

30 William Hooke Lane

2.57 Acres | 112,296 SF | Industrial Zoning | Sewer On-Site | \$900,000

SITE & ZONING PARAMETERS

TOTAL SITE AREA	112,296 SF (2.57 Acres)
CURRENT ZONING	Industrial District
FLOOD ZONE	Zone X - No Flood Insurance Required
ENVIRONMENTAL	Non-Brownfield Confirmed AUL Administrative Amendment Only
SEWER	On-Site (saves est. \$250K-\$400K)
SITE CONDITION	Fully Cleared and Level
HIGHWAY ACCESS	Rte 24 (5 min), Rte 44/140 (10 min), Rte 495 (20 min)
TRANSIT	East Taunton MBTA Commuter Rail - 10 min drive
TERMS	Cash Only - No Contingencies
ASKING PRICE	\$900,000 (approx. \$8/SF)

WHY IT WORKS

- Sub-\$9/SF basis for cleared, level, sewer-ready industrial land - rare in SE Massachusetts.
- 2.57 contiguous acres supports a 30,000-50,000 SF building with parking, loading, and yard.
- Taunton Gateway City - motivated municipality, direct highway access, growing labor shed.
- Permitted uses: light manufacturing, warehouse/distribution, flex industrial, self-storage, contractor yards, data centers, truck terminals, owner-user industrial.

Any building concepts or renderings referenced are illustrative massing studies only - conceptual ideas to show development potential, not approved plans, permitted designs, or representations of what will be built.

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All information provided for illustrative purposes only. Buyer to independently verify all zoning, permitting, and environmental matters.