

# CLEMCO - 875 So. Main St.



- 18 Acres
- Mansfield, MA
- Industrial Zoned
- Cleared lot
- Ready to build
- Short term lease
- Long term lease

## Potential Uses:

- Retail
- Hotel
- Recreation
- Medical
- Office

## CONTACT INFO:

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*Clemco, LLC*

PO Box 521

Mansfield, MA 02048

EMAIL: [Bill@Clemmey.com](mailto:Bill@Clemmey.com)



# 875 So. Main St., Mansfield, MA



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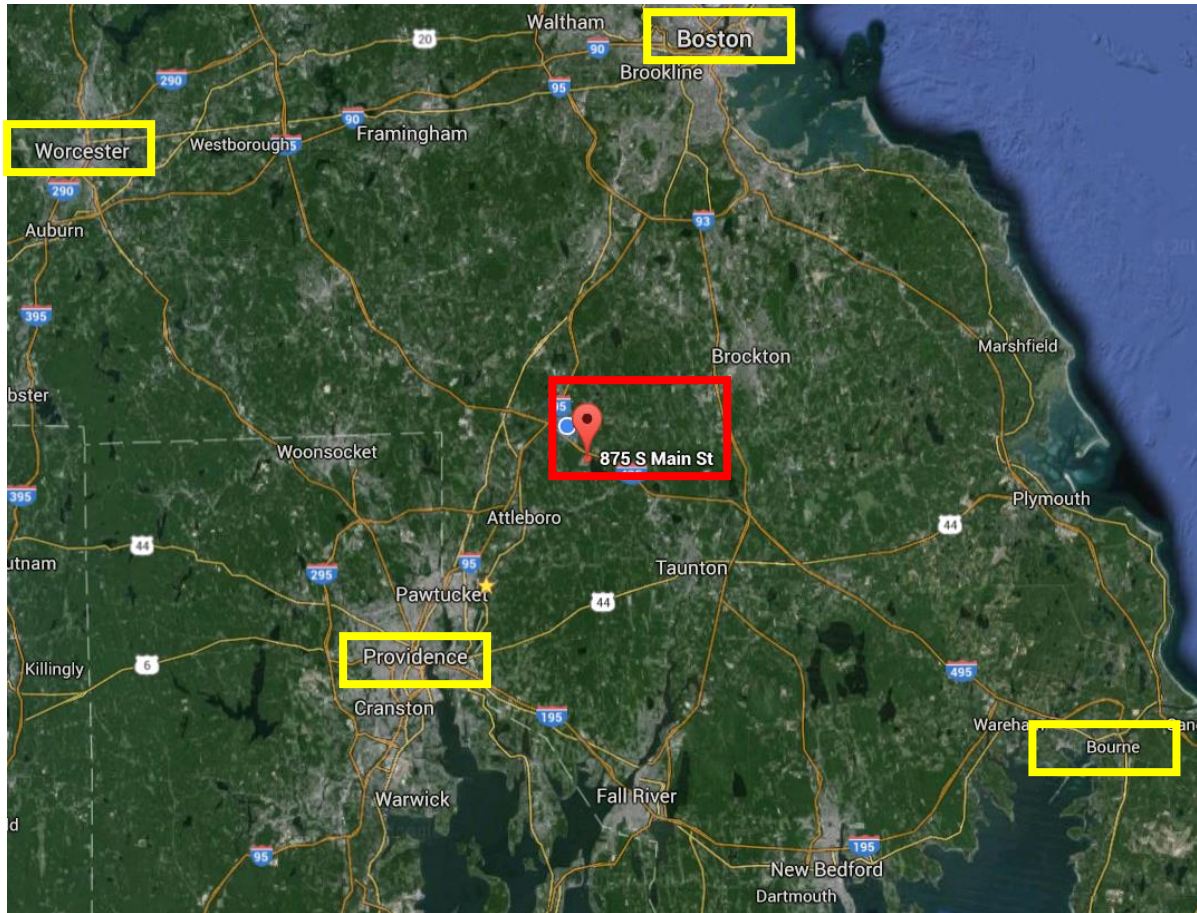
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- **INDUSTRIAL 1 ZONED LAND**
- Mansfield Industrial 1 zoned Land
- Mall, Retail requires Special Permit
- Up to 300K s.f. building by right, 588K w/ S.P.
  
- **PRO BUSINESS ENVIRONMENT**
- Mansfield is listed as one of the 100 Best places in U.S.
- STA & TIF friendly
- Focused on growing it's Tax base
- One of the best locations in MA.!

# 875 So. Main St.



## Prime Location:

- ¼ mile from Rt. 495
- 1 mile to Rt. 95
- 30 mins. to Boston
- 20 mins. to R.I.
- 40 mins. to Cape
- Southbound Ramp
- Potential new Northbound ramp
- Full Utilities on site; gas, water, sewer
- Mass Highway Curb cut in place
- Site is Ready to build

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