



INDUSTRIAL PROPERTY FULLY LEASED

Available For Sale

491 West Water Street, Taunton, MA



±43,830 SF Industrial Property on ±7.43 Acres

491 West Water Street includes ±43,830 SF of 1-story warehouse space on ±7.43 acres. Ideal for a scrap yard, recycling center, repair shop, storage facility and other industrial uses. Key features include 13 truck doors, 6' thick concrete floors, significant outside space, 15' to 16' ceiling height, private office, and much more. Property is currently 100% occupied and subdivided and leased on a month-to-month basis to a variety of tenants. Perfect for an investor or user in need of industrial property for their business. ±7.24 acres of adjacent land at 655 West Water St. is separately available for sale. Please call today for a tour!

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Gross Building Area	±43,830 SF (includes second level office w/ bathroom)
Year Built	±1960
Gross Land Area	±7.43 Acres
Zoning Code	Industrial
Utilities	Municipal electricity, public sewer, water and natural gas
Floor	Concrete (6' Thick)
Sprinklers	100% Wet Sprinklered
Ceiling Height	15' - 16'
Heating	Gas suspended Modine Heaters
Truck Doors	Thirteen (13)
Restrooms	Six (6)
Construction	Steel and Masonry
Roof/Cover	Flat/Rubber Membrane/Metal
2017 Taxes	± \$25,702.29 (Rate \$34.70/\$1,000)
Corner Lot	Corner of Fifth & West Water Streets
Highway Access	Route 44, 138, 140, 24 and I-495
Offering Price	\$1.2 Million

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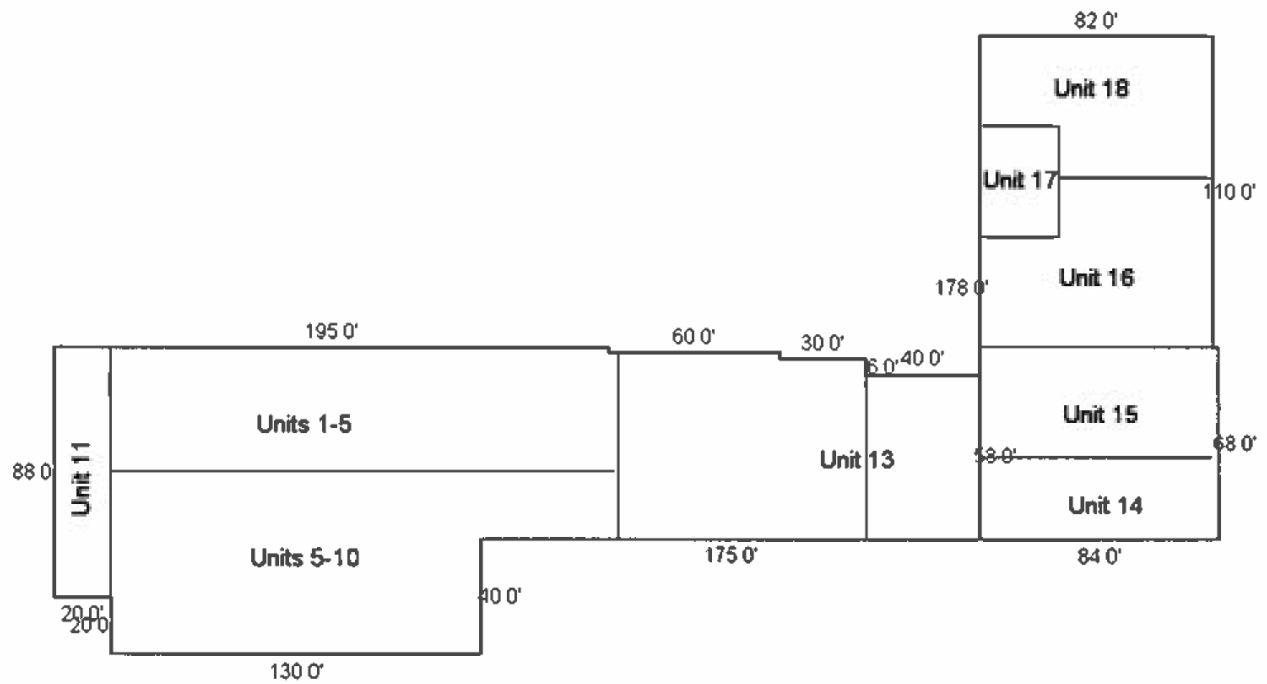
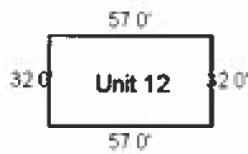
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Improvement Plan



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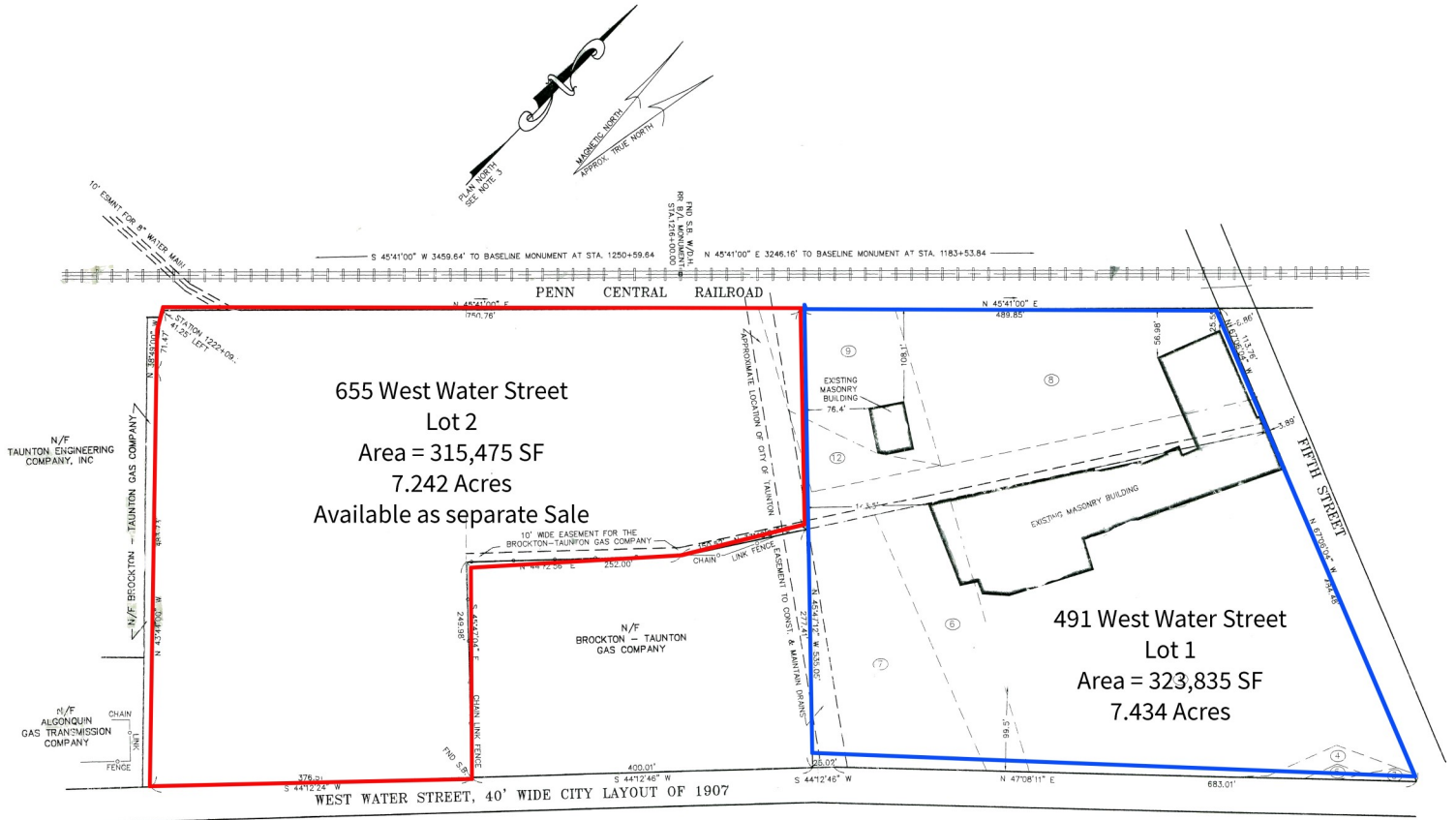
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Plot Plan



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Available for Sale - Optional Adjacent Parcel

±7.24 Acres of Unimproved Industrial Land

655 West Water Street, Taunton, MA

Aerial Photograph



Gross Land Area: ±7.24 Acres (Adjacent to 491 West Water Street)

Usable Land Area: ±5.96 Acres

Wetlands: ±1.28 Acres

Zoning: Industrial (IND)

Taxes: ± \$10,840.28 (\$34.70 / \$1,000)

Topography: Level

Frontage: 373 Feet (West Water Street)

Asking Price: \$500,000

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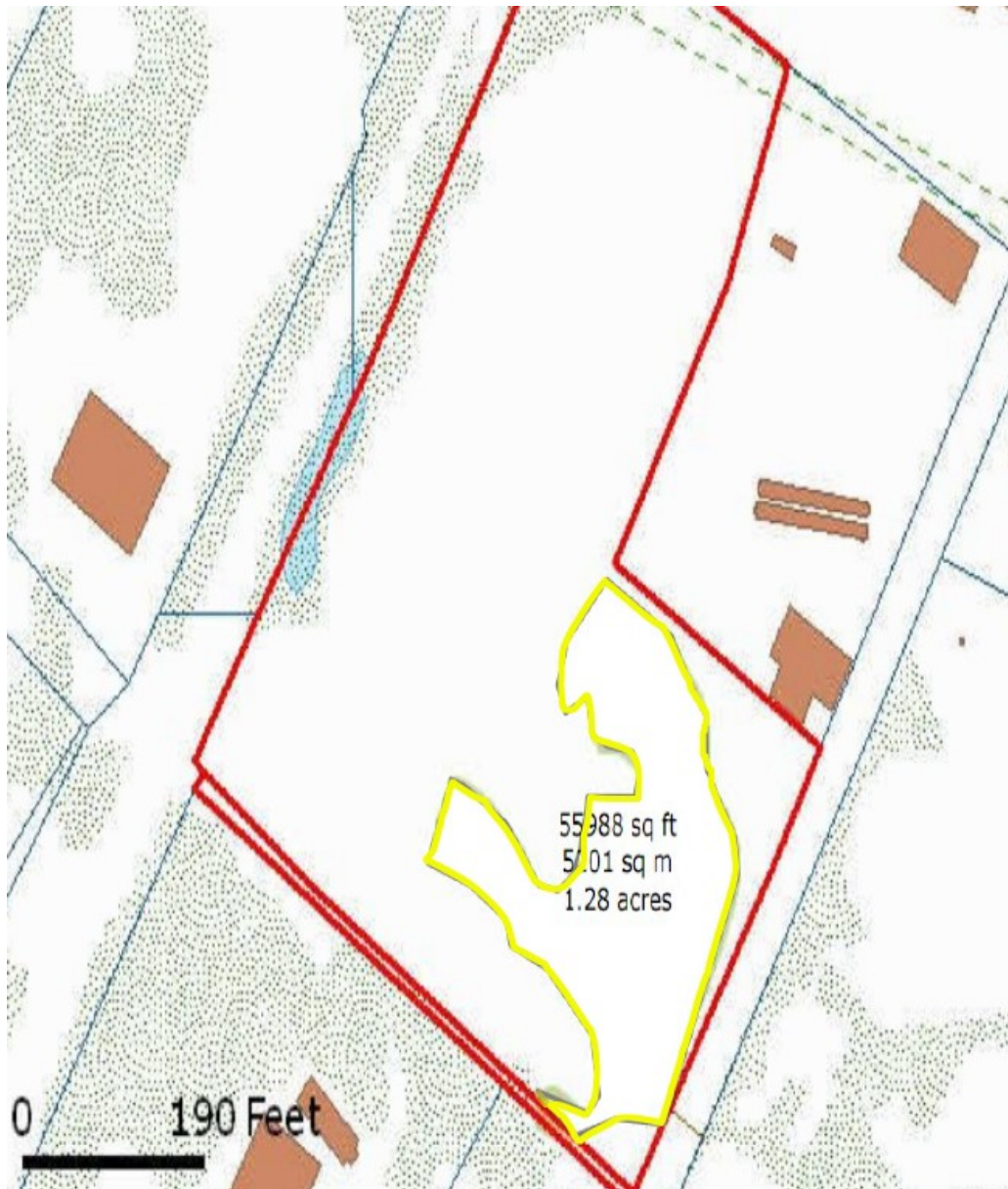
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Land Map: ±1.28 acres of wetlands outlined in yellow below



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Available for Sale

±43,830 SF Industrial Property on ±7.43 Acres and Optional ±7.24 Acres

491 & 655 West Water Street, Taunton, MA

Aerial Photograph



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