

ATTLEBORO

Rail Crossing Commerce Center



THE CHALLENGE

A 33.5-acre former industrial property sat underutilized despite its prime location along I-95 and existing rail infrastructure. The owner has cleared and remediated the site and is now seeking a first private developer to transform it into a modern industrial employment center.



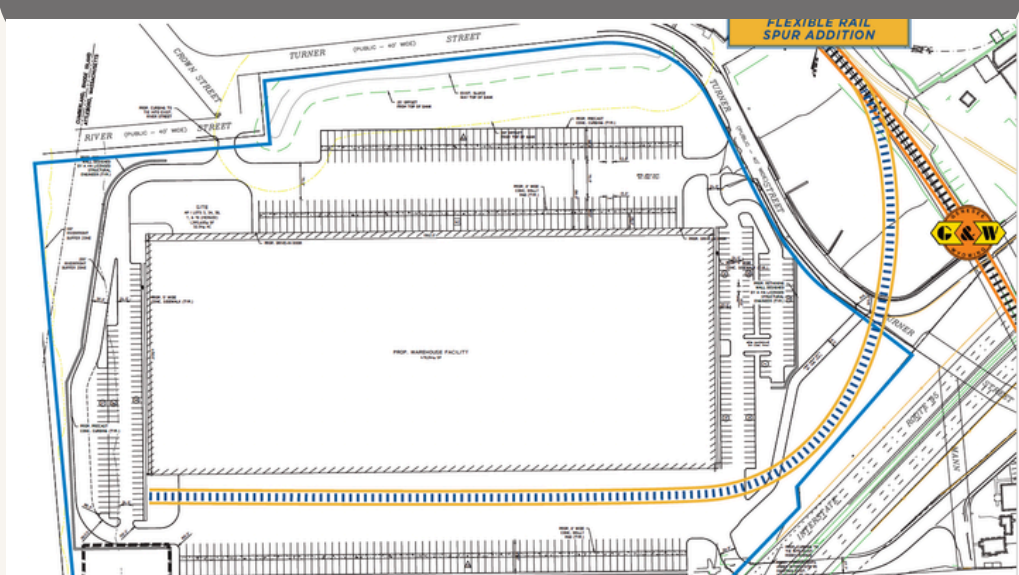
PROJECT DESCRIPTION

The Rail Crossing Commerce Center will redevelop the site into a modern industrial and logistics campus with approximately 478,000 square feet of flexible industrial space. The project leverages direct interstate access, existing rail service, and completed site preparation to attract advanced manufacturing, warehousing, and distribution investment.

OVERVIEW - RAIL CROSSING



SITE PLAN - DRAFT

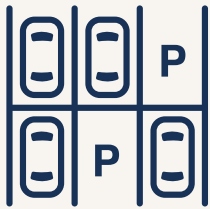


IMPACT



478,041 SF

industrial/logistics
facility



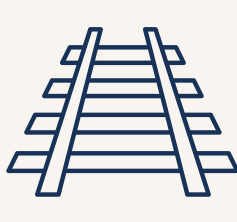
249+

Employee Parking
Spaces



60

Loading docks



Potential

Rail Spur



5,000-Amp

power capacity with
direct rail service
potential

TOOLS & FINANCING



- Collaborative, consolidated local and state permitting support
- Tax Increment Financing (TIF)
- State and federal grant opportunities
- Strong partnership between the City, Commonwealth, and private sector
- Existing rail and utility infrastructure ready for redevelopment



PROJECT STATUS

Site cleared

Partial environmental
remediation completed

Permits filed

Seeking first private
developer/anchor tenant



Predevelopment
Phase