

CONSTRUCTION COMPLETE

248,453 SF | DIVISIBLE TO ±50,000 SF



SILVER CITY
BUSINESS PARK



**HEAVY POWER
AVAILABLE**



**EXCESS TRAILER
PARKING AVAILABLE
UP TO 260 STALLS**



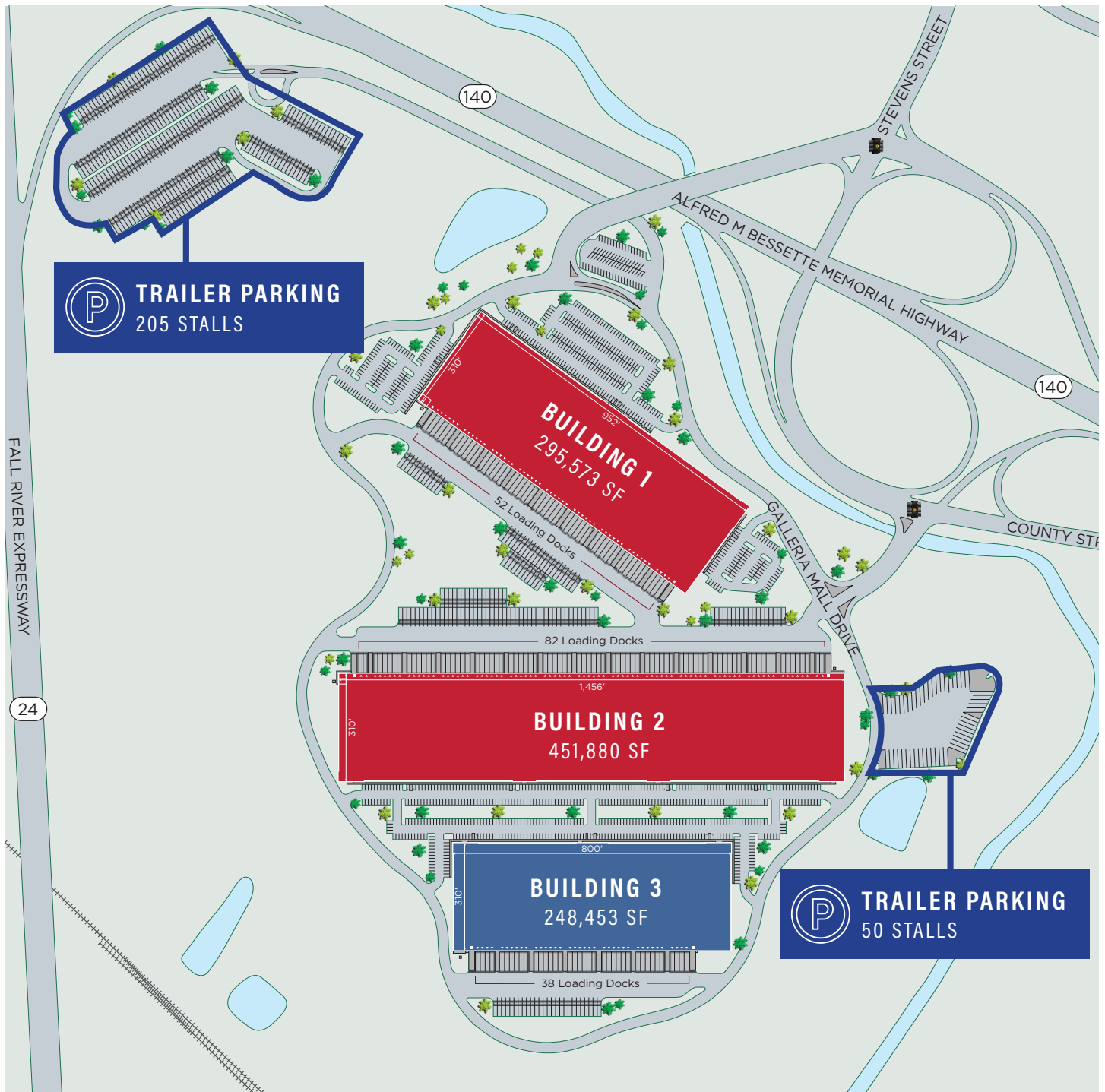
**MOVE IN
READY!**



PORTMAN INDUSTRIAL

CBRE

MASTER SITE PLAN A



MASTER SITE PLAN B

WITH CROSS-DOCK CAPABILITIES



PARKWIDE SPECIFICATIONS

BUILDING SPECIFICATIONS

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

PARK UTILITIES

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



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**



MANUFACTURING



BIOMANUFACTURING



COLD STORAGE



R&D/FLEX

UTILITIES & PROVIDERS



ELECTRICAL: TAUNTON
MUNICIPAL LIGHT PLANT WITH
9 MEGAWATT EXISTING POWER



GAS: EVERSOURCE



WATER/SEWER:
CITY OF TAUNTON



TELECOMMUNICATIONS:
COMCAST/VERIZON

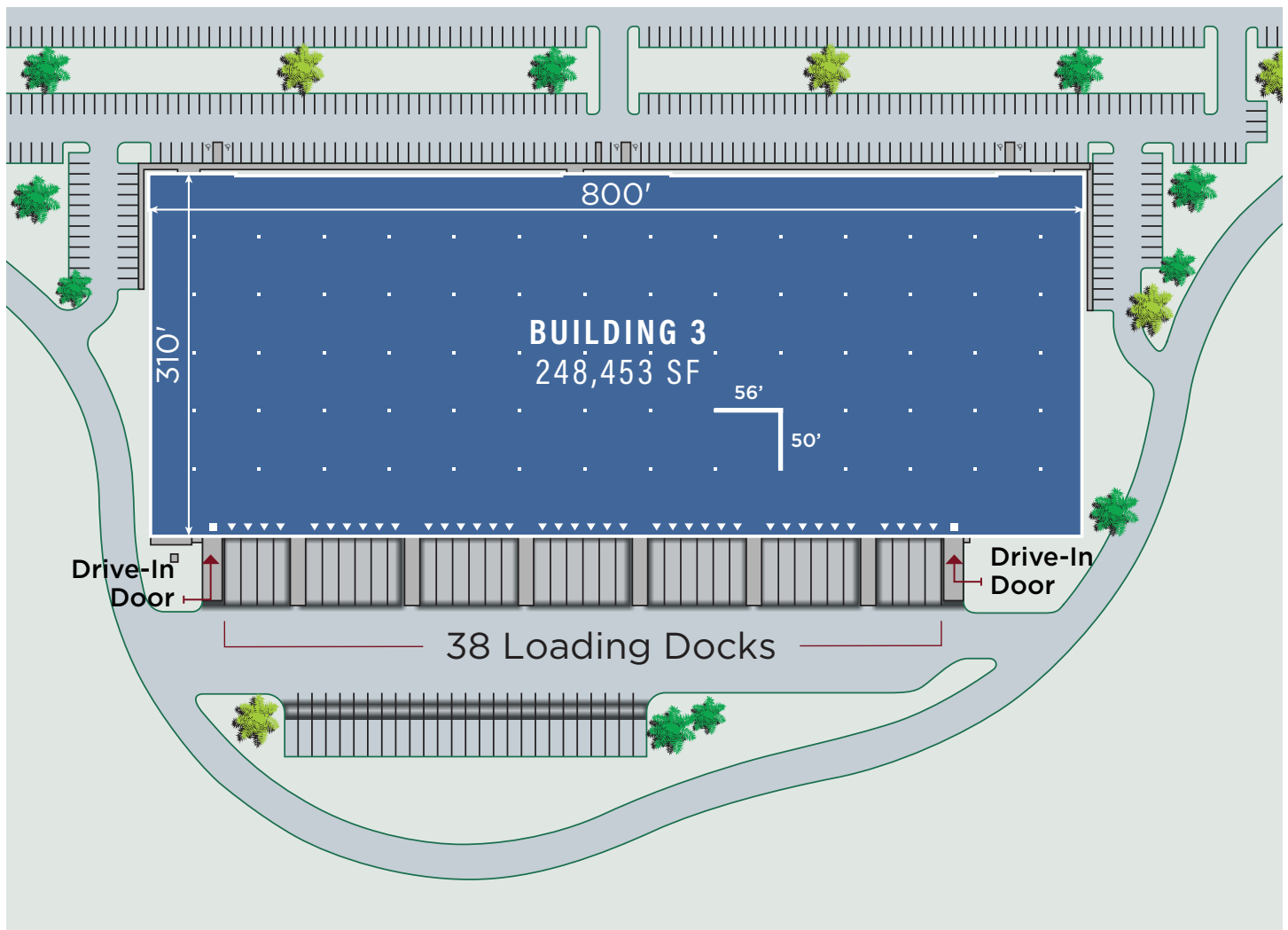


CONSTRUCTION COMPLETE

BUILDING 3

±50,000 - 248,453 SF

- + **Building Size:** 248,453 SF
- + **Clear Height:** 32'
- + **Loading:** 38 docks; 2 drive-in doors
- + **Trailers:** 26 stalls
- + **Parking:** 275 spaces
- + **Column Spacing:** 50' x 56'

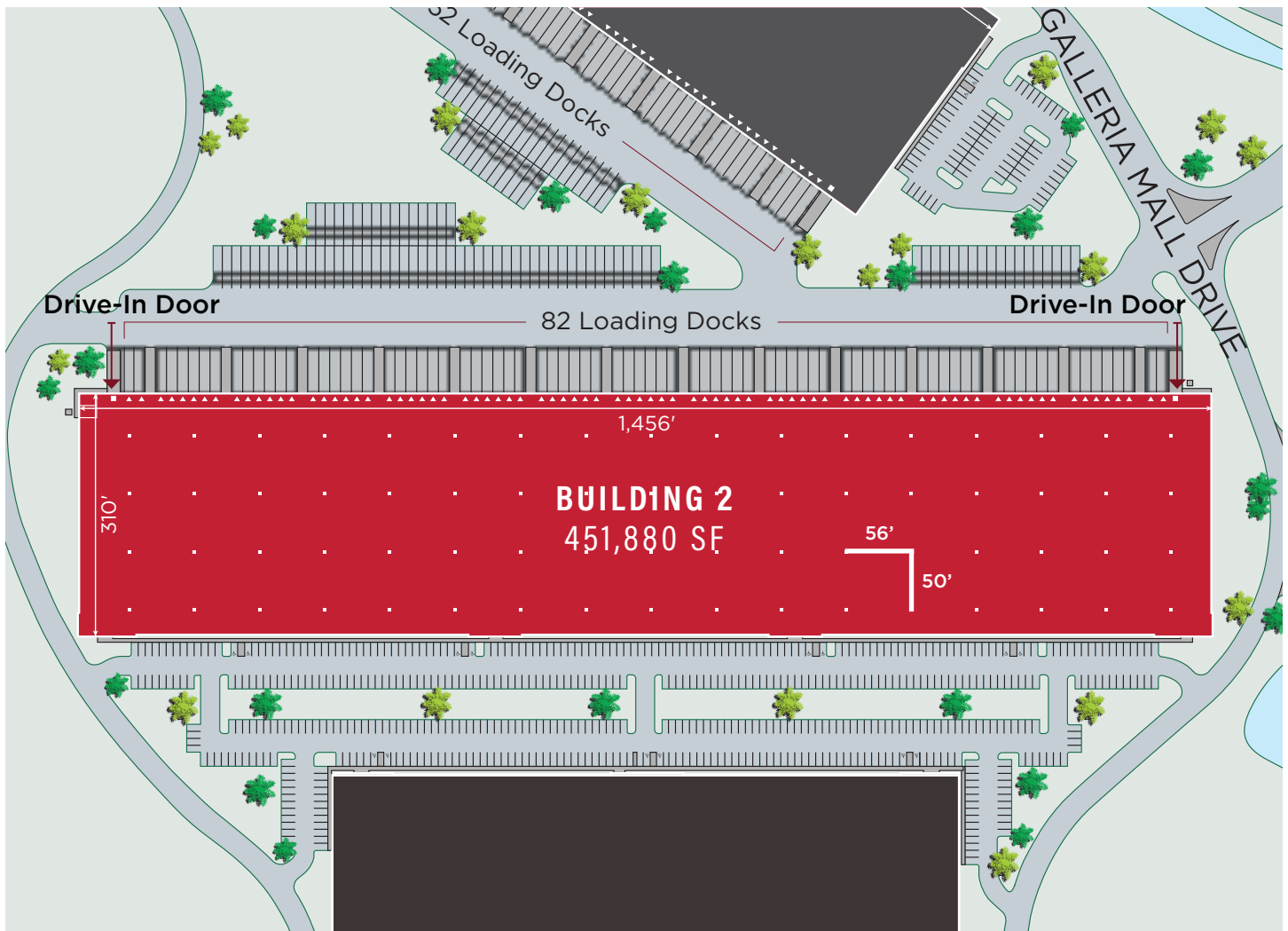


BUILDING 2

(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:** 50' x 56'

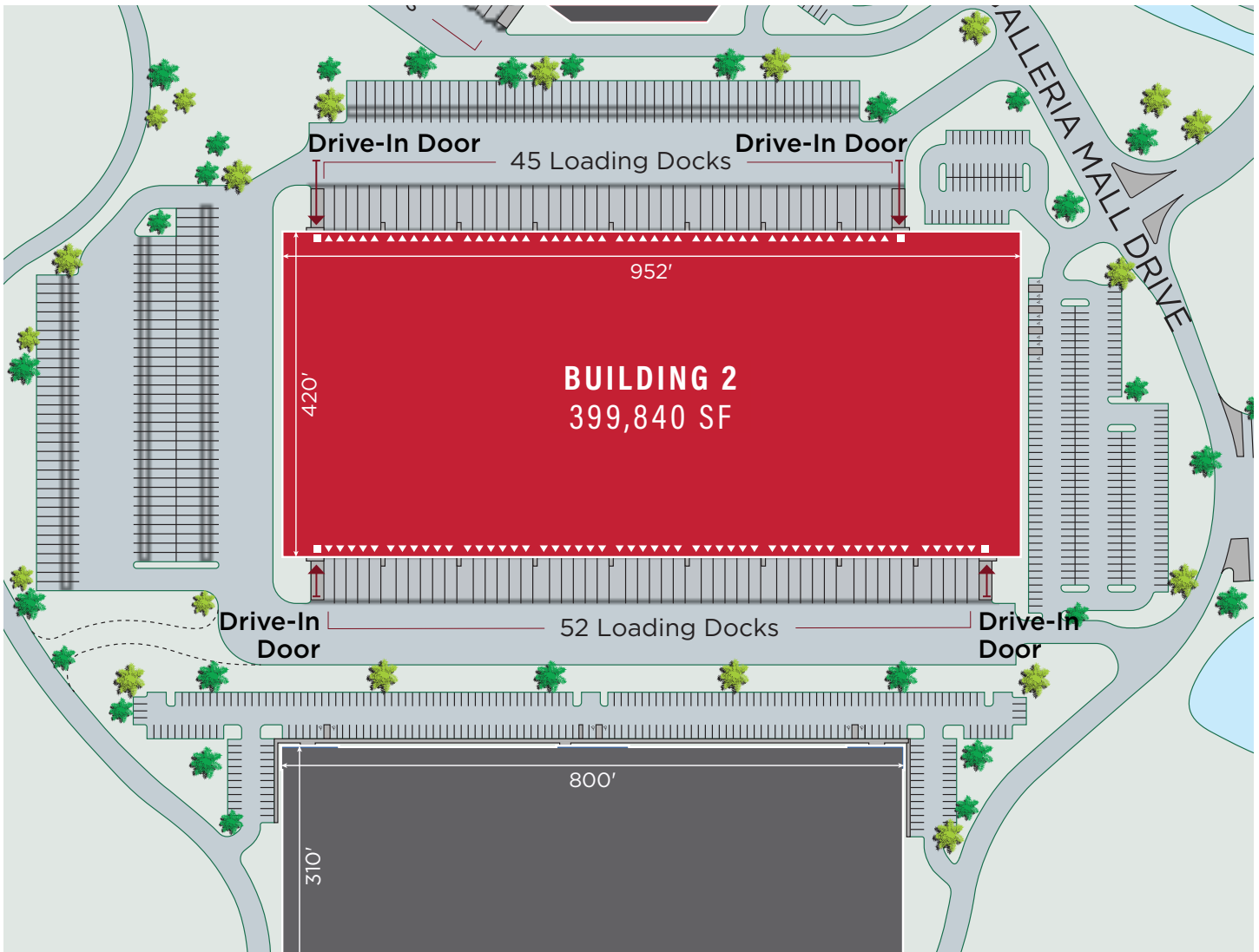


BUILDING 2 (MASTER PLAN B)

WITH CROSS-DOCK CAPABILITIES

112,970 - 399,840 SF

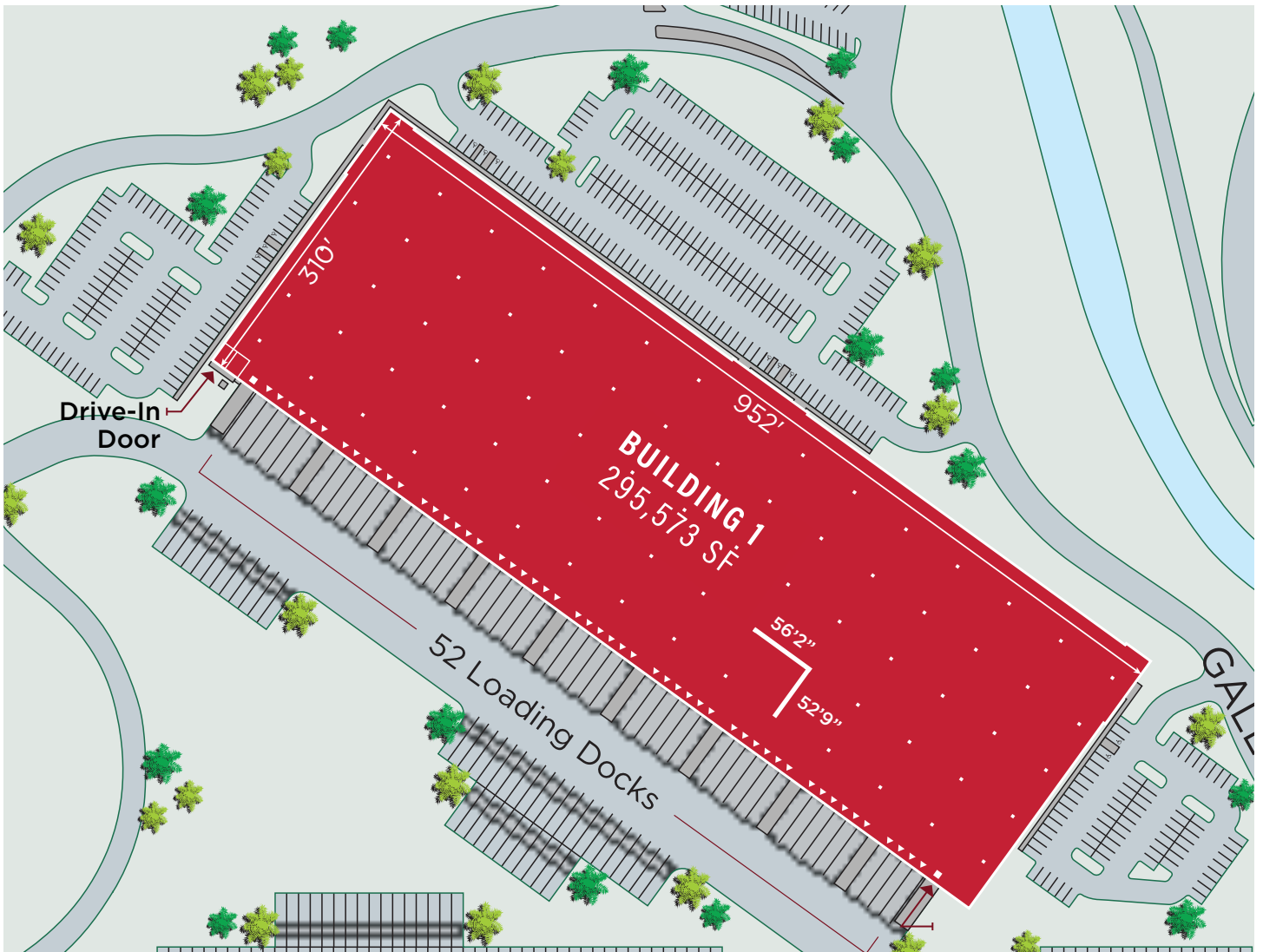
- + **Building Size:** 399,840 SF
- + **Clear Height:** 36'
- + **Loading:** 97 docks; 4 drive-in doors
- + **Trailers:** 162 stalls
- + **Parking:** 261 spaces
- + **Column Spacing:** 50' x 56'



BUILDING 1

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:** 52'9" x 56'2"



PRIME LOGISTICS-ORIENTED LOCATION WITH TREMENDOUS ACCESSIBILITY



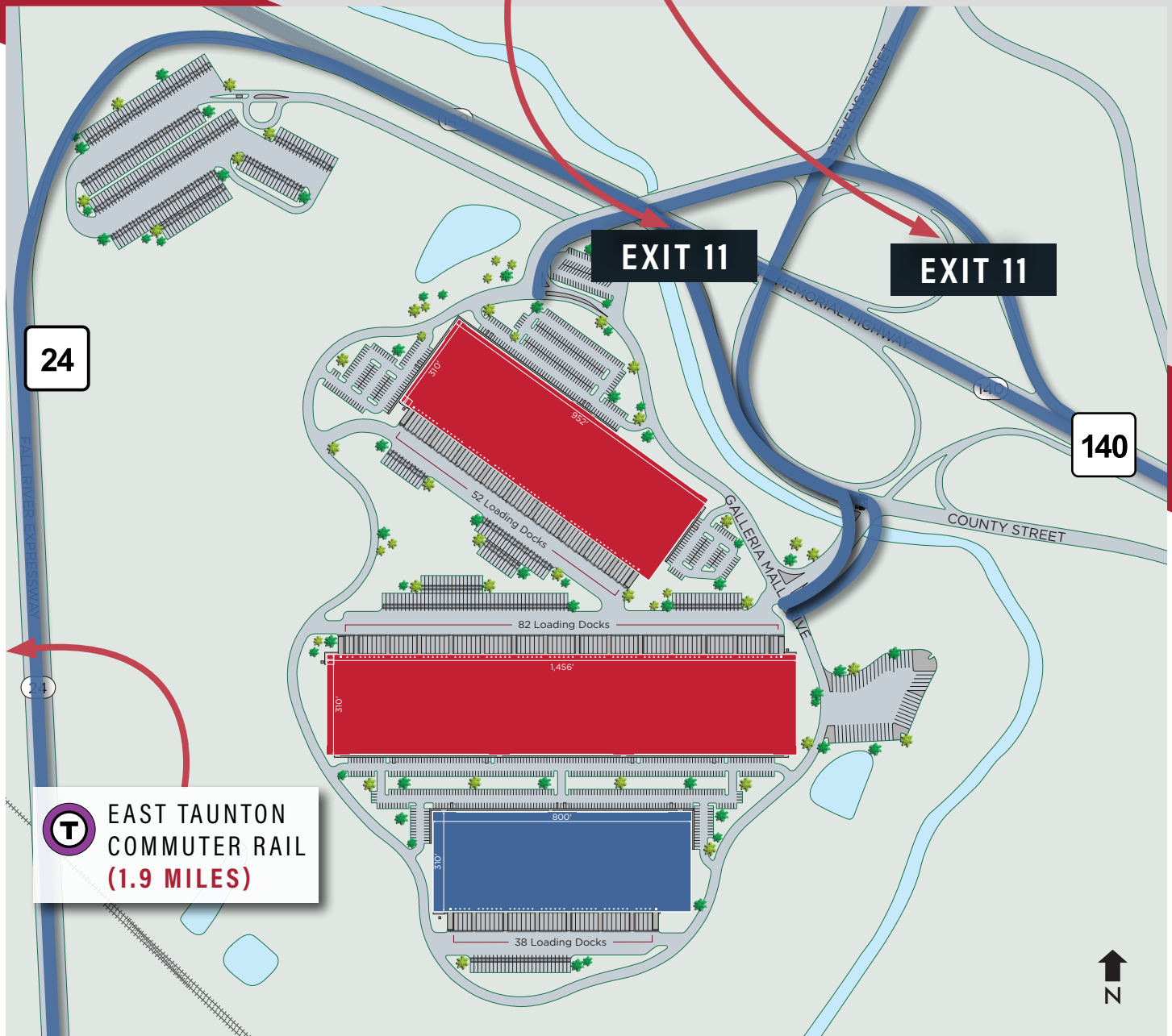
AT INTERSECTION OF I-495,
ROUTE 24, AND ROUTE 140 WITH
UNPARALLELED EASE OF ACCESS



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



AMENITY-RICH SUBMARKET



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

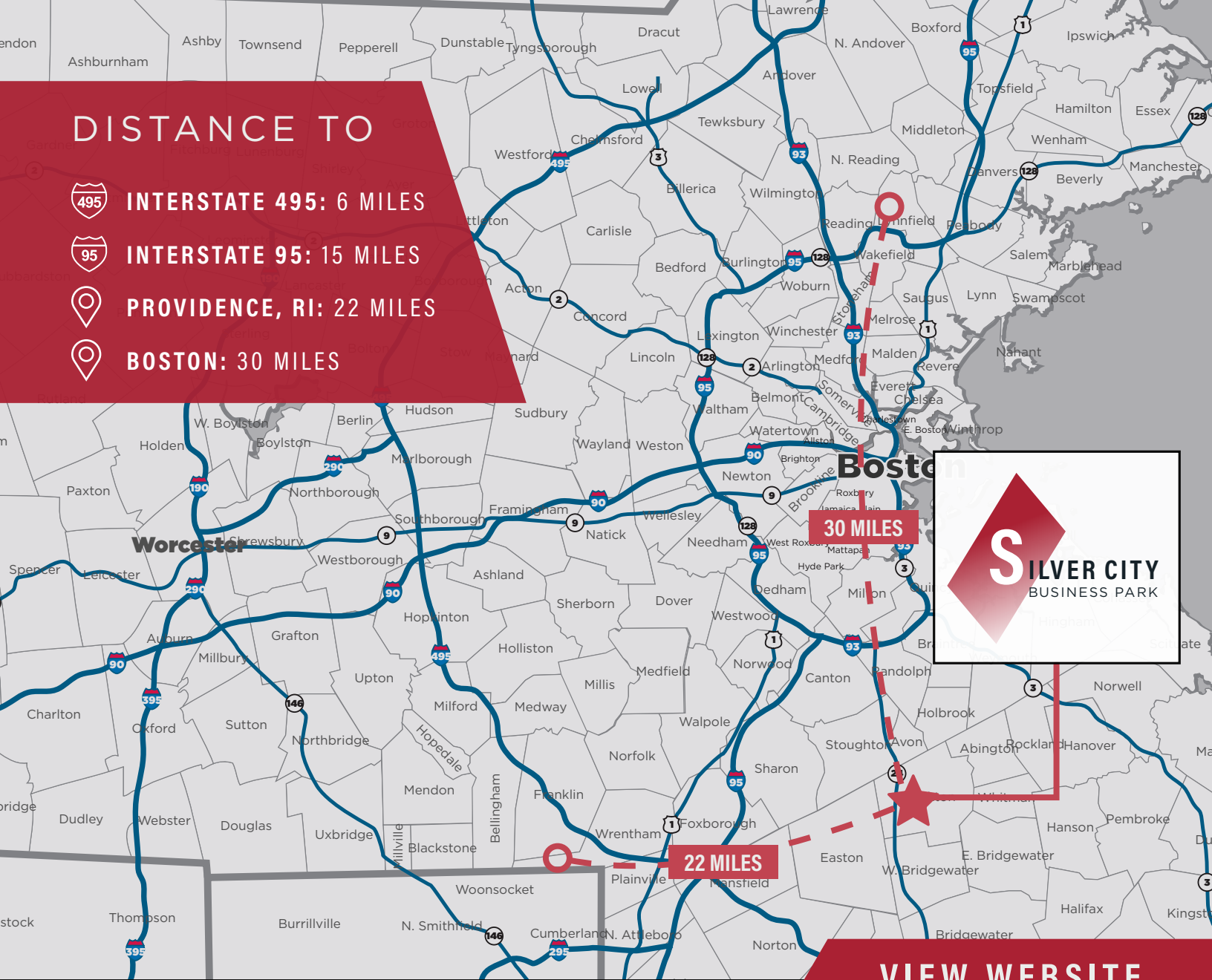
DISTANCE TO

 **INTERSTATE 495: 6 MILES**

 **INTERSTATE 95: 15 MILES**

 **PROVIDENCE, RI: 22 MILES**

 **BOSTON: 30 MILES**



30 MILES

22 MILES

VIEW WEBSITE

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