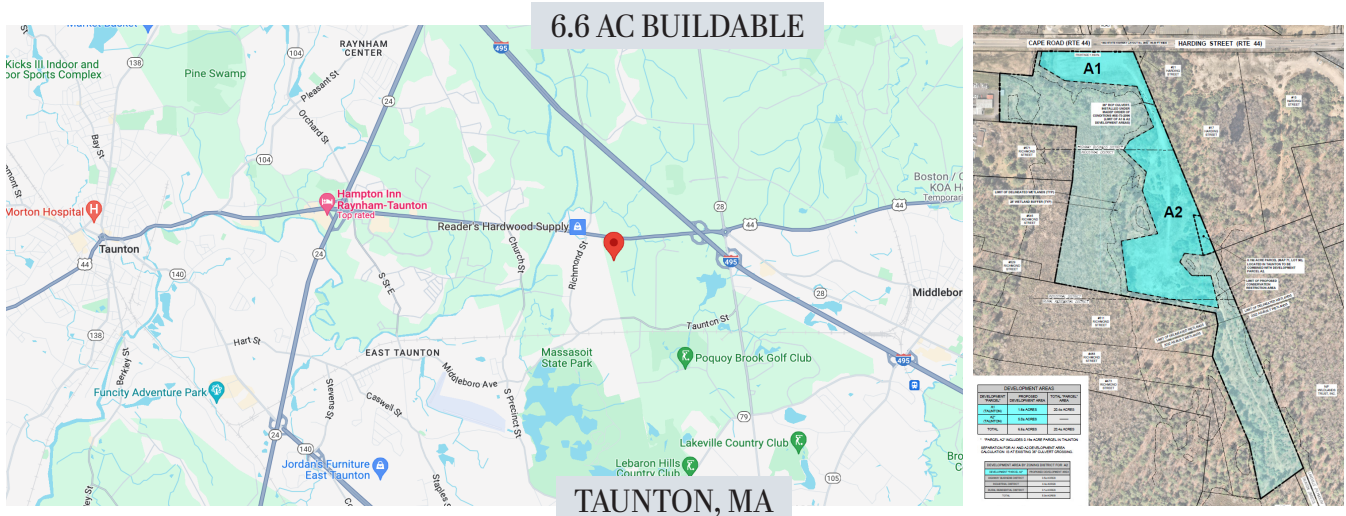


UNIQUE DEVELOPMENT OPPORTUNITY

Land Available on Route 44 | Minutes to Route 495



OVERVIEW:

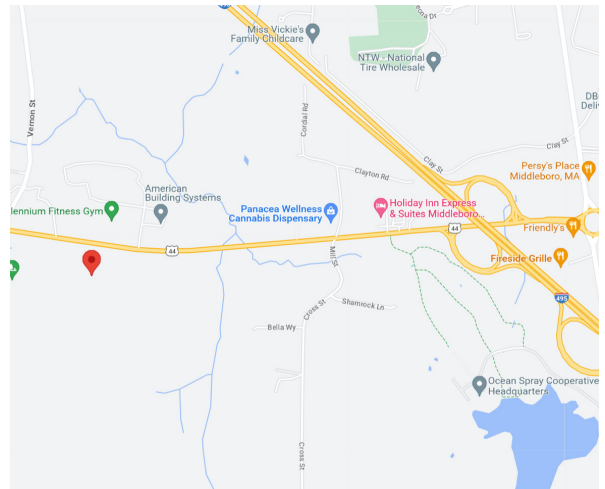
- Address: 0 Cape Highway Route 44, Taunton MA
- Lot Size Gross: 23+ AC
- Buildable Area: 6.6 AC. (1.6 up front and 5.0 in the back)
- Zoned: Highway Business / Industrial / Rural Residential
- Frontage: 450 feet
- Utilities: Municipal Water, Gas, Electric across 44, No Sewer
- Concept Plans for Industrial Park - 100,000 total sf
- Previously Approved for Auto Dealership and Service

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/ Storage Materials, Distribution, Light Industrial/Manufacturing, Contractor Bays, Parking Lot/ Garage, IOS, Auto Sales, Building Material/Equipment Sales, Restaurant, Bank, Retail, Recreational/Sports Facility, Fitness Club, Golf, Medical/Dental Office/Clinic, Hotel/Motel, Contractor Showroom, Recycling, Retail Business, Wireless Communication Antenna, etc.



JACOB REALTY
279 NEWBURY STREET
BOSTON, MA 02116

LINDA HOULLAHAN
LHOULLAHAN@JACOBREALTY.COM
617-852-7052