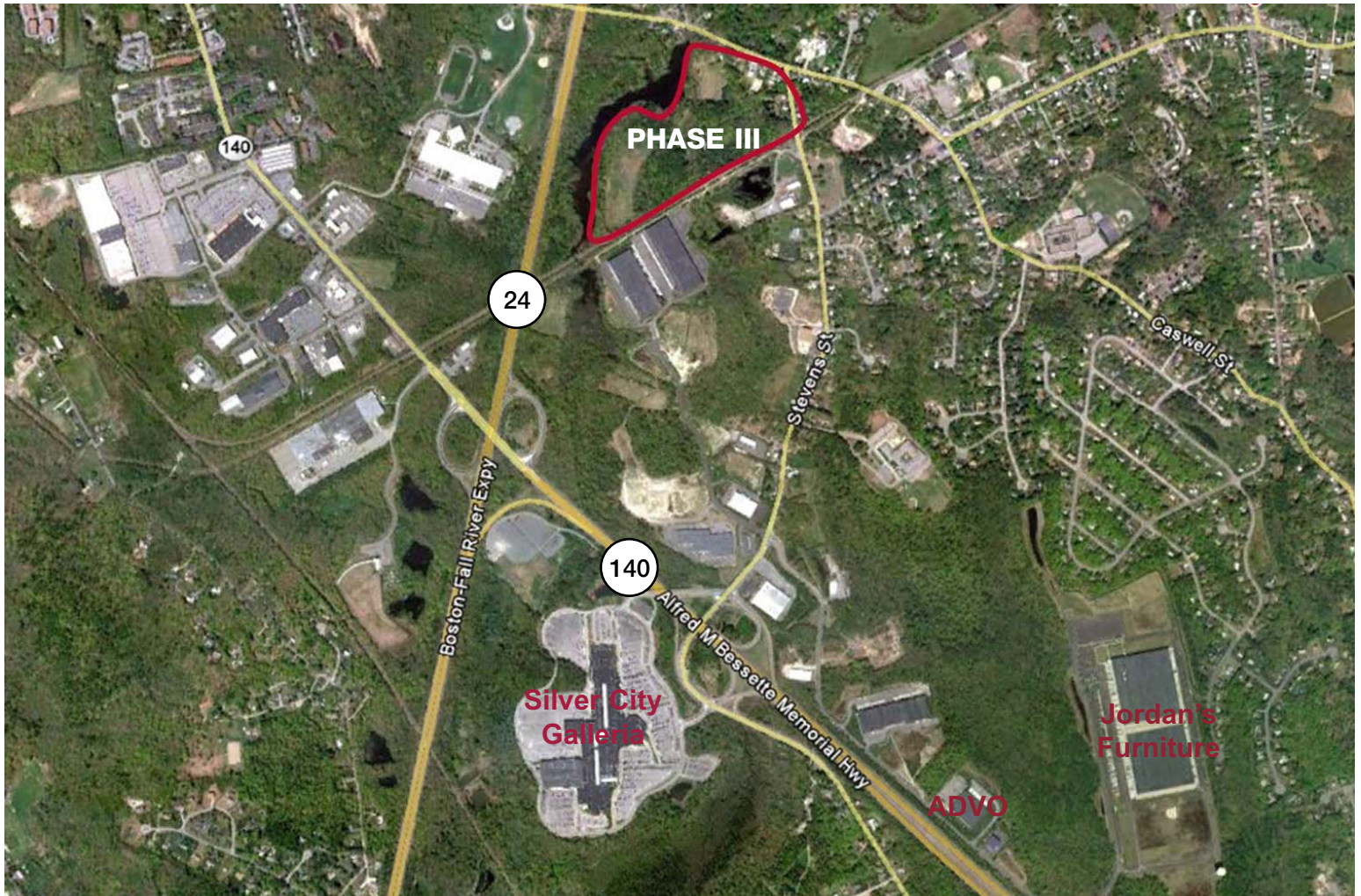


LIBERTY & UNION INDUSTRIAL PARK PHASE III TAUNTON, MASSACHUSETTS



Phase III - Available Now

Land for Sale
Zoned Industrial

NAI Hunneman

Commercial Real Estate Services, Worldwide.

All information furnished regarding property for sale or lease is from sources deemed reliable, but no warranty or representation is made as to the accuracy thereof and same is submitted subject to errors, omissions, change of price, rental or other conditions prior to sale or lease, or withdrawal without notice.

contact information

Cathy Minnerly, Executive Vice President | 617 457 3334 | cminnerly@naihunneman.com

Ovar Osvold, Associate | 617 457 3222 | osvold@naihunneman.com

303 Congress Street | Boston, MA 02210 | 617 457 3400 | www.naihunneman.com

LIBERTY & UNION INDUSTRIAL PARK | TAUNTON

PHASE III

Land for Sale

SPECIFICATIONS:

PHASE III - LIBERTY & UNION INDUSTRIAL PARK

TOTAL PARK ACREAGE 350 acres

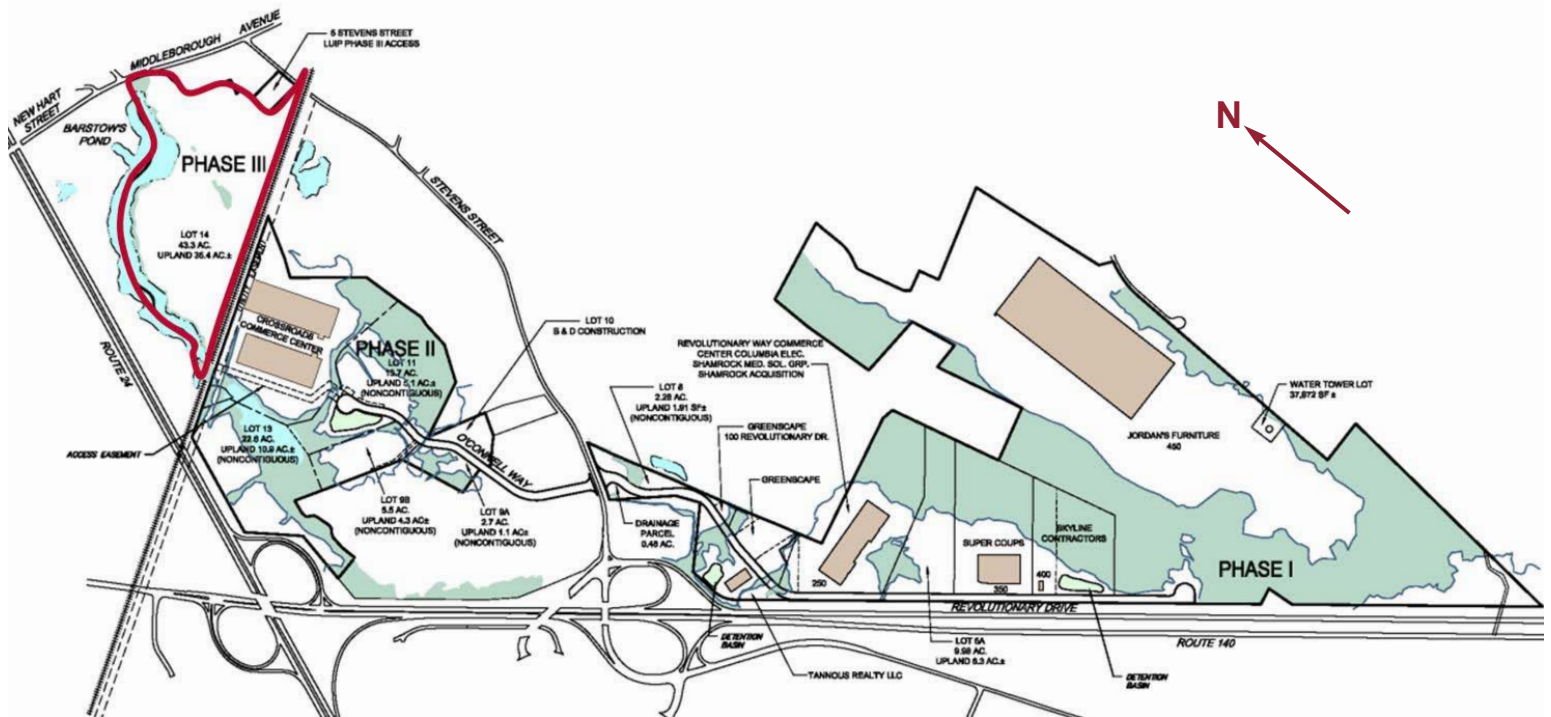
AVAILABLE ACREAGE Prime 45+ acre site (subdividable)

- Large industrial site
- Corporate headquarters location
- Municipal sewer and water
- Low cost electric and fiber optic services through Taunton Municipal Light Plant
- Direct freight rail access (2,000 linear feet)
- 36.7 acres total upland

LOCATION

The Park is situated at the junction of Routes 24 and 140 in close proximity to the major metropolitan cities of Boston and Providence, and nearby Taunton Municipal Airport.

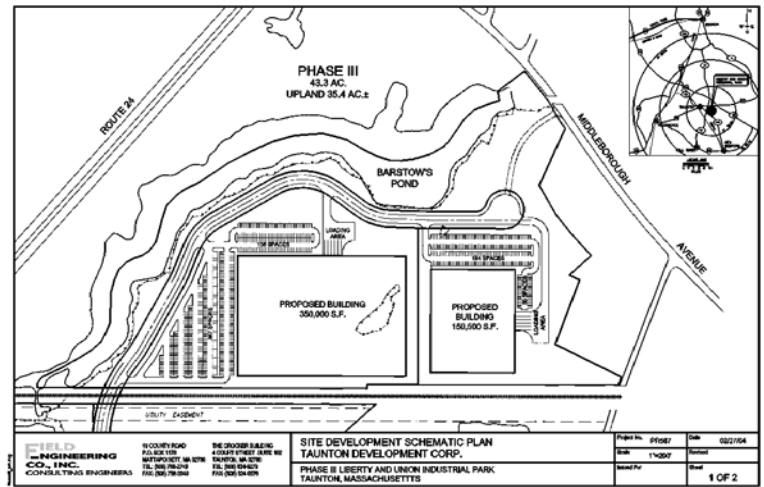
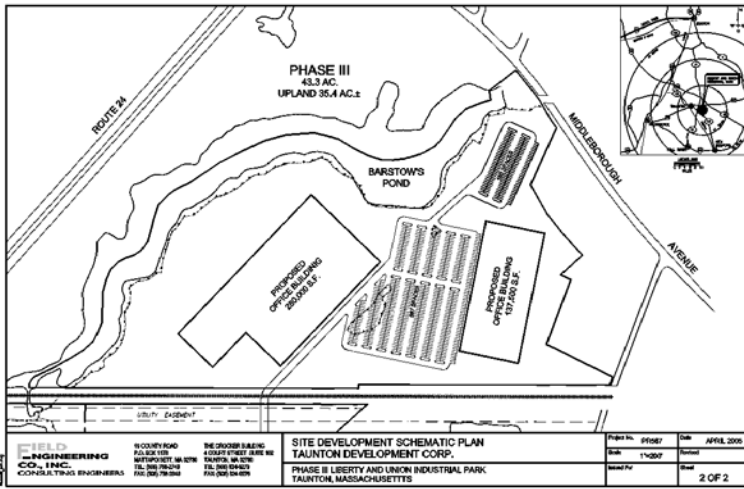
LUIP MASTER PLAN



LIBERTY & UNION INDUSTRIAL PARK | TAUNTON

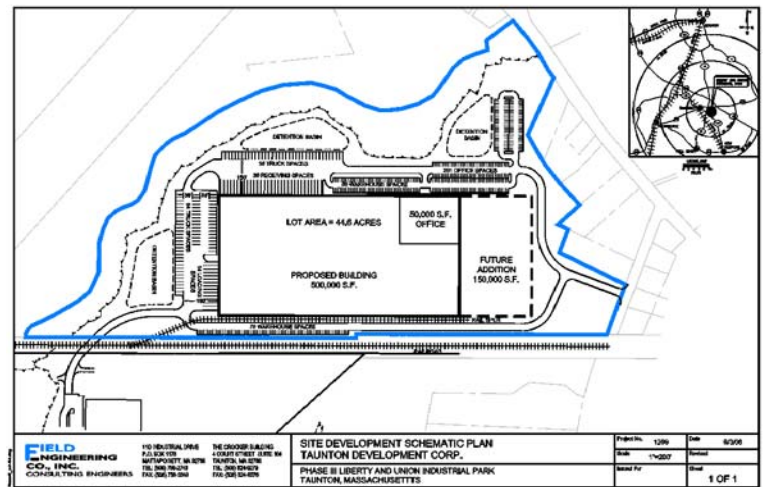
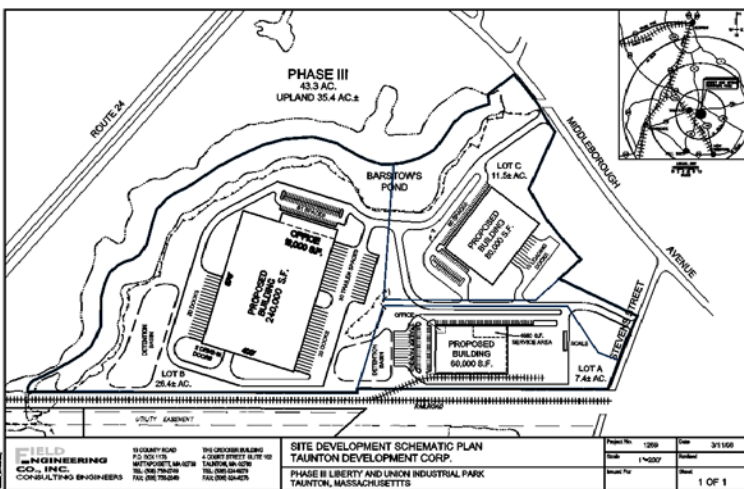
Phase III Zoned Industrial

PHASE III PROPOSED SITE PLANS



350,000 SF warehouse
150,000 SF warehouse

280,000 SF warehouse
137,500 SF warehouse



500,000 SF warehouse (50,000 SF office)
Future addition: 150,000 SF

240,000 SF warehouse (12,000 SF office)
80,000 SF warehouse
60,000 SF warehouse



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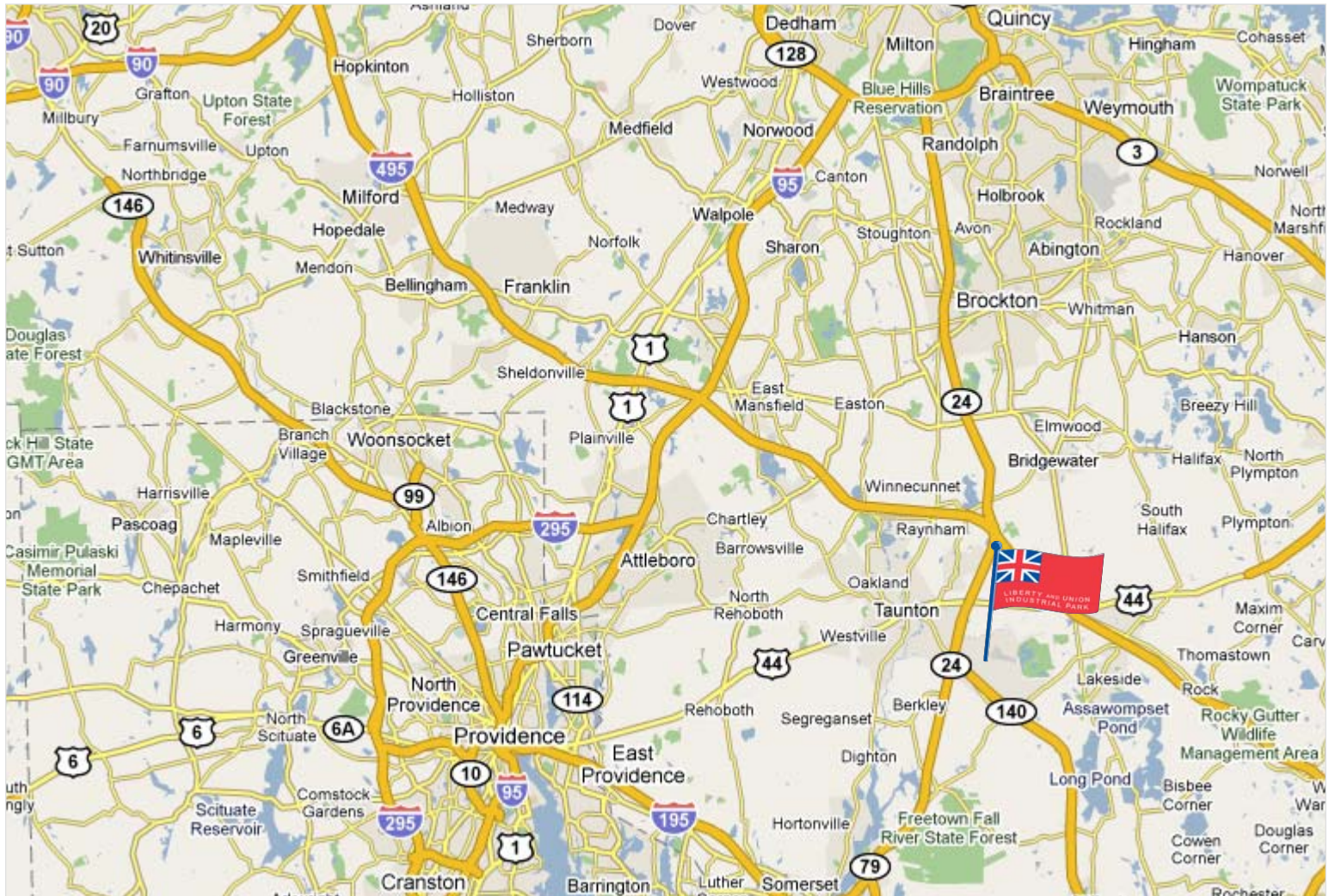
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LIBERTY & UNION INDUSTRIAL PARK | TAUNTON

PHASE III

Land for Sale



HIGHLIGHTS:

DEVELOPED AND MANAGED BY	Taunton Development Corporation
PRICE	\$125,000 per acre of upland
ZONING	Industrial
IMPERVIOUS COVERAGE	80%
INCENTIVES	Tax increment financing programs are offered by the City of Taunton and the Commonwealth of Massachusetts
UTILITIES	Gas: Bay State Gas Electric: Taunton Municipal Light & Power Sewer/water: City of Taunton

contact information



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