

### PARCEL 4A:

This site is ideal for retail operations with adjacent Lot 3A visibility developed for a 2,600 sf Dunkin Donuts. Ground leases unities and build-to-suit opportunities are available.

### Specifications:

**Total Acres:** 1.1269

**Useable Acres:** 1.1269

**Frontage:** 273 feet

**Zoning:** Light Industrial (MA)

**Topography:** 100% clear & level

**Gas:** Yes

**Electricity:** Yes

**Water:** Public

**Sewer:** Public

**Telephone:** Yes

**Fiber Optic Available:** Yes

**Rail Spur on Site:** No

**Distance to Commuter Rail:**  
2 miles

**Distance to I-95:** 1/8 mile

**Distance Major Airport:** 1 mile

**Distance to Deep Water Port:**  
4 miles

