

FOR SALE OR GROUND LEASE

5.6 ACRES AVAILABLE

INDUSTRIAL AND/OR COMMERCIAL DEVELOPMENT



**OUTSTANDING LOCATION
PLYMOUTH, MA**

OVERVIEW

- 5.6 AC (243,935 sf)
- Partially Paved, Fenced, and Lit
- Zoned MC Mixed Commercial
- Many Industrial Uses by Right
- Easy Highway Access
- Clear Visibility from Route 44
- High Traffic Count
- Neighbors include Amazon Distribution Center, Colony Place, Walmart, Lowes, Plymouth Industrial Park, etc.

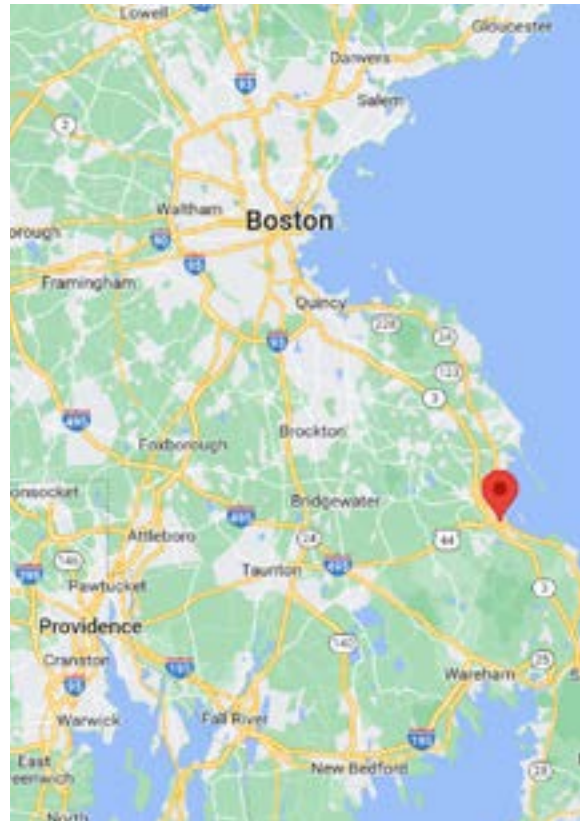
LOCATION

- At the Intersection of Routes 44 and Route 3
- Across from the Plymouth Industrial Park
- Exit 16 off Route 3
- Easy Access to 495
- At the top of Cherry St
- 40 Miles to Boston Logan International Airport
- 48 Miles to Rhode Island TF Green International Airport

OPPORTUNITY

By Right:

- | | |
|---|------------------------|
| - Wholesale, Warehouse and Distribution | - School/College |
| - Parking Lot & Garage | - Restaurant Fast Food |
| - Clinic and Medical Office Building | - Child Care |
| - Research and Development | - Office |
| - Hotel, Inn & Motel | - Rental Agency |



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