

**FOR
LEASE**

UNDER CONSTRUCTION

OVER 1 MSF OF DEVELOPMENT

SILVER CITY
BUSINESS PARK

TAUNTON, MA

FIRST CLASS NEW CONSTRUCTION OPPORTUNITY



**EXCLUSIVE HIGHWAY ON/OFF
RAMP WITH NO TRAFFIC LIGHTS**



**4.9M POPULATION WITHIN
40-MILE RADIUS**



**COOPERATIVE PRO-BUSINESS
MUNICIPALITY WITH NO ABUTTERS**



**BEST-IN-CLASS UTILITY SPEC
WITH 21 MEGAWATTS OF EXISTING
HEAVY POWER**



PORTMAN INDUSTRIAL

CBRE

PARKWIDE SPECIFICATIONS

4-BUILDING INDUSTRIAL PARK

BUILDING 1	BUILDING 2	BUILDING 3	BUILDING 4
±295,573 SF	±451,880 SF	±248,453 SF	±74,500 SF














PROPOSED HIGH-BAY WAREHOUSE

Silver City Business Park offers **± 149 acres** of easily accessed land that can accommodate **over 1 million square feet** of development of industrial space. Taunton is **a premier pro-business community** that provides the workforce, financial incentives, upgraded utilities, and direct highway accessibility to create an institutional-quality business park. **Upgraded infrastructure is in-place** at Silver City, including **high-capacity utilities**, an **exclusive ramp to the Route 140/Route 24 onramp**, and **ample land with ideal topography** for generous truck courts and flexible parking throughout.

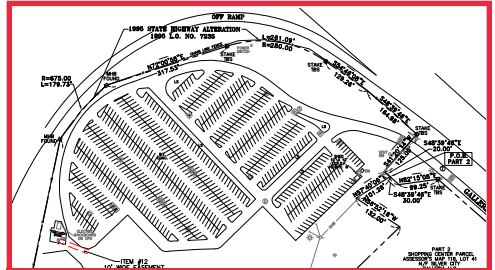
BUILDING USES

-  **E-COMMERCE/ LOGISTICS**
-  **MANUFACTURING**
-  **BIOMANUFACTURING**
-  **COLD STORAGE**
-  **R&D/FLEX**

UTILITIES & PROVIDERS

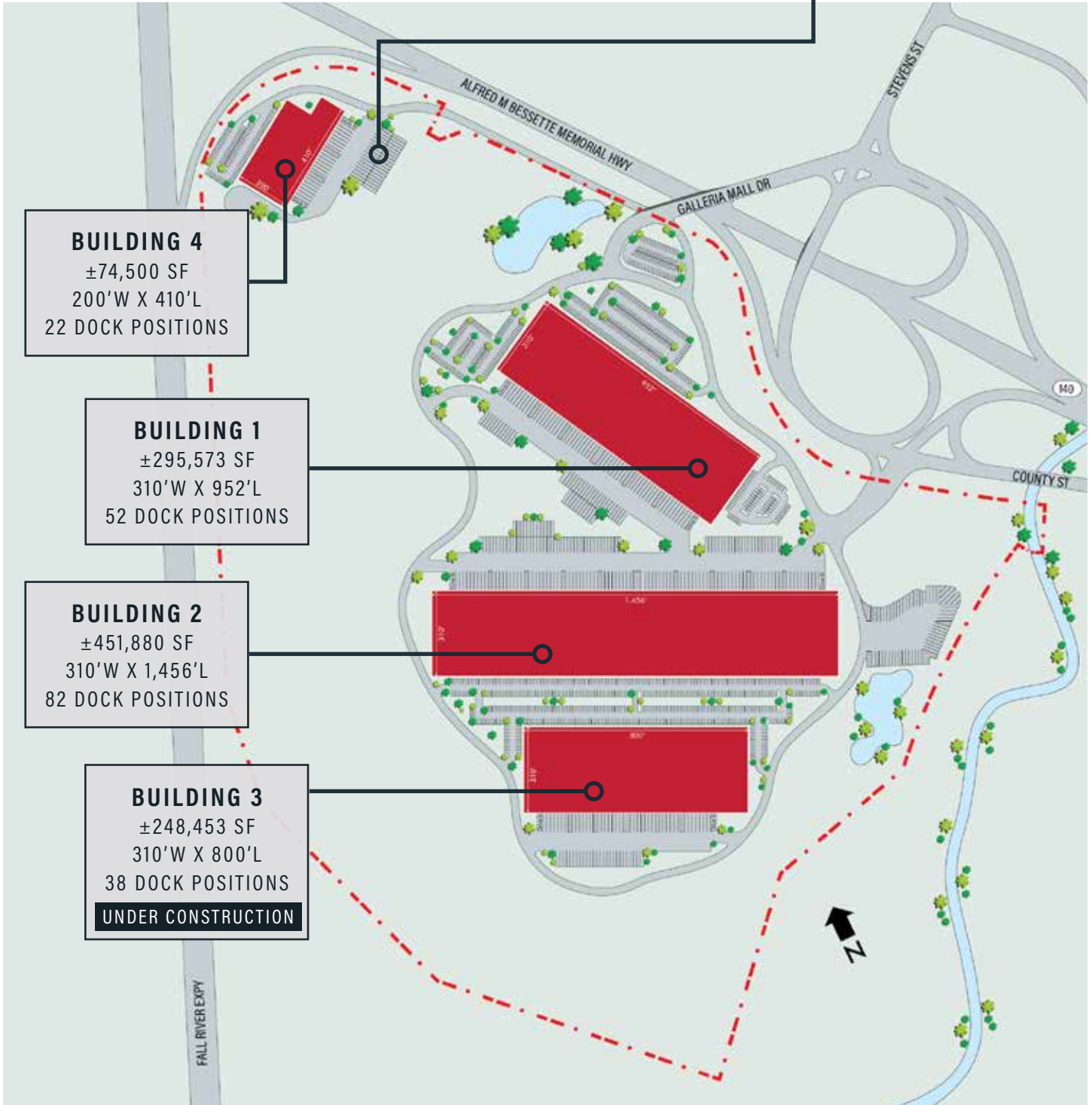
-  **ELECTRICAL: TAUNTON MUNICIPAL LIGHT PLANT WITH 21 MEGAWATT EXISTING POWER**
-  **GAS: COLUMBIA GAS**
-  **WATER/SEWER: CITY OF TAUNTON**
-  **TELECOMMUNICATIONS: COMCAST/VERIZON**

MASTER SITE PLAN



BUILDING 4 ALTERNATIVE PLAN: ADDITIONAL PARKING

±677 AUTOMOBILE PARKING SPACES OR
±176 TRAILER SPACES
(CAN BE CONFIGURED TO SUIT NEEDS)



PARKWIDE SPECIFICATIONS

BUILDING SPECIFICATIONS

Acreage	±149 acres
Clear Height	32'-40' with maximum building height 47'-55'
Column Spacing	50' x 56' (typical) with 60' speed bays
Loading	As outlined, all 9'w x 10'h loading dock doors All with vision panels, bumpers/seals and 35,000 - 45,000 lb levelers
Truck Court Depth	135' minimum with 60' concrete apron
Sprinkler	ESFR system
Lighting	LED fixtures providing 30-foot candles at 3' above finished floor with 25' whips
Electrical	277/480V; 3 phase; 3,000A service (expandable)
Roof	60 mil, single ply reinforced TPO membrane with insulation
Floor Slab	7" thick concrete slab on grade, 4,000 PSI unreinforced concrete over 12" stone base Designed to average 500lb/SF and Ff50 F130 floor flatness/levelness; two coats sealer
HVAC	Gas-fired, minimum 8 BTU/SF
Structural/Foundation	Tilt-up concrete with white rigid insulation
Zoning	Business District

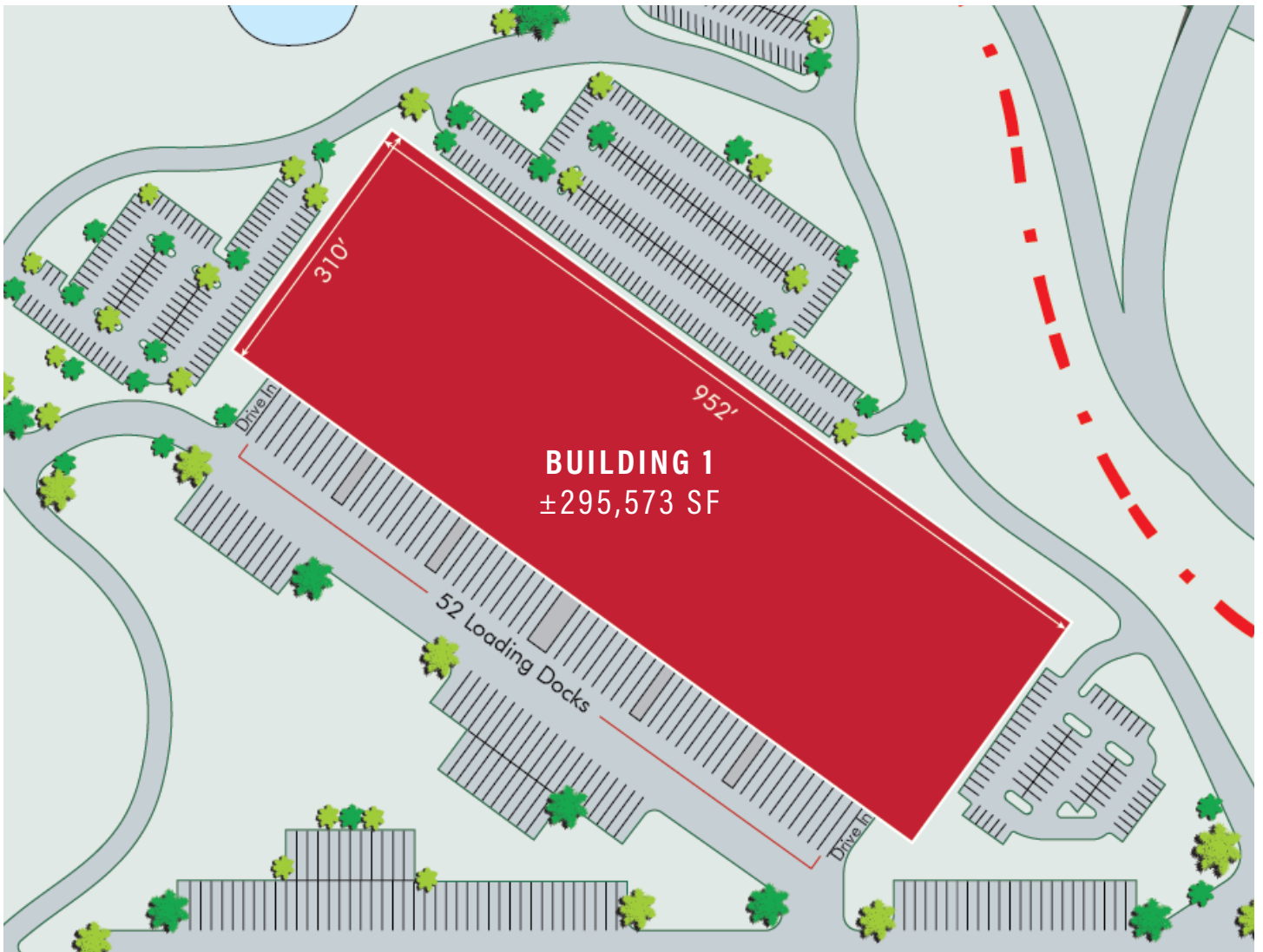
PARK UTILITIES

Electrical Capacity	21 megawatts total power; three 13.8 kVA feeders with automatic transfer switches, rate at 7 MW each
Stormwater	Full stormwater management system to meet DEP regulations
Water/Sewer	12" water line; 8" sewer line

BUILDING 1

±295,573 SF

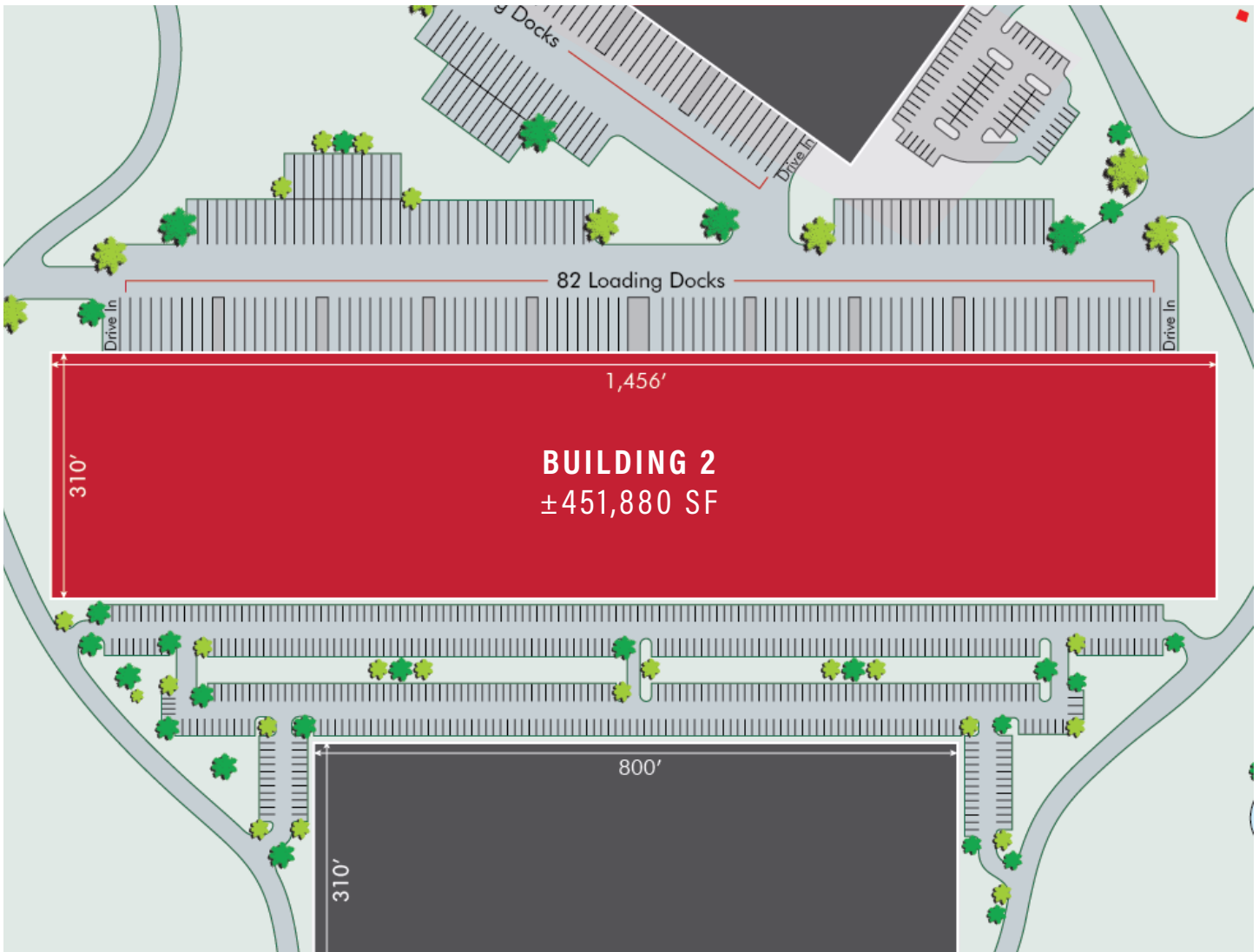
- + **Total Building Size:** ±295,573 SF
- + **Building Dimensions:** 310'W x 952'L
- + **Clear Height:** 32' - 40'
- + **Dock Positions:** 52 positions;
2 drive-in doors
- + **Trailer Positions:** 45 positions
- + **Parking Spaces:** 442 spaces
- + **Column Spacing:** 50' x 56'



BUILDING 2

±451,880 SF

- + **Total Building Size:** ±451,880 SF
- + **Building Dimensions:** 310'W x 1,456'L
- + **Clear Height:** 32' - 40'
- + **Dock Positions:** 82 positions;
2 drive-in doors
- + **Trailer Positions:** 84 positions
- + **Parking Spaces:** 271 spaces
- + **Column Spacing:** 50' x 56'



BUILDING 3

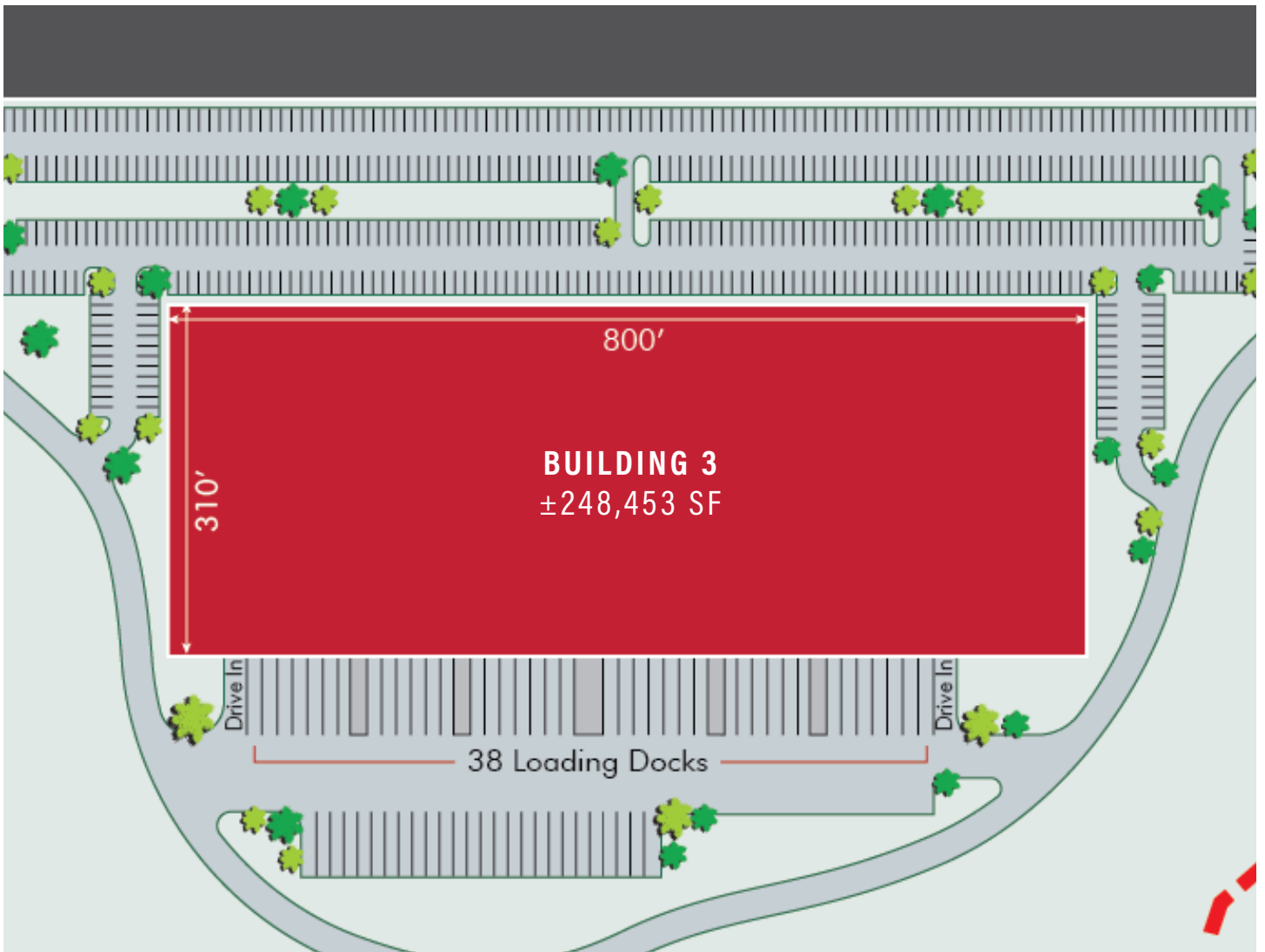


UNDER CONSTRUCTION
Q3 2024 DELIVERY

±248,453 SF

AVAILABLE: Q3 2024

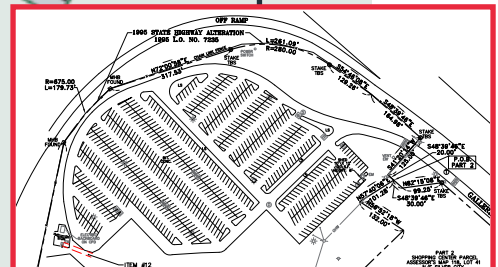
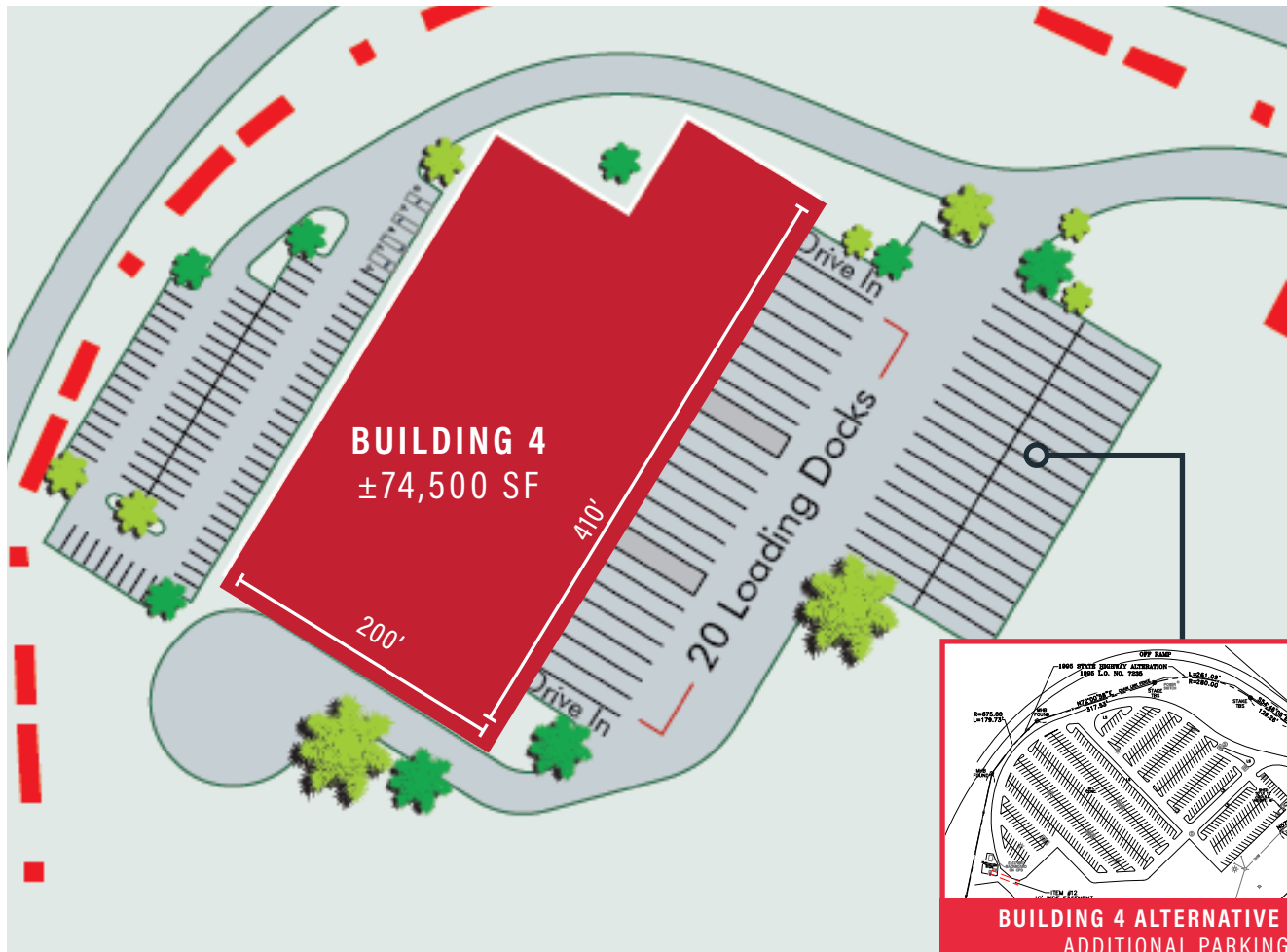
- + **Total Building Size:** ±248,453 SF
- + **Building Dimensions:** 310'W x 800'L
- + **Clear Height:** 32' - 40'
- + **Dock Positions:** 38 positions;
2 drive-in doors
- + **Trailer Positions:** 26 positions
- + **Parking Spaces:** 275 spaces
- + **Column Spacing:** 50' x 56'



BUILDING 4

±74,500 SF

- + **Total Building Size:** ±74,500 SF
- + **Building Dimensions:** 200'W x 410'L
- + **Clear Height:** 32' - 40'
- + **Dock Positions:** 20 positions;
2 drive-in doors
- + **Trailer Positions:** 36 positions
- + **Parking Spaces:** 95 spaces
- + **Column Spacing:** 50' x 56'



**BUILDING 4 ALTERNATIVE PLAN:
ADDITIONAL PARKING**

±677 AUTOMOBILE PARKING SPACES OR
±176 TRAILER SPACES
(CAN BE CONFIGURED TO SUIT NEEDS)

PRIME LOGISTICS-ORIENTED LOCATION WITH TREMENDOUS ACCESSIBILITY



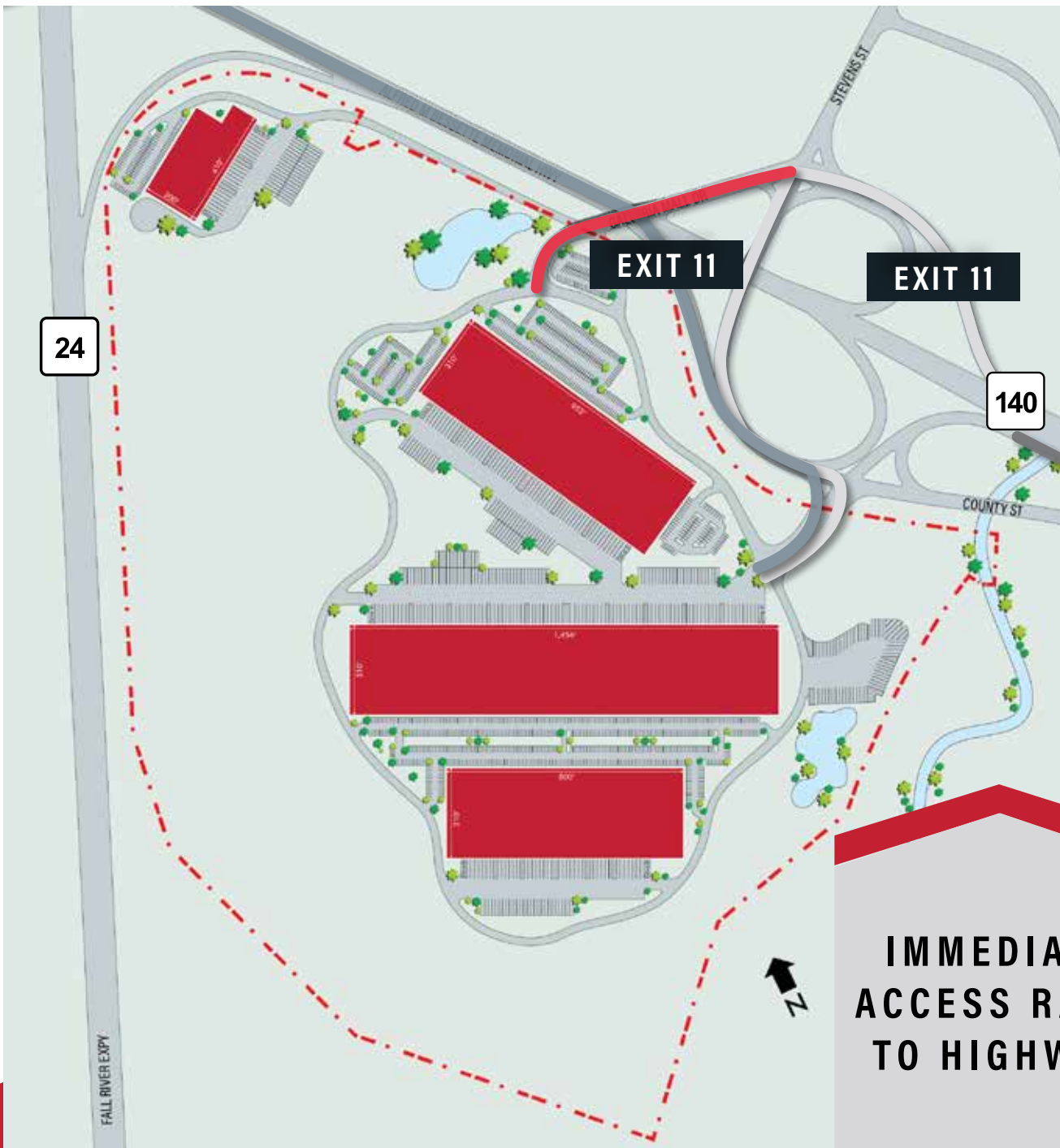
AT INTERSECTION OF I-495, ROUTE 24, AND ROUTE 140 WITH UNPARALLELED EASE OF ACCESS



SITE HAS ITS OWN EXCLUSIVE RAMP TO THE ROUTE 140/ ROUTE 24 ONRAMP



PROVEN LOCATION IN THE HEART OF THE SOUTHERN MASSACHUSETTS INDUSTRIAL PARK CLUSTER OF OVER 20 MSF



AMENITY-RICH SUBMARKET



LOCAL DEMOGRAPHICS



40-MILE RADIUS

- + 4.9M population
- + 0.20% 2023-2028 projected population growth rate
- + 1.9M households
- + \$94K median household income
- + Over 189K businesses



100-MILE RADIUS

- + 11.0M population
- + 0.11% 2023-2028 projected population growth rate
- + 4.4M households
- + \$90K median household income
- + Over 447K businesses

DISTANCE TO

 **INTERSTATE 495: 6 MILES**

 **INTERSTATE 95: 15 MILES**

 **PROVIDENCE, RI: 22 MILES**

 **BOSTON: 30 MILES**



[VIEW WEBSITE](#)

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