

# UNIQUE DEVELOPMENT OPPORTUNITY

Land Available on Route 44 | Minutes to Route 495



## OVERVIEW:

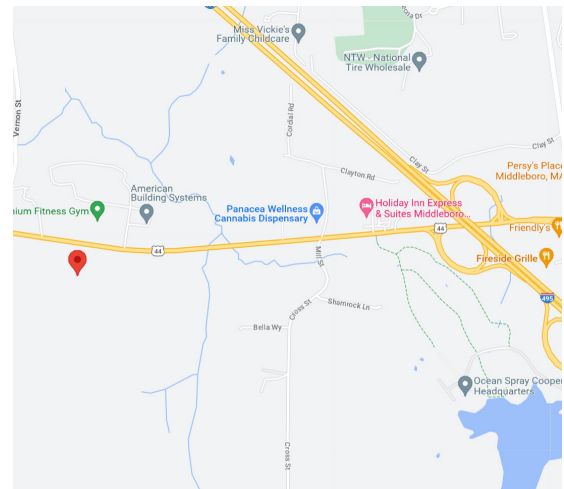
- Addresses: 0 Cape Highway Route 44, Taunton MA
- 15 Harding St. Lakeville MA
- 17 Harding St. Lakeville MA
- Combined Lot Size Gross: 35+ AC
- Buildable Area: 11.6 AC
- Zoned: Highway Business / Industrial / Rural Residential
- Combined Frontage: 1,296 feet
- Utilities: Municipal Water, Gas, Electric across 44, No Sewer
- Concept Plans for Industrial Park. Approx 145,000 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, Retail, Building Material/Equipment Sales, Restaurant, Bank, Recreational/Sports Facility, Fitness Club, Golf, Medical/Dental Office/Clinic, Hotel/Motel, Contractor Showroom, Recycling, Wireless Communication Antenna, Plant for Manufacturing/Processing/ Fabrication, Hotel/Motel, Office, Plumbing Electrical or Carpentry Shop, Showroom, etc.



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