

# FOR SALE

## 20,000SF Industrial Building

16 Mozzone Boulevard, Taunton, MA



**Asking**  
**\$1,700,000**

**Includes cell  
tower income**

- 4,000 ± SF office space
- 16,000 ± SF industrial space
- Built 1962
- Brick & concrete block building
- 12' Clear height
- 4 Dock height doors
- Gas forced air heat/City sewer
- Wet pipe fire sprinklers
- Ample parking
- 2.92 Acres
- RE Taxes \$23,908
- At Route 140/24 interchange
- Across from new 95,000 SF shopping center
- Zoning allows office, retail, industrial



*'Specialized Experience You Can Trust'*

**Exclusive Offering**

*Please Contact Steve Porter*

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