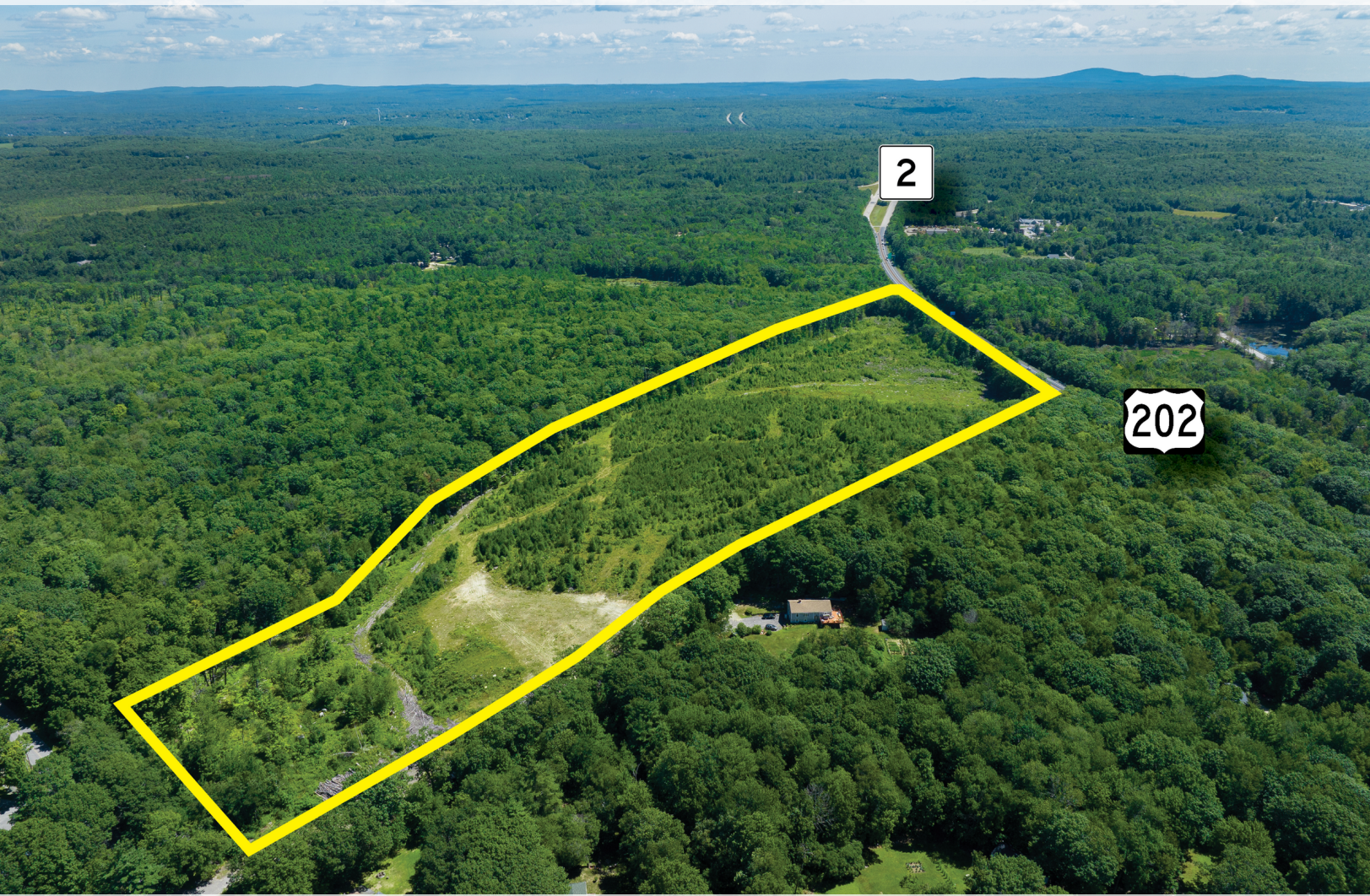


# 360 HIGHLAND AVE.

PHILLIPSTON, MA



## 28.8 ACRES

COMMERCIAL/INDUSTRIAL  
LAND FOR SALE OR LEASE

**CONTACT:**

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EXCLUSIVE OFFERING



THE  
STUBBLEBINE  
COMPANY

CORFAC INTERNATIONAL



PROPERTY SUMMARY



PROPERTY DESCRIPTION

28.8 Acre Commercial/Industrial Land for Sale or Lease

PROPERTY HIGHLIGHTS

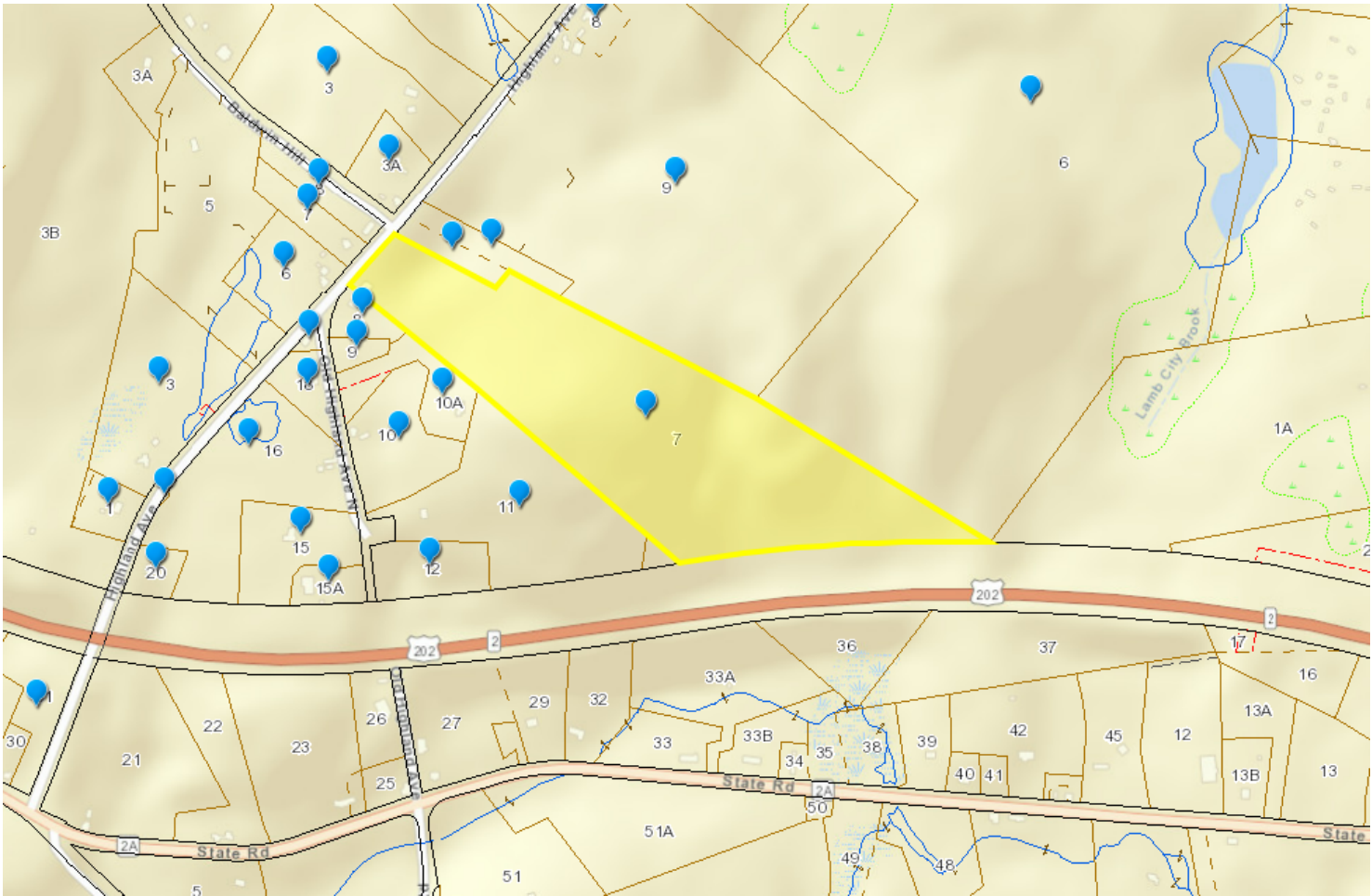
- Commercial-Industrial Zoning
- Approx. ¼ Mile of Frontage along Route 2
- Wide Array of Approved Uses
- Proposed Plan for Solar & Self Storage Available
- Updated infrastructure on 2a including 3 Phase Power
- Single Residential Lot Included

PROPERTY SPECIFICATIONS

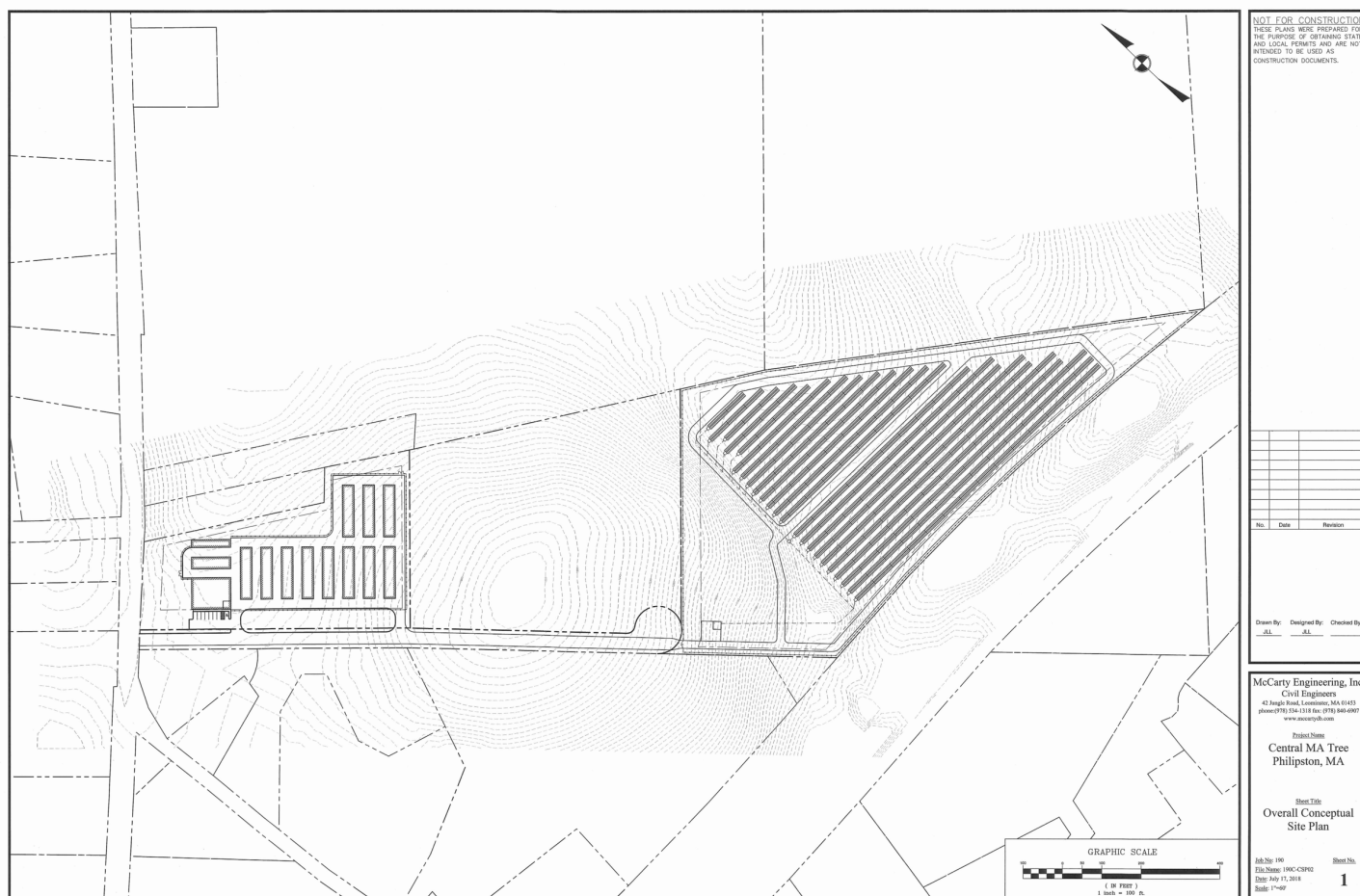
LOT SIZE:	28.8 Acres
ZONING:	B



PROPERTY LINES

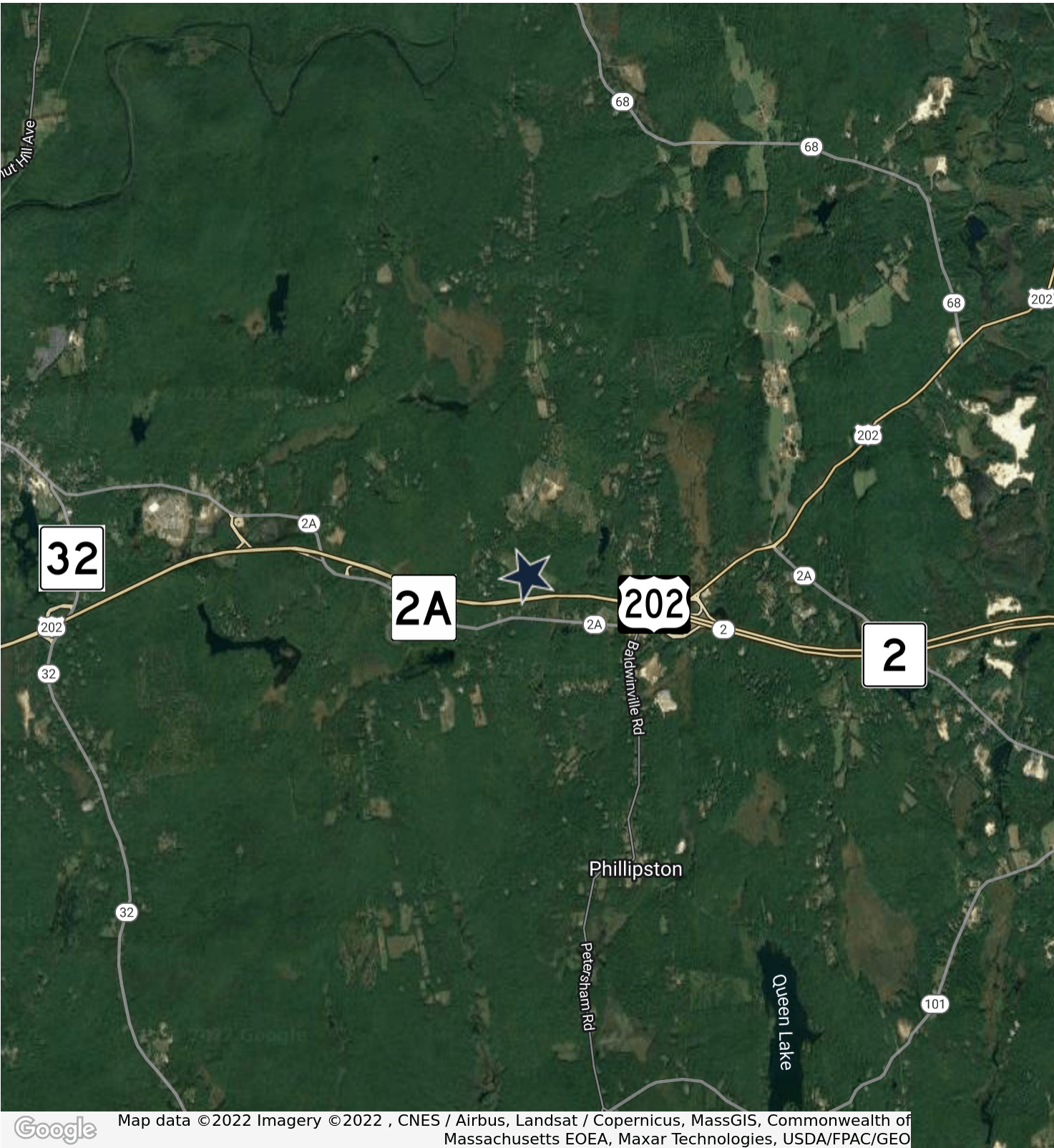








LOCATION MAP



Map data ©2022 Imagery ©2022 , CNES / Airbus, Landsat / Copernicus, MassGIS, Commonwealth of Massachusetts EOE, Maxar Technologies, USDA/FPAC/GEO



## APPROVED & SPECIAL PERMIT USES

### Approved Uses – Y

#### Commercial

- Light manufacturing including metal stamping, assembling precision machine shops, and laboratories engaged in research experimental and testing activities
- Establishment for the sale and storage of building equipment, or supplies not considered to be hardware; warehouses
- Establishment for the sale of farm and other heavy machinery and vehicles
- Automotive repair shop, new or used car or marine craft sales establishment; commercial car wash facilities
- Automotive service station
- Indoor eating places; drugstores, self-service Laundromats; retail stores selling food or alcohol not intended for consumption on the premises, smoking supplies, periodicals, books, stationery, toys, hardware, electrical appliances, sport equipment, art and craft supplies, shoes and clothing; service businesses, including banks, barber, hairdressing and beautician shops, shoe or clothing repair shops, laundry and dry cleaning establishments and electrical appliance repair shops, business and professional offices, storage units.
- Hotel, motel, or outdoor eating places
- Mortuaries, funeral homes

#### Scientific Research

- Activities connected with scientific research or scientific development or related production
- Accessory use connected with scientific research or scientific development or related production

#### Agriculture Livestock & Fowl

- Commercial raising, boarding, breeding or keeping of livestock and fowl and buildings and structures associated therewith (no special permit required if operation qualifies for protection under G.L. c.40A §3)
- Raising, boarding, breeding or keeping of livestock and fowl for Family use and buildings and structures associated therewith

#### Recreation

- Indoor/Outdoor placement of commercial amusement

#### Residential

- Single family dwelling
- Two family dwelling
- Residential office or studio or workshop
- Accessory Use and Home Occupations

### Special Permit Uses – SP

#### Industrial

- Textile and paper mills, iron, steel and metal foundries, concrete manufacturing and washed sand and gravel plants; sale and storage of concrete products
- Removal, storage and/or sale of sand, gravel, loam, clay or other earth (over 1000 cubic yards in a calendar year)

#### Residential

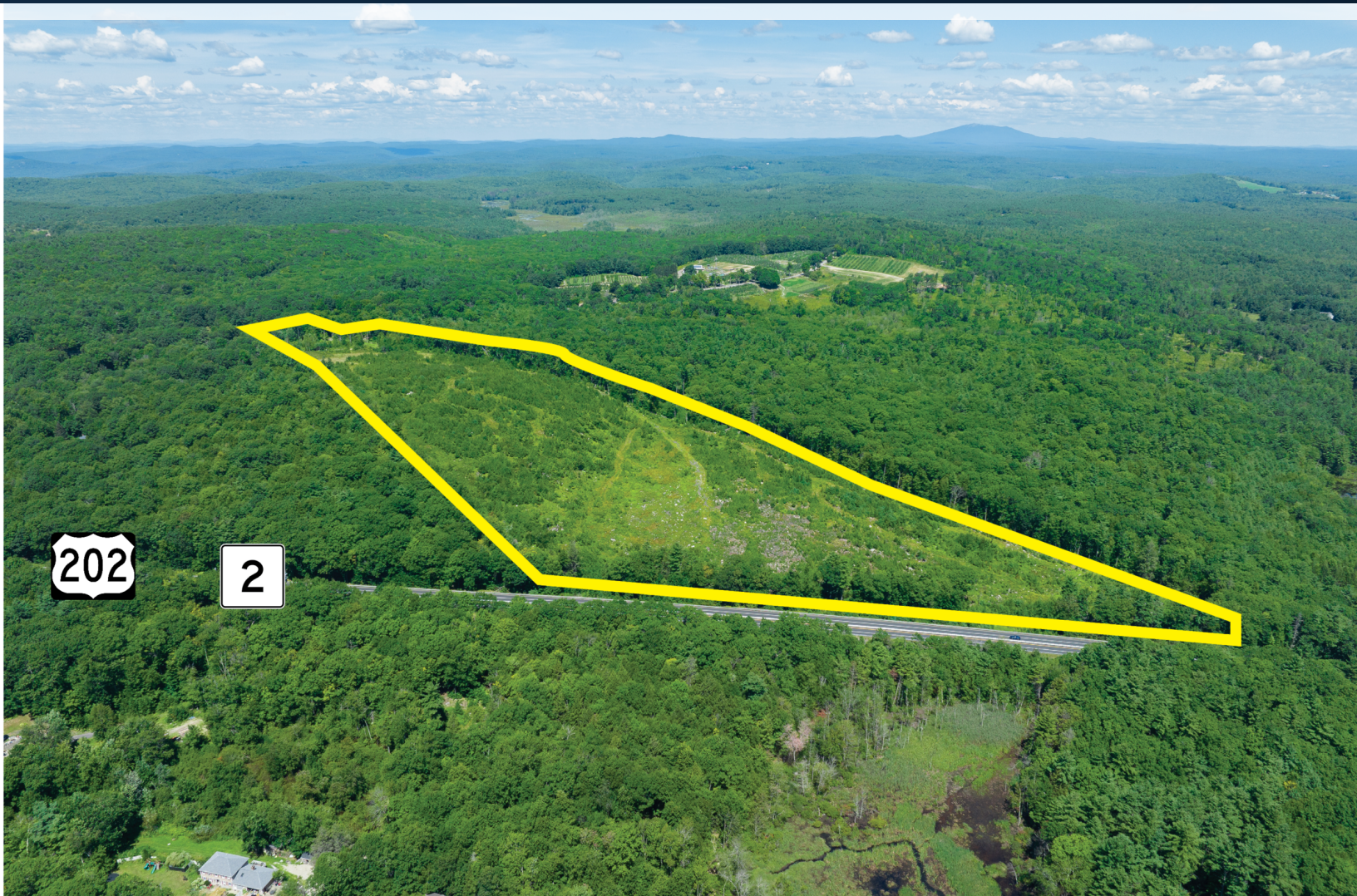
- Multi Family Dwelling (3+ units)





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