established residential area east of Church Street.** See map on next page.

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.

Property Card: NS TARKILN HILL RD
 City of New Bedford, MA



Parcel Information	
Location: NS TARKILN HILL RD Parcel ID: 125 0145 Condo Complex: Owner: ROTH TEC REALTY CORP Co-Owner: Mailing Address: 699 TARKILN HILL ROAD NEW BEDFORD, MA 02745 Patriot Account #: 35646	Land Use Code: LAND-I Zone: IB Acres: 2.62 Total Gross Building Area: sq. ft. Total Finished Building Area: sq. ft.
Sale History	Assessed Value
Sale Date: 8/1/1993 Book & Page: 16995 Sale Price: Sale Description: Seller: N/A	Land: 464,100 Yard: 0 Building: 0 Total: \$464,100
Building Details: Building # 1	
Building Type: - Year Built: Quality: - Residential Units: 0 Stories: - Kitchens: 0 No. Full Baths: 0 Add'l Full Baths: 0 3/4 Baths: 0 Half Bath: 0 Add'l Half Bath: 0 Other Fixtures: 0 WS Flues: 0	Int Wall Desc 1: - Int Wall Desc 2: 0 Ext Wall Desc 1: - Ext Wall Desc 2: 0 Floor Cover 1: - Floor Cover 2: - Roof Cover: - Roof Structure: - Foundation: - Frame: - Heat : - Heat Fuel: - % Air Conditioned: 0



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SKETCH	PHOTO
NO SKETCH AVAILABLE	

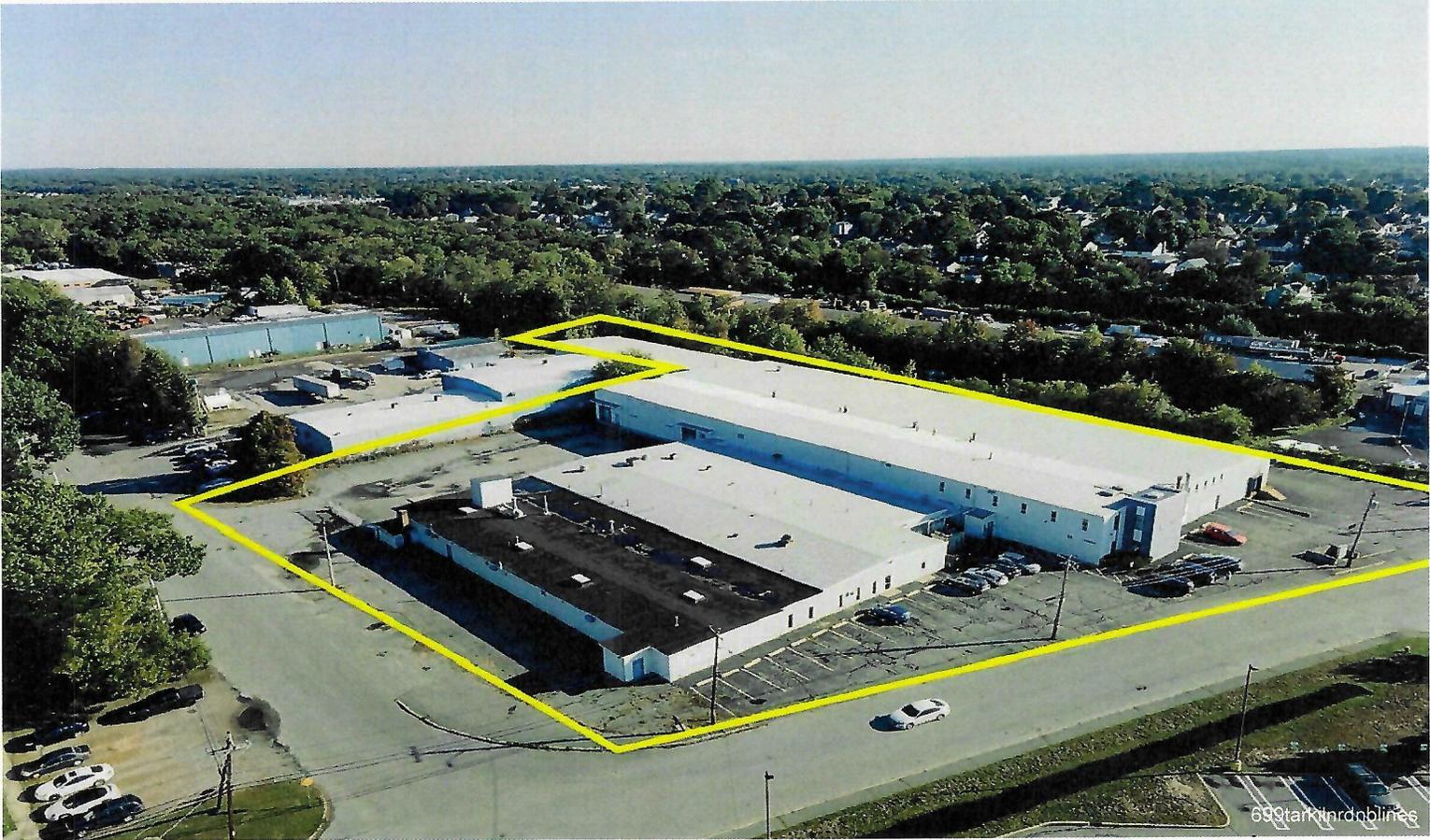
Total Tax		
Fiscal Year	Total Valuation	Total Taxes
2025	\$464,100	\$10,604.69
2024	\$479,000	\$11,955.84
2023	\$317,200	\$9,477.94



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Property Photos



Property Photos



Property Photos



699tarkilnrndnblines-11



699tarkilnrndnblines-15

Property Photos



699tarkilnrdblines-12



699tarkilnrdblines-14

Property Photos



Rothtec-15



Rothtec-14