

OUTSTANDING DEVELOPMENT SITE OR BTS

I-95, EXIT 78B AT RT. 133

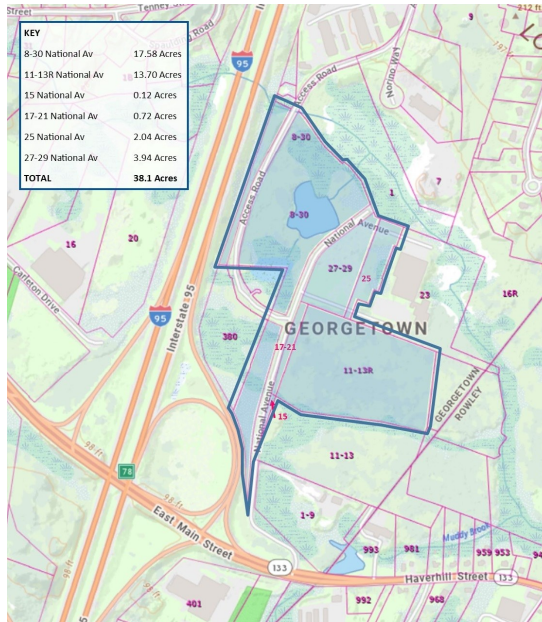
0-30 National Ave., Georgetown MA

38 Acres (Approximately 9 Usable)



Available:

38.1-Acre assemblage at I-95 Inter-section 78 at Rt. 133 and National Ave. Outstanding commercial development opportunity for Sale, Lease, or Build-to-Suit immediately off I-95 with approx. 8-9 developable acres (see concept sketches within), Industrial Zone B. Permittable uses appear to include Industrial, Office, Transportation Terminal, Assisted Care, Self-Storage, Marijuana Overlay District, Destination Retail. See page 3 for Proposed 2-Building Distribution Concept sketch.



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OUTSTANDING DEVELOPMENT SITE OR BTS

I-95, Exit 78B at Rt. 133 and National Ave., Georgetown, MA

38 Acres (Approximately 9 Usable)



Zoning:

- Industrial B

Permittable Uses:

- Industrial
- Transportation Terminal
- Office
- Assisted Care
- Self Storage
- Marijuana Overlay District
- Destination Retail

Variances in Place:

- 47' height
- 14' Front Yard
- 21' Side Yard
- 37' Rear Yard

Utilities:

- Town Water

Traffic:

- I-95 - 72,994 ADT
- Rt. 133 - 14,289 ADT



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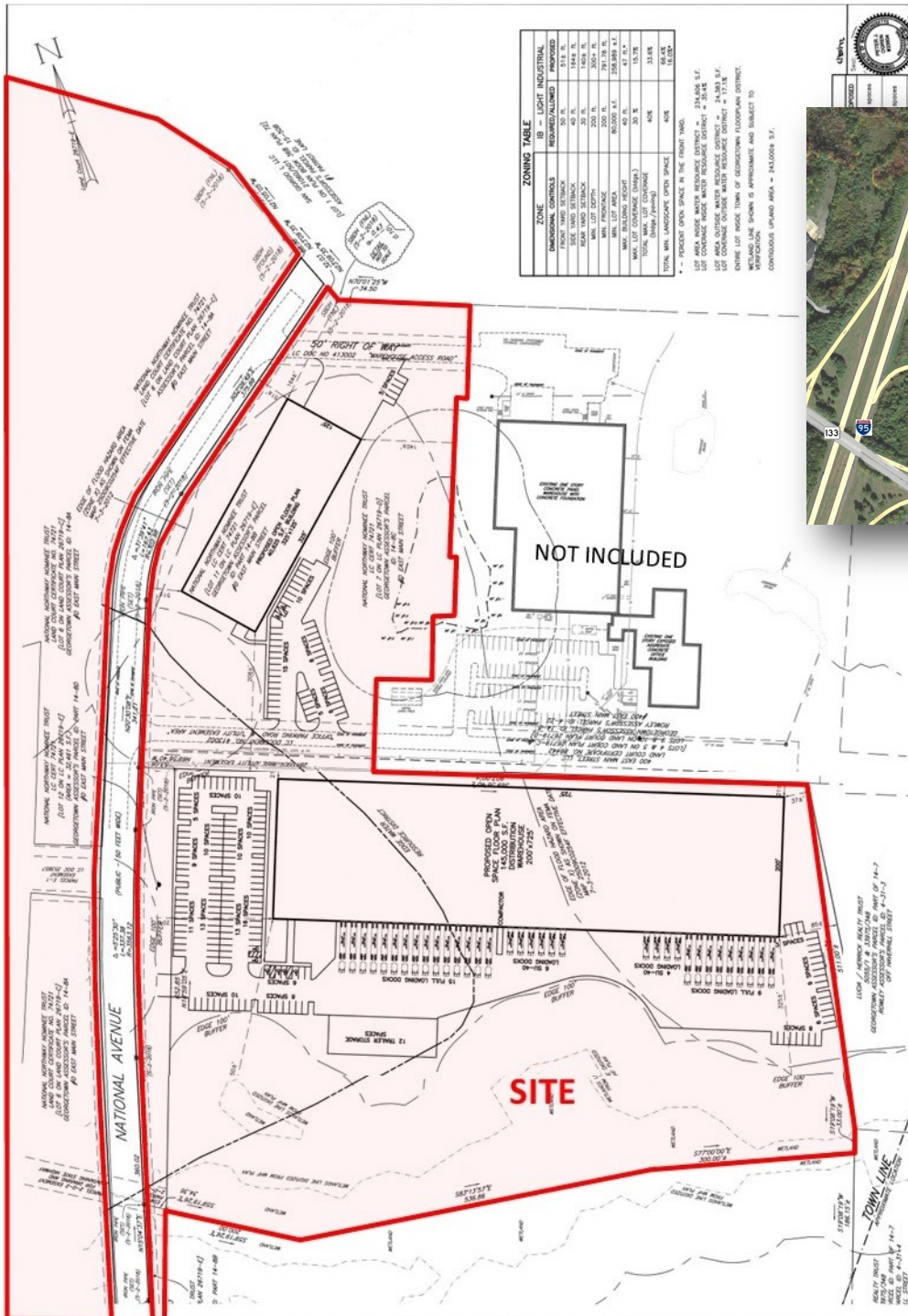
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Proposed Concept with 145,000 Sf and 40,625 SF Distribution Buildings



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