

55.39 Acres of Commercial Land Available in Bridgewater, MA

LOCATION

The property is located on Bedford Street (Route 18/28) in Bridgewater, MA, just 4.5 miles north of the Middleboro Circle. Access to Route 24, 495 and 44 is all easily accessible and within 5 miles.



ZONING

The property is located within the “South Business District (SBD)” which encourages the development of major business parks involving a variety of commercial, light manufacturing and transportation–related activities along Bedford Street.

THE PROPERTY

The property consists of **55.39** acres; details below.



Main Parcel

The “Main Parcel” consists of 31.39 acres total; there are currently several sub-parcels that comprise this parcel; it is being offered for sale as a total package. The following is a summary of each parcel:

- ☒ **Sub – Parcel A** This lot consists of a 2.618acre lot on Bedford Street with a two -story poured in place concrete structure with a footprint of about 10,920 square feet. The building is presently rented by a paintball business with two vacancies. Book 37793, Pgs. 80-81 Parcel One, Parcel Two & Three have been sold.

- **Sub Parcel B** – This lot is a 1.371acre lot with a wood frame/metal skinned building with a footprint of about 8,598 square feet. The building is rented to 2 automotive uses. Book 7388, Page 46. Also, 1/14/93 Confirmatory deed recorded in Book 11610, Page 68.
- **Sub – Parcel C** contains about 8.07 acres and a prior golf driving range. The property is amenable to development of a solar array. A 5.8acre portion of this Sub – Parcel has a 1989 Site Assignment from the Bridgewater Board of Health for use as a solid waste recycling area; this area was never used but the designation is still valid and may be useful for recycling or for qualification for solar generation. Book 45810, Page 22.
- **Sub-Parcel D** represents about 31.39 acres and contains a portion of the driving range and a paintball field. It is developable upland wooded areas. Book 59, Page 920.
- **Sub-Parcel E** represents 11.94 Acres (Existing Landfill) Book 15543, Page 120, Also 12/22/01 confirmatory deed Book 21244, Page 298.

Existing Landfill (Sub-Parcel E)

This parcel consists of 11.94 acres, approximately 9 acres of which contain a closed landfill that was operated in the 1980's for the disposal of solid waste from the Town of Bridgewater. This parcel is offered for sale along with the Main Parcel, however is not necessarily part of the sale. The 9 acres containing the former landfill area is under lease agreement with a subsidiary of Citizens Energy for development of a solar array. Insurance is available to cover any long-term liabilities associated with the former landfill operations. A non-landfilled portion of the parcel comprising about 2 acres can be separated from the parcel for future development. Post closure permit is in place, CSA (Comprehensive Site Assessment) is near completion. All expenses regarding the CSA and closure as well as the real estate taxes are paid by the tenant.

ASSESSED VALUE

Parcel A, \$622,400, Parcel B, \$361,100, Parcel C, \$317,800, Parcel D - \$350,000
(7 Acres Less gifted), Parcel E, \$374,400 = \$2,025,700

EXISTING REVENUE

The leases from the buildings and from the solar array on the old landfill will produce a revenue stream of approximately \$129,450. Details of the leases will be provided upon request. Two private septic systems for the front two buildings, town septic is approximately 2,200 feet away to connect and would require a pump station and town approval.

PURCHASE PRICE:

The owner is willing to accept \$1,100,000.00.

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