

ZERO BAY
EXCLUSIVE LISTING | FLEX-INDUSTRIAL BUILDING
FOR SALE



**OFFERING
MEMORANDUM**

ZERO BAY

1953 BAY STREET | TAUNTON, MA 02780

RICH HASKINS
508-989-9900
rich@fortiscre.com



FORTIS
CRE SOLUTIONS
A Veteran-owned company



Investment Highlights

PRICE: \$2,950,000

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About the Investment

Fortis CRE Solutions is pleased to present this brand-new 24,000 sf industrial building for sale.

Key Advantages of this Property

- This large, partially-completed, steel structure can be finished to the buyer's liking. It is 20,000 sf of open space with a 4,000 sf mezzanine to house offices.
- The property boasts 3.4 acres for ample parking and maneuvering of vehicles about the outside of the building.
- The ceiling is 20 feet at its lowest points and 24 feet at center. The I-beam construction creates a full-span with no obstructions.
- There are two 9' bay doors and one 12' X 15' bay door, with two loading docks.
- The property offers 37 parking spaces.

About the location

Just over one-half mile to I-495 means quick access to all major routes and cities throughout New England. Boston is only forty miles, and Providence only twenty miles from Taunton.

Proposed Use

A large retail center, including BJ's Wholesale Club and Tractor Supply are within the plaza. The expansive Myles Standish Industrial Park, which holds the Taunton Hotel and Conference Center, Waters Corporation, General Dynamics, Amazon and dozens more recognized businesses is just across the street, making this an ideal location for another business.

This building is within the Business District zone in Taunton, a terrific location for manufacturing, distribution, light industrial, automotive and sports businesses.



RICH HASKINS | 508-989-9900



FORTIS



Property Photos

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Location Overview

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MYLES STANDISH INDUSTRIAL PARK

comcast
amazon

verizon

The Boston Globe

TESLA

WILLIAMS SONOMA

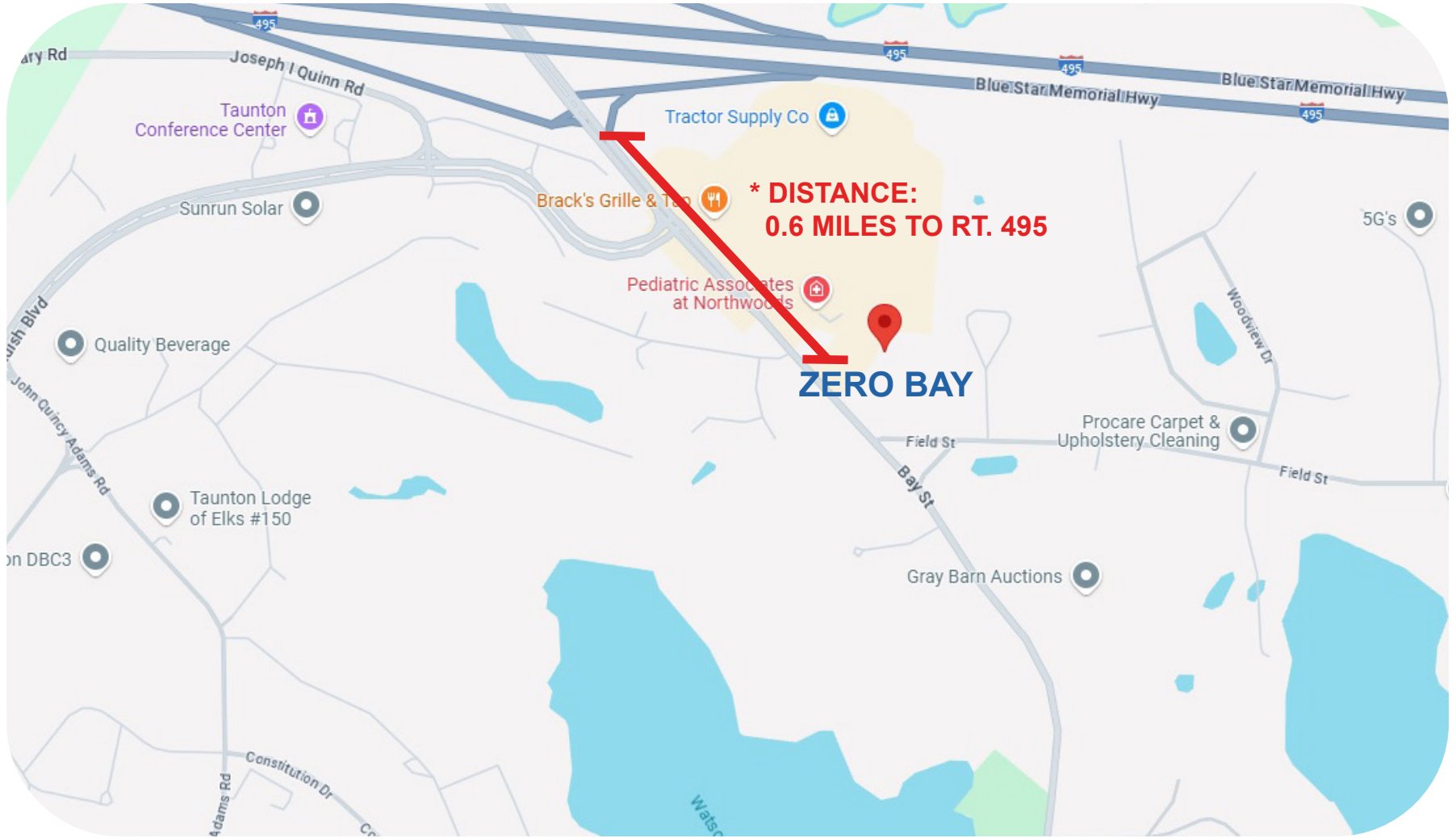




Local Map

ZERO BAY

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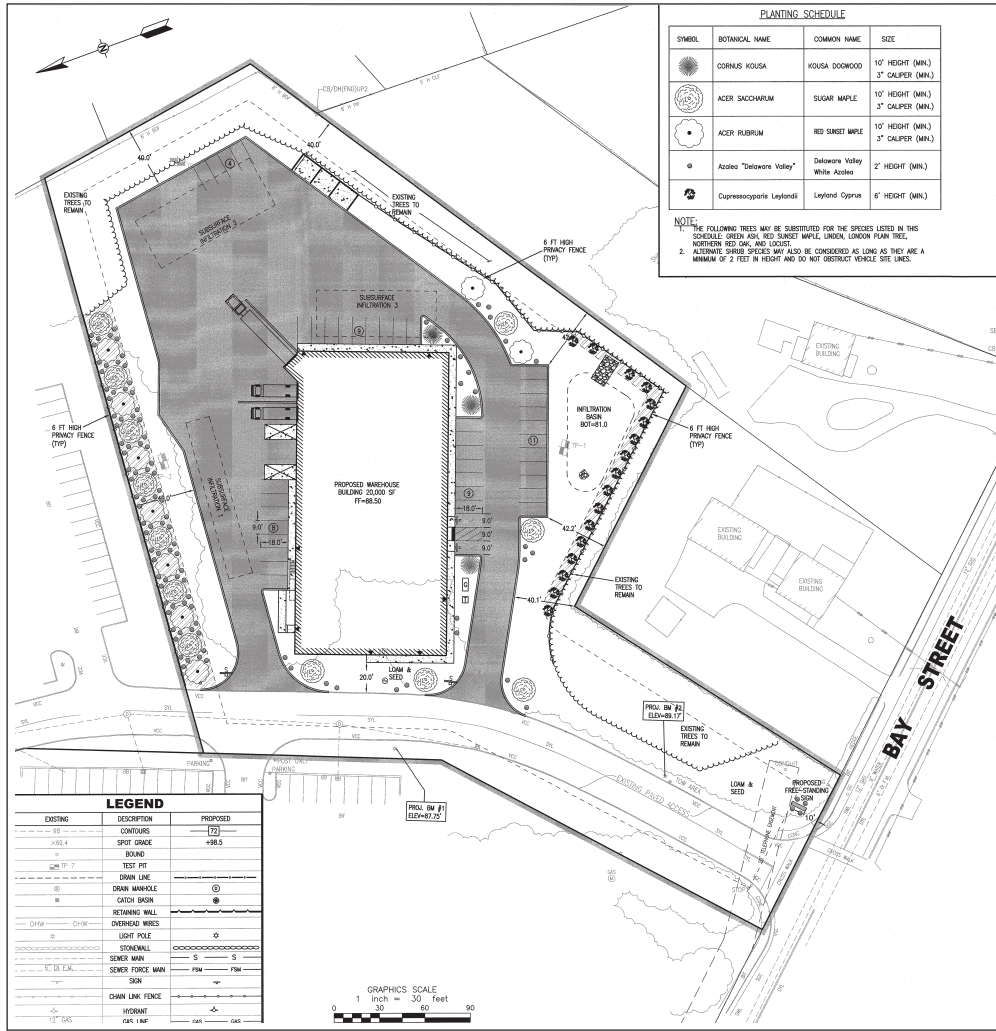




Site Map

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PLANTING SCHEDULE				
SYMBOL	BOTANICAL NAME	COMMON NAME	SIZE	
	CORNUS KOUSA	KOUSA DOORWOOD	10' HEIGHT (MIN.) 3" CALIPER (MIN.)	
	ACER SACCHARUM	SUGAR MAPLE	10' HEIGHT (MIN.) 3" CALIPER (MIN.)	
	ACER RUBRUM	RED SUNSET MAPLE	10' HEIGHT (MIN.) 3" CALIPER (MIN.)	
	Asterisk	"Delaware Valley" White Astor	2' HEIGHT (MIN.)	
	Cupressus	Leyland Cypress	6' HEIGHT (MIN.)	

NOTE:
 1. THE FOLLOWING TREES MAY BE SUBSTITUTED FOR THE SPECIES LISTED IN THIS SCHEDULE: GREEN ASH, RED SUNSET MAPLE, LINDEN, LONDON PLANER TREE, NORFOLK HEDYCLONE, RED OAK, AND LOCUST.
 2. ALTERNATE SHRUB SPECIES MAY ALSO BE CONSIDERED AS LONG AS THEY ARE A MINIMUM OF 2 FEET IN HEIGHT AND DO NOT OBSTRUCT VEHICLE SIGHT LINES.

LANDSCAPE BUFFER REQUIREMENTS:

TAUNTON ZONING ORDINANCE 400-702
 USE INTENSITY CLASS 5

SEPARATION	FRONT	SIDE	REAR
20'	40'	40'	

LANDSCAPE BUFFER PLANTING CALCULATION:

NOTE:
 A NUMBER IS REQUESTED FOR THE LANDSCAPE BUFFER PLANTING NUMBERS TO BE REDUCED BY SIZE DUE TO THE EXISTING FENCE, PROPOSED FENCE, AND EXISTING TREELINE AS SHOWN ON THE PLANS.

LANDSCAPE BUFFER PLANTING CALCULATION:

REQUIREMENT: 2 TREES AND 5 SHRUBS / 500 SF OF PLANTING AREA
 BUFFER AREA = 7,444 SF (PER SIDE WALKER)
 REQUIRED PLANTING: 30 TREES, 75 SHRUBS (PER SIDE WALKER)
 PLANTINGS PROVIDED WITHIN BUFFER: 39 TREES, 78 SHRUBS

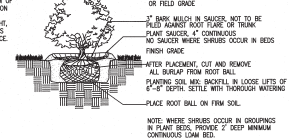
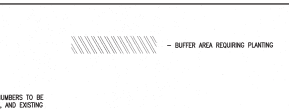
PARKING LOT PLANTING CALCULATION:

REQUIREMENT: 200 SF OF PLANTING AREA PER EVERY 10 SPACES
 2 TREES AND 2 SHRUBS / 200 SF OF PLANTING AREA

PARKING SPACES: 41
 REQUIRED PLANTING AREA: (41 SPACES/10 SPACES) X 200 = 820 SF
 REQUIRED PLANTING: 8 TREES, 8 SHRUBS
 PLANTING AREA PROVIDED = 4,450 SF
 PLANTINGS PROVIDED = 10 TREES, 24 SHRUBS

PRESTANDING SIGN NOTES

- THE SIGN FOR THE FACILITY IS PROPOSED TO BE A MAXIMUM OF 200 SQUARE FEET IN ACCORDANCE WITH THE CITY OF TAUNTON ZONING ORDINANCE.
- ALL PERMITTERS FOR PRESTANDING SIGNS, INCLUDING HEIGHT, DISTANCE FROM PROPERTY LINES, LIGHTING, AND ELECTRONICS, SHALL CONFORM TO THE CITY OF TAUNTON ZONING ORDINANCE.



LEGEND		
EXISTING	DESCRIPTION	PROPOSED
SS	CONTOURS	(72)
SPR	SPOT GRADE	+98.5
BOUN	BOUND	
TEST PIT	TEST PIT	
DRWN LINE	DRWN LINE	
DRWN MANHOLE	DRWN MANHOLE	
CATCH BASIN	CATCH BASIN	
RETAINING WALL	RETAINING WALL	
OVERHEAD WIRES	OVERHEAD WIRES	
LIGHT POLE	LIGHT POLE	
STONE WALL	STONE WALL	
SEWER MAN	SEWER MAN	
SEWER FORCE MAIN	SEWER FORCE MAIN	
SOIL	SOIL	
CHAIN LINK FENCE	CHAIN LINK FENCE	
HYDRANT	HYDRANT	
DATE LINE	DATE LINE	

ZCE
 ZENTH CONSULTING ENGINEERS, LLC
 3 MAIN STREET LAKEVILLE, MA 02474
 PHONE (603) 847-4828
 P.E. STAMP

DATE	REV.	DATE	REV.	DESCRIPTION
8/25/22	1			ISSUE FOR PERMIT
09/28/22	2			REVISED PER COMMENTS

LANDSCAPING PLAN
 BAY STREET (SEE SEPARATE MAP - PL 17)
 PROJECT NO: 0978-01-01
 TOWN OF TAUNTON, MASSACHUSETTS
 CHECKED BY: [Signature]
 APPROVED BY: [Signature]

LANDSCAPING PLAN
 BAY STREET TRUST
 55 PINE STREET, 5TH FLOOR
 PROVIDENCE, RI 02903





Market Overview

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Taunton, Massachusetts

The commercial real estate market in Taunton, Massachusetts, known as the Silver City, is experiencing a dynamic phase characterized by strategic redevelopment, industrial growth, and evolving retail landscapes. The Silver City Galleria site, once a bustling regional mall, is being transformed into the Silver City Business Park—a 1.1 million-square-foot industrial complex. Despite initial setbacks, including FedEx's withdrawal, the project is progressing with a \$29 million financing secured for its first phase, slated for completion by 2025 .

In the industrial sector, Taunton's proximity to major highways and rail lines enhances its appeal. Notably, a 285,000-square-foot speculative industrial project is underway at 55 Dever Drive, targeting diverse tenants such as life sciences and manufacturing firms . The Myles Standish Industrial Park remains a cornerstone, housing major employers like Amazon and Waters Corp.

Retail opportunities are also evolving. A 136,000-square-foot shopping center has been acquired by MMG Equity Partners and GFI Real Estate, indicating confidence in the sector's potential . Additionally, office spaces like 20 Constitution Drive offer flexible layouts suitable for various tenants .



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