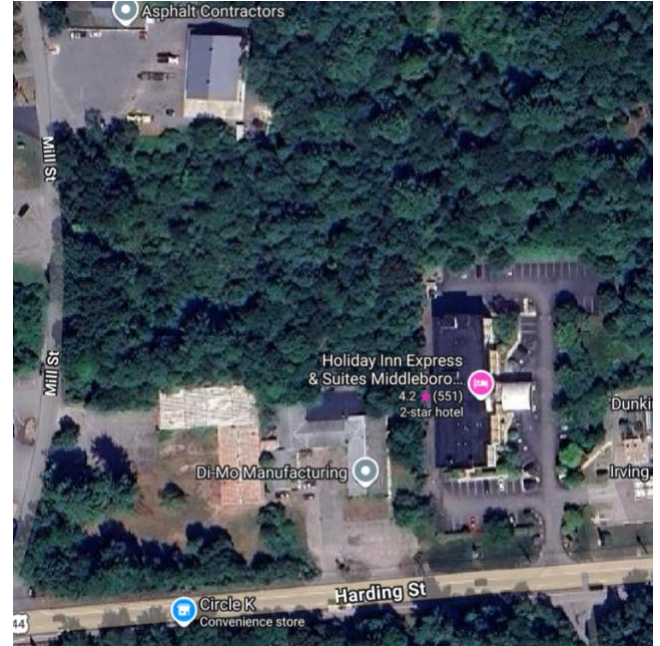
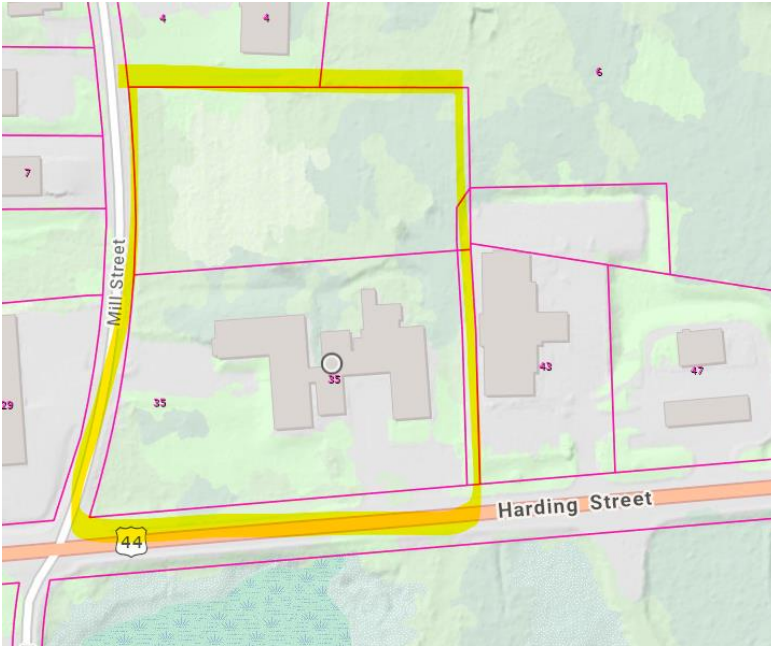


MIDDLEBOROUGH, MA • REDEVELOPMENT OPPORTUNITY

35 HARDING STREET & MILL STREET

5.98 ACRES AT THE ROUTE 44 / I-495 INTERCHANGE • AVAILABLE FOR SALE



5.98
ACRES

I-495
HIGHWAY ACCESS

INDUSTRIAL
ZONING

VACANT
DELIVERY

THE OPPORTUNITY

A rare 5.98-acre industrial-zoned parcel fronting Route 44 in Middleborough, just minutes from the Route 44 / I-495 interchange. The property offers exceptional visibility, direct access to one of Southeastern Massachusetts' busiest commercial corridors, and the flexibility to be redeveloped or repositioned to suit owner-user, contractor yard or bays, last-mile distribution, self-storage, or industrial buyers.

Three existing single-story buildings sit on the site and may be retained for immediate use or removed for ground-up redevelopment. The site is environmentally clean, contains no wetlands, and can be **delivered fully vacant** — offering a rare blank canvas in a tightly held submarket.

MOTIVATED SELLER

Long-time owner is committed to a sale and prepared to move quickly with a qualified buyer.

PROPERTY SUMMARY

ADDRESS	35 Harding Street Middleborough, MA 02346
CROSS STREET	Mill Street
SITE SIZE	5.98 acres
ZONING	Industrial
FRONTAGE	Route 44
HIGHWAY	I-495 — minutes away
BUILDINGS	Three single-story (may be removed)
UTILITIES	Septic
WETLANDS / ENV.	None / Clean (limited roof asbestos)
DELIVERY	Vacant



PROPERTY HIGHLIGHTS

- **Premier location** at the Route 44 / I-495 interchange — direct access to Boston, Cape Cod, Providence, and the Route 24 / I-93 corridor
- **Industrial zoning** suitable for warehouse, distribution, contractor yard, or manufacturing uses (subject to Town review)
- **Route 44 frontage** offering excellent visibility along one of the region's primary east-west corridors
- **5.98 acres** usable land — buildings may be retained, repurposed, or removed for redevelopment
- **Environmentally clean** — no wetlands; limited roof asbestos to be addressed
- **Vacant delivery** — motivated 96-year-old seller open to qualified offers

LOCATION & LOGISTICS

Middleborough is a strategic logistics and industrial hub in Southeastern Massachusetts, anchored by the Route 44 / I-495 interchange and the Routes 24, 28, and 18 corridors. The Town has invested significantly in economic development — including the upcoming MBTA commuter rail station — and is home to expanding industrial, distribution, and contractor businesses serving the South Shore, Cape Cod, and Greater Boston.

DRIVE TIMES

- Boston: ~45 minutes
- Providence, RI: ~35 minutes
- Cape Cod (Bourne Bridge): ~30 minutes
- T.F. Green Airport: ~40 minutes

FOR MORE INFORMATION

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