DEVELOPMENT OPPORTUNITY IN BIORAPID COMMUNITY.

AVAILABLE
5 ACRES up to 20 ACRES
LOTS ACCOMODATING
20,000 SF up to 200,000 SF
The Business Park at Myles Standish is a new 44-acre business park adjacent to the Myles Standish Industrial Park and directly off Interstate 495. New roads and infrastructure are in place and sites are available for construction. The park recently received its first significant users. Lot BP 4 has sold for a 55,000 SF corporate headquarters location.

- Overlooking Watson Pond State Park and adjacent to Myles Standish Industrial Park
- MEPA approved and now available construction
- The City of Taunton has been designated as a Bioready Community with Platinum Status by the Massachusetts Biotechnology Council

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OFFICE / FLEX / R&D
LIFE SCIENCE & TECHNOLOGY DEVELOPMENT

SOLD
55,000 SF CORPORATE HEADQUARTERS

CONCEPTUAL SITE PLAN

Development Sites
Include ALL New Utilities, Infrastructure and MEPA permitting

DEVELOPED AND MANAGED BY
INCENTIVES
ZONING
UTILITIES

Taunton Development / MassDevelopment Corporation
Economic Development Incentives are available from the City of Taunton and the Commonwealth of Massachusetts
Business District
Gas
Columbia Gas of Massachusetts
Electric
Taunton Municipal Lighting
Fiber Optic/Internet
TMLP, Verizon
Sewer / Water
City of Taunton

STATISTICS

<table>
<thead>
<tr>
<th>Lot</th>
<th>Acres</th>
<th>Buildable Land</th>
<th>Building</th>
<th>Parking</th>
<th>Stormwater Basin</th>
<th><strong>Impervious Area (SF)</strong></th>
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<tr>
<td>BP 1</td>
<td>4.44</td>
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<td>SW Basin #1 Existing</td>
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<td>BP 2</td>
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<td>800</td>
<td>SW Basin #3 <strong>Conceptual</strong></td>
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<td>BP 3</td>
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<td>190</td>
<td>SW Basin #2 *<strong>Designed &amp; Permitted</strong></td>
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<td>BP 4</td>
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<td>SW Basin #4 Conceptual</td>
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<td>BP 5</td>
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<td>90,000</td>
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<td>36.23</td>
<td>440,000</td>
<td>1,540</td>
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</table>

* Impervious Allocation per TD/MDC issued Order of Conditions. Any additional impervious area will require additional mitigation at the responsibility of the purchaser.
** SW Basin #3 has been designed & permitted by TD/MDC (Purchaser responsible to develop). A comparative conceptual alternative layout is shown to preserve existing trees.
*** SW Basin #2 has been designed & permitted by TD/MDC. Purchaser responsible to develop.
**** SW Basin #4 design, permitting & development is responsibility of purchaser. Basin must be developed to accommodate runoff for additional 4.2 AC of impervious area from adjacent lots.