

INDUSTRIAL LAND WITH 495 FRONTAGE

1 CLAYTON RD, MIDDLEBORO, MA 02346

For More Information

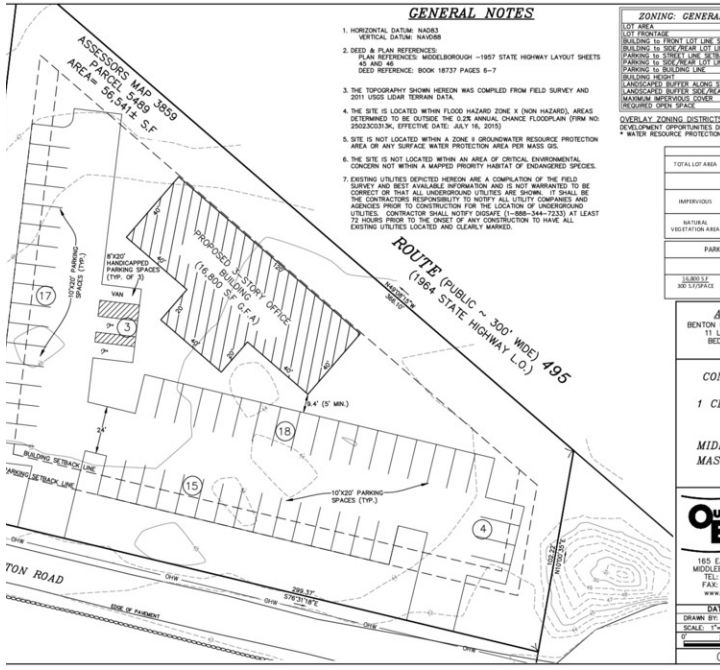
DAVE KILLEN

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OFFERING SUMMARY

Sale Price:	\$420,000
Lot Size:	1.5 Acres
Price / Acre:	\$280,000
Zoning:	General Use

PROPERTY OVERVIEW

Level Industrial Lot along Route 495 near the Middleborough Rotary. Easy access to Route 44, 495, 18 and 28. Many allowed uses in the General Use Zoning District. Great opportunity for office, industrial/warehouse, or contractor bay development. The attached plan is concept drawing only.

PROPERTY HIGHLIGHTS

- \$420,000
- 1.5 Acre Form A Lot
- General Use Zoning
- RT 495 Visibility
- Close Access to RT 495 RT 44 RT 18 RT 28
- Some Utilities at Street

ADDITIONAL PHOTOS

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Chapter 275. Zoning

SECTION 4.0. DIMENSIONAL REQUIREMENTS

4.1. GENERAL REQUIREMENTS

4.1.1. **Table of Dimensional Requirements.** The erection, extension, alteration or moving of a structure or the creation of a lot or change in its size or shape (except through a public taking) must meet the requirements set forth in this Section 4.0 and the Table of Dimensional Regulations, except as may be otherwise set forth herein.

1. A conforming lot may not be made nonconforming.
2. A nonconforming lot may not be made more nonconforming.

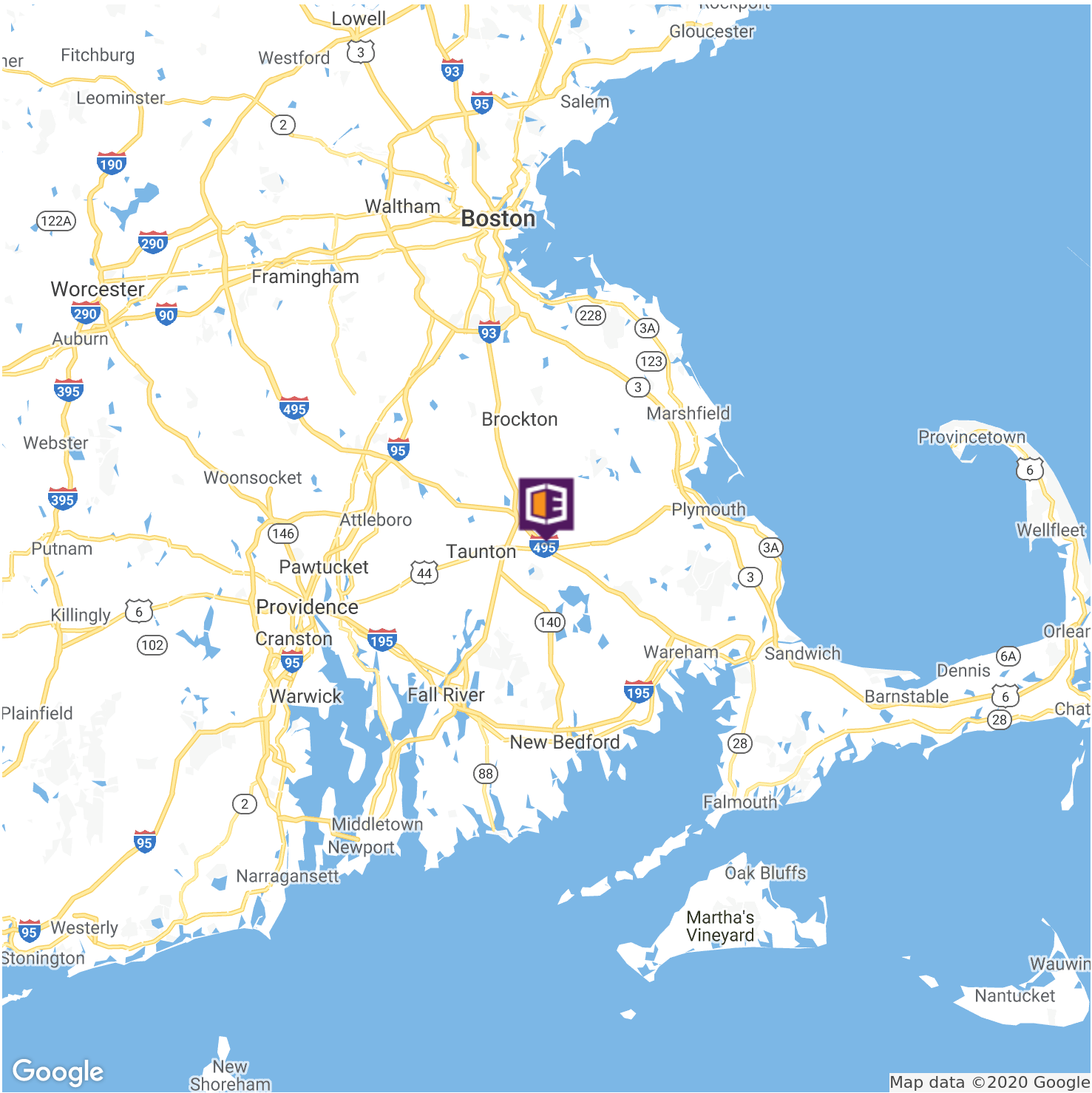
TABLE OF DIMENSIONAL REGULATIONS									
DIMENSION	RA	RB	RR	B	I	GU*	GUA*	GUX*	CD
Min. Lot Area (s.f.)	60,000	20,000	80,000	—	—	—	—	—	43,560
Min. Lot Frontage (ft.)	175	125	200	—	—	75	75	75	150
Min. Lot Width (ft.)	157.5	112.5	180	—	—	—	—	—	120
Upland Circle (s.f.) (See Section 4.2.4)	12,000	12,000	12,000	—	—	—	—	—	
Min. Front Yard (ft.)	25	25	50	—	150	35	35	35	40
Min. Side Yard (ft.)	10	10	10	—	150	25	25	25	25
Min. Rear Yard (ft.)	10	10	10	10	150	25	25	25	25
Building Height (ft.)	—	—	—	65'	—	42'	42'	42'	42'
Impervious Cover (%)	—	—	—	—	—	60%	60%	60%	65%
Open Space (%)	—	—	—	—	—	40%	40%	40%	35%

* GU, GUX and GUA — Dimensions shown are for commercial, industrial and accessory uses. See Section 4.5.2 for single family residential uses and Section 7.1 for multi-family uses.

4.5. GU, GUX and GUA DISTRICT REQUIREMENTS

- 4.5.1. **Front Yard Exemption.** Open entrance platforms and steps may be erected, placed or converted on any lot within the front yard setback.
- 4.5.2. **Dwellings.** No dwelling or accessory structure shall hereafter be erected, placed or converted on any lot in this district and no single family dwelling shall be converted to any other type of dwelling in this district without complying with the requirements of Section 4.o. Single family dwellings shall comply with the dimensional regulations for the Residence A District in Section 4.1. Multi-family dwellings shall comply with the standards set forth in Section 7.1. There shall be no more than one (1) single family dwelling and one (1) commercial building or structure erected, placed or converted on a lot in the GU Districts provided that at least one (1) of these buildings shall be occupied by the lot owner as a dwelling or used by the lot owner as a place of business.
- 4.5.3. **Special Permit for Larger Buildings.** In all GU Districts, no structure shall exceed 20,000 sq. ft. of gross floor area unless a special permit is issued by the Zoning Board of Appeals.
- 4.5.4. **Rail Lines.** Either side lot line or the rear lot line requirements shall not apply to a side lot line or rear lot line which abuts a railroad line or siding.

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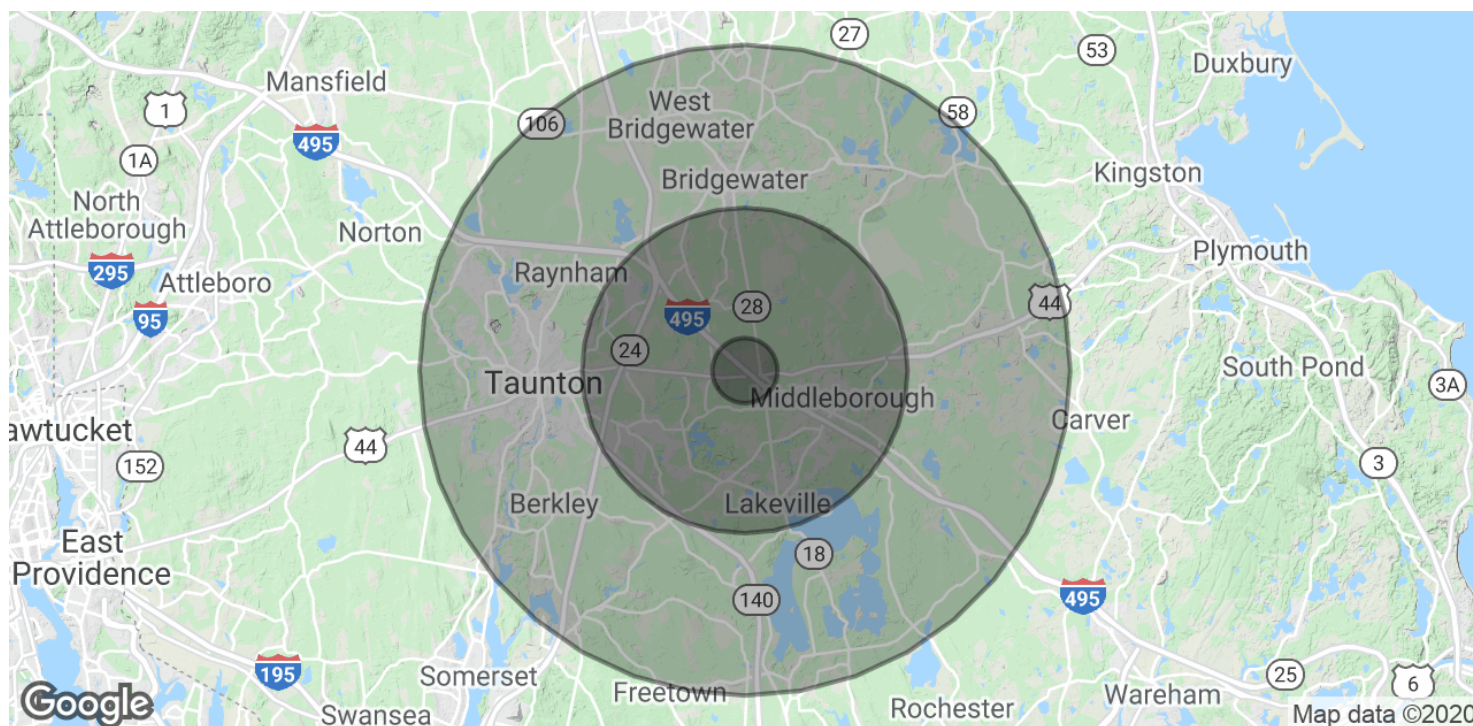
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PARKING SUMMARY		
REQUIRED	PROVIDED	
1.0 BUS/1.5		
NO. 1.5/SPACE	58 SPACES	57 SPACES

APPLICANT
 BENTON FAMILY REALTY TRUST
 11 LANCASTERS LANE
 BEDFORD, NH 03110

CONCEPT PLAN
 1 CLAYTON ROAD



POPULATION	1 MILE	5 MILES	10 MILES
Total Population	1,227	49,436	185,259
Average age	39.7	37.3	38.3
Average age (Male)	32.8	35.6	36.9
Average age (Female)	42.9	34.7	38.1

HOUSEHOLDS & INCOME	1 MILE	5 MILES	10 MILES
Total households	423	15,701	65,227
# of persons per HH	2.9	3.1	2.8
Average HH income	\$81,551	\$84,845	\$79,621
Average house value	\$365,231	\$369,120	\$353,774

* Demographic data derived from 2010 US Census

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DAVE KILLEN

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PROFESSIONAL BACKGROUND

A 5th generation Nantucket native, Dave brings over 25 years of experience to Ellis Realty Advisors. With a background in local and international construction and real estate investment, landlord and tenant representation, and commercial sales and leasing, Dave brings a broad base of knowledge to represent his clients effectively.

EDUCATION

Milton Academy 1993
Connecticut College/ USCGA 1997

MEMBERSHIPS

South Shore Realtors
Nantucket Yacht Club
USCG 50 Ton Master w/ Aux Sail and Commercial Towing
PADI Rescue Diver

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