

HIGH-BAY INDUSTRIAL WAREHOUSE BUILD-TO-SUIT OPPORTUNITY

UP TO ±747,453 SF



SILVER CITY
BUSINESS PARK



**HEAVY POWER
AVAILABLE**



**EXCESS TRAILER
PARKING AVAILABLE
UP TO 205 STALLS**



**SITE PLAN
FLEXIBILITY**



PORTMAN INDUSTRIAL

CBRE

MASTER SITE PLAN A

±295,573 SF & ±451,880 SF BUILDINGS



MASTER SITE PLAN B

±218,280 SF & ±399,840 SF BUILDINGS | CROSS-DOCK CAPABILITIES









MASTER PLAN BUSINESS PARK

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, including an **exclusive onramp to Route 140/Route 24**, which allows for seamless access and connectivity to all of greater Boston's major highway systems and population centers.

BUILDING USES

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

UTILITIES & PROVIDERS

	ELECTRICAL: TAUNTON MUNICIPAL LIGHT PLANT WITH 9 MEGAWATT EXISTING POWER		WATER/SEWER: CITY OF TAUNTON
	GAS: EVERSOURCE		TELECOMMUNICATIONS: COMCAST/VERIZON

BUILDING SPECIFICATIONS

Acreage	±149 acres	Electrical	3,000 Amps, 480V, 3-phase (service expandable)
Clear Height	32' - 40'	Roof	60 mil, single ply reinforced TPO membrane with insulation
Column Spacing	56' x 50' (typical) with 60' speed bays	Floor Slab	7" thick concrete slab on grade, 4,000 PSI unreinforced concrete over 12" stone base
Loading	9'w x 10'h dock doors 40,000 lb levelers with vision panels and bumpers/seals	Structural/Foundation	Designed to average 500lb/SF and Ff50 F130 floor flatness/levelness Tilt-up concrete with white rigid insulation
Truck Court Depth	135' with 60' concrete apron	Zoning	Industrial District
Sprinkler	ESFR system		
Lighting	LED fixtures providing 30-foot candles at 3' AFF with 25' whips		

PARK UTILITIES

Electrical Capacity	9 megawatts power with automatic transfer switches of 3 MW each
Water/Sewer	12" water line; 8" sewer line

AMENITY-RICH SUBMARKET



TAUNTON DEPOT

THE HOME DEPOT, TARGET, Ocean State JOB LOT, Wendy's, TACO BELL, Starbucks, Papa Gino's, SUPERCUTS, KOHL'S, petco, verizon, Eastern Bank

RK TAUNTON CROSSING

TJ-maxx, Michaels, paper store, FRIDAYS, Olive Garden, SMOKEY BONES

SILVER CITY BUSINESS PARK

EAST TAUNTON COMMUTER RAIL

LOCAL DEMOGRAPHICS



40-MILE RADIUS

- + 4.9M population
- + 1.9M households
- + \$94K median household income
- + Over 189K businesses



100-MILE RADIUS

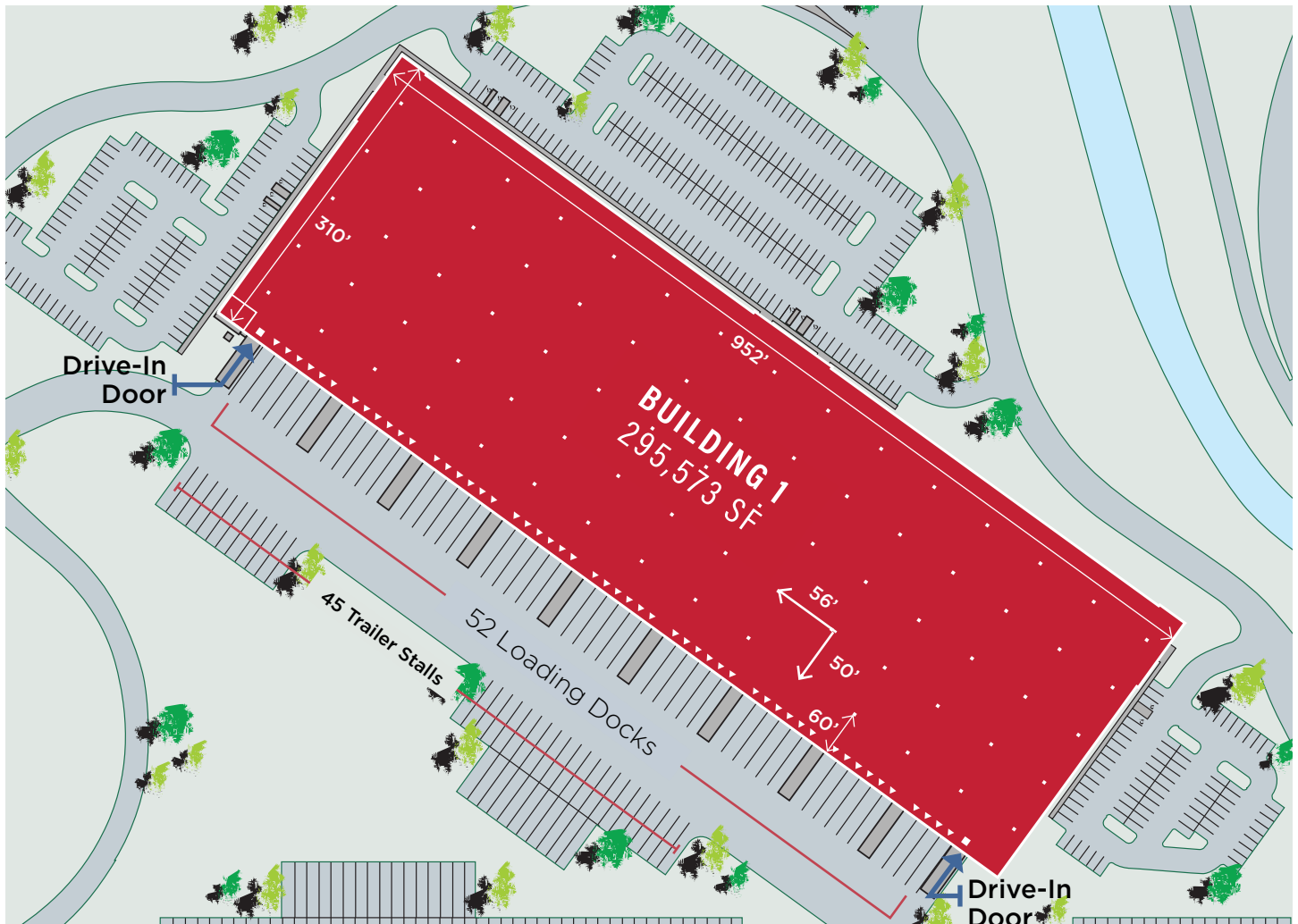
- + 11.0M population
- + 4.4M households
- + \$90K median household income
- + Over 447K businesses

BUILDING 1

(MASTER PLAN A)

±73,893 - 295,573 SF

- + **Building Size:** ±295,573 SF
- + **Clear Height:** 36'
- + **Loading:** 52 docks; 2 drive-in doors
- + **Trailers:** 45 stalls
- + **Parking:** 442 spaces
- + **Column Spacing:** 56' x 50'; 60' Speed Bay

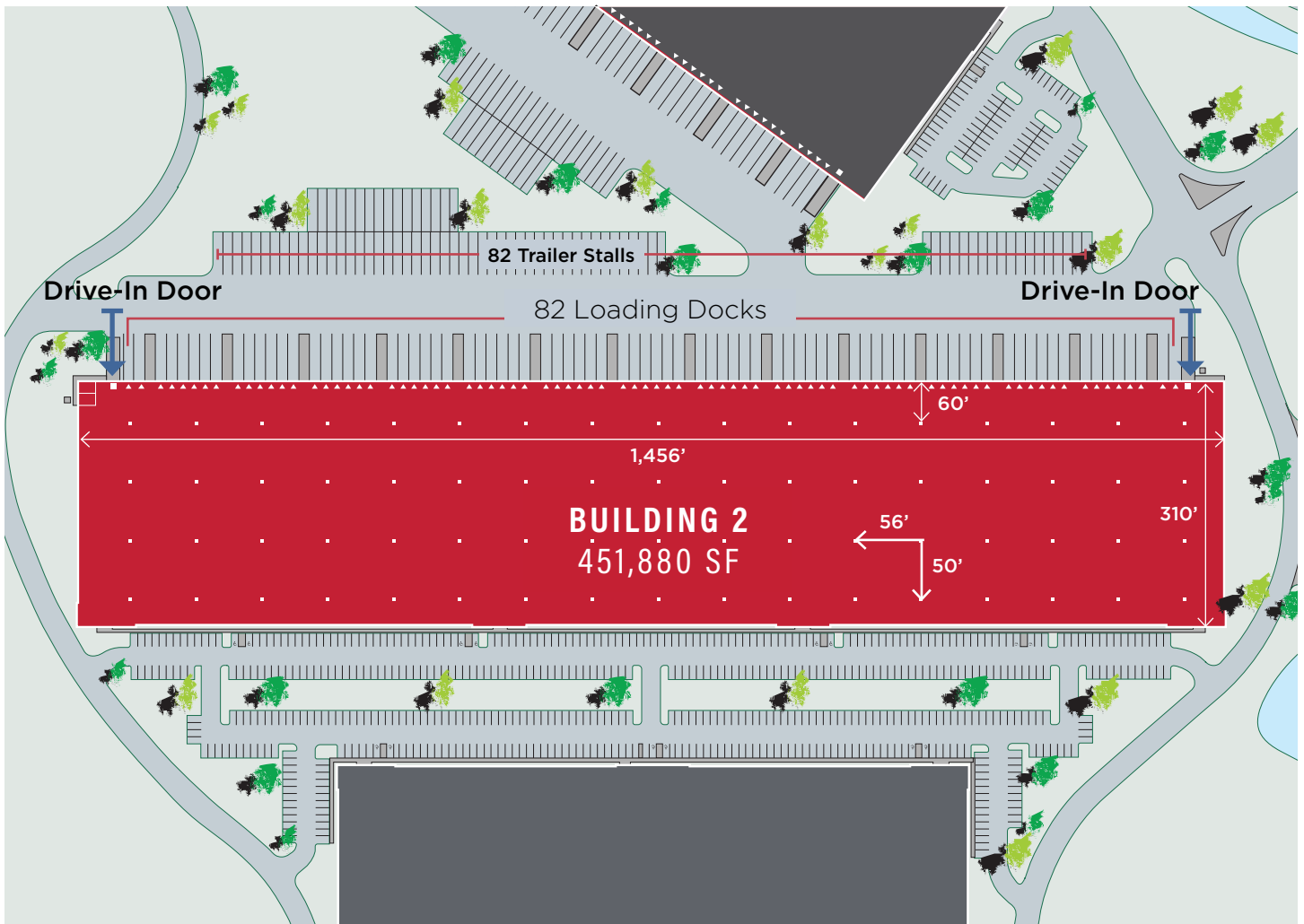


BUILDING 2

(MASTER PLAN A)

±112,970 - 451,880 SF

- + **Building Size:** ±451,880 SF
- + **Clear Height:** 36'
- + **Loading:** 82 docks; 2 drive-in doors
- + **Trailers:** 82 stalls
- + **Parking:** 270 spaces
- + **Column Spacing:** 56' x 50' ; 60' Speed Bay



BUILDING 1

(MASTER PLAN B)

±73,893 - 218,280 SF

- + **Building Size:** ±218,280 SF
- + **Clear Height:** 36'
- + **Loading:** 28 docks; 2 drive-in doors
- + **Trailers:** 12 stalls
- + **Parking:** 415 spaces
- + **Column Spacing:** 56' x 50'; 60' Speed Bay



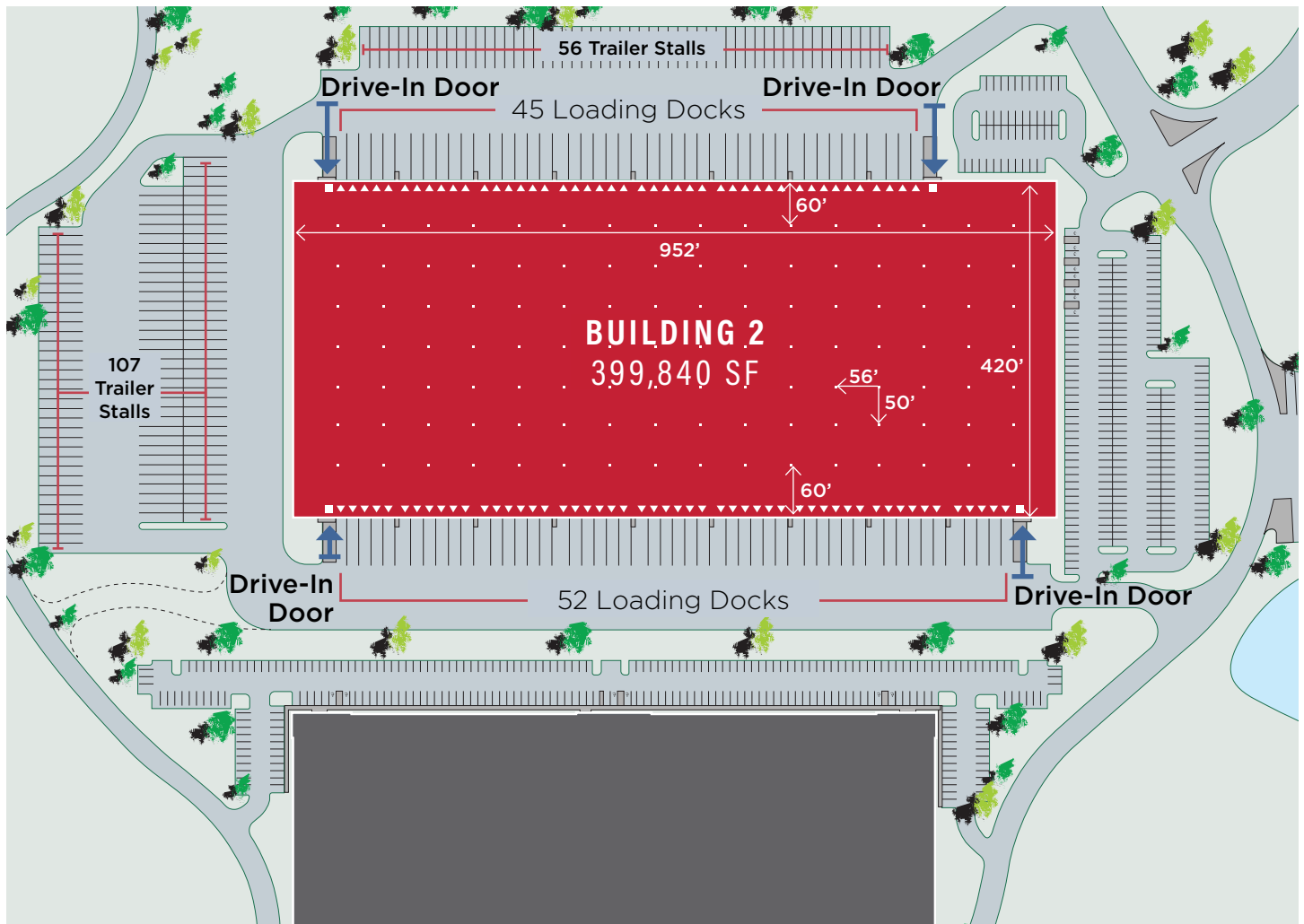
BUILDING 2

(MASTER PLAN B)

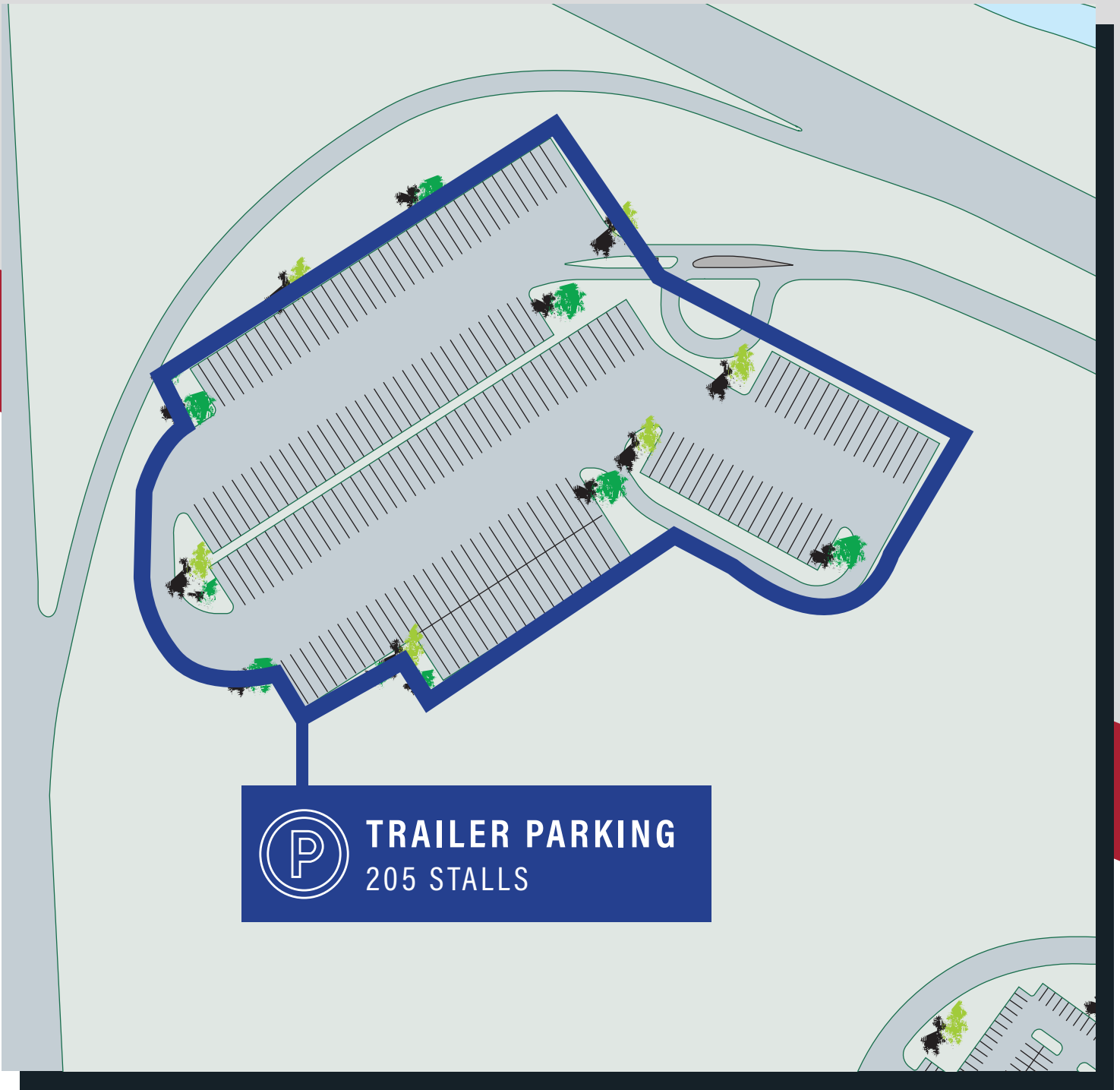
WITH CROSS-DOCK CAPABILITIES

±112,970 - 399,840 SF

- + **Building Size:** ±399,840 SF
- + **Clear Height:** 36'
- + **Loading:** 97 docks; 4 drive-in doors
- + **Trailers:** 162 stalls
- + **Parking:** 261 spaces
- + **Column Spacing:** 56' x 50'; 60' Speed Bays



OUTDOOR STORAGE OPPORTUNITY



205 TRAILER STALLS



677 AUTO PARKING SPACES



5.7 ACRES

PRIME LOGISTICS-ORIENTED LOCATION WITH TREMENDOUS ACCESSIBILITY



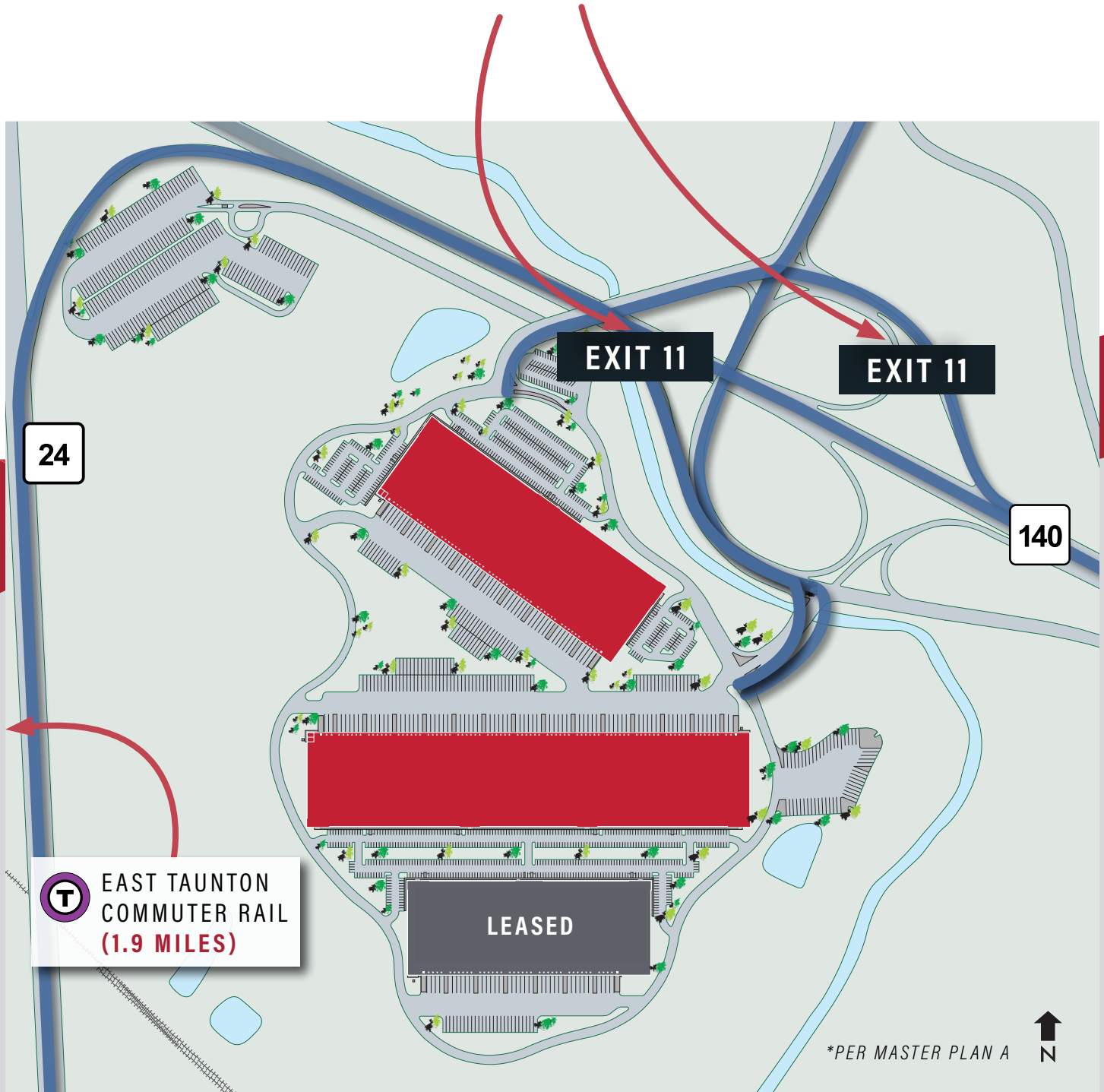
AT INTERSECTION OF I-495,
ROUTE 24, AND ROUTE 140 WITH
UNPARALLELED EASE OF ACCESS



SITE HAS ITS OWN
EXCLUSIVE RAMP ONTO
ROUTE 140/ROUTE 24



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



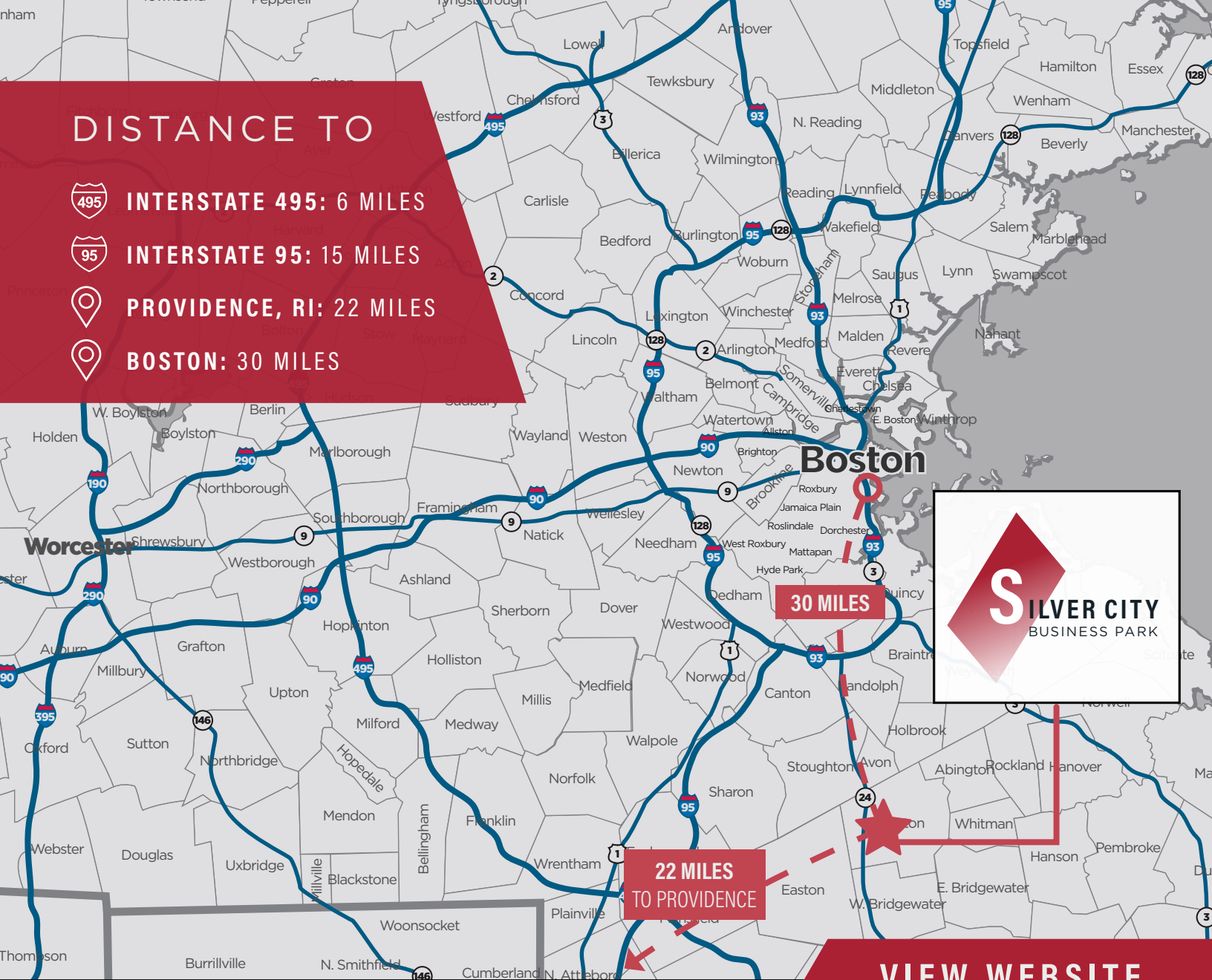
DISTANCE TO

 **INTERSTATE 495: 6 MILES**

 **INTERSTATE 95: 15 MILES**

 **PROVIDENCE, RI: 22 MILES**

 **BOSTON: 30 MILES**



[VIEW WEBSITE](#)

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