

188,060 SF REMAINING



TAUNTON TRADE CENTER

at 300 Charles F. Colton Rd - Taunton, MA

STATE-OF-THE-ART
DISTRIBUTION & WAREHOUSE SPACE
188,060 SF REMAINING

- 24/7 TRUCK ACCESS
- 25% GREATER EFFICIENCY
- 40' CLEAR



CLICK OR SCAN TO WATCH VIDEO

WARE MALCOMB



Suffolk

Martignetti
Companies

CUSHMAN &
WAKEFIELD

INDUSTRIAL HUB

PRIMED FOR THE FUTURE

The Taunton Trade Center speculative development delivered in December of 2022 and sits within New England's largest industrial park known as, Myles Standish Industrial Park. Located less than two miles from Interstate 495, this brand new Class A industrial asset is situated on 55+ acres in a location primed for 24/7 distribution & logistics with seamless connectivity to major population centers surrounding Boston, Providence, Hartford and the entire Northeast Region.

With a population base of over one million people in Southeastern Massachusetts and Northern Rhode Island, the Taunton geography provides corporations the following key labor strengths; a central regional location, low-to-moderate competitive demand, favorably low labor costs, potential peak season staffing support and a large blue collar-oriented demographic.

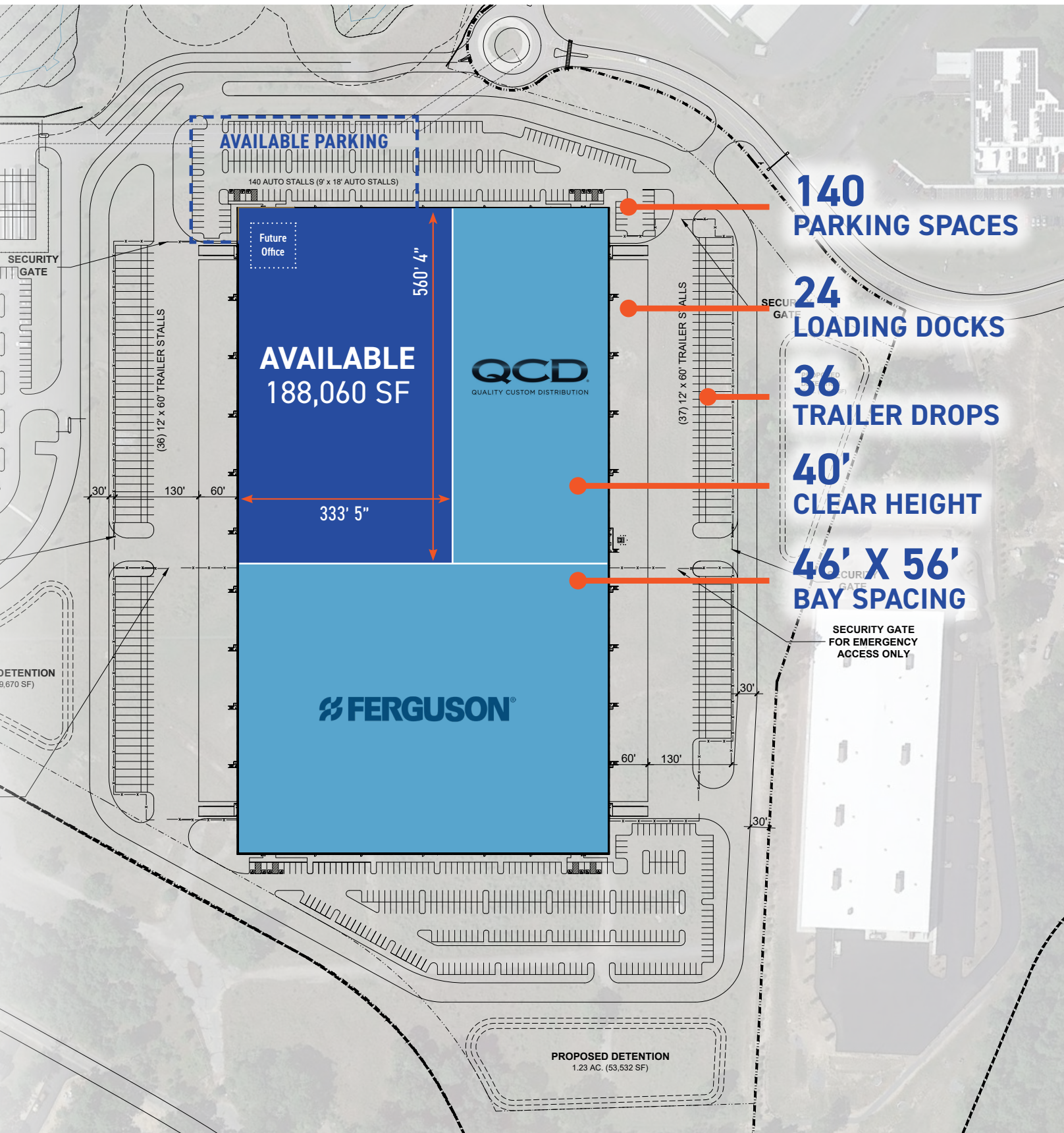


STATE-OF-THE-ART DISTRIBUTION FACILITY



TAUNTON TRADE CENTER

at 300 Charles F. Colton Rd - Taunton, MA



BUILDING SPECIFICATIONS *(REMAINING SPACE)*

Acreage	55
Year Built	2022
Available SF	188,060 SF
Office	To suit
Building Depth	580' x 1008'
Available Space Depth	333' 5" x 560' 4"
Clear Height	40'
Column Spacing	46' x 56'
Speed Bay Depth	60'
Loading Docks	24 (1/7,900 SF) w/ levelers. Eight (8) future knock out doors
Truck Court Depth	130'
Grade Level Doors	1
Sprinkler	ESFR separate zoned system
Lighting	Subject to tenants request
Electrical	277/480 3-phase @2,500 Amps (2 watts/SF)
Roof	Insulated metal deck 1-1/2" x 22 gauge, 80ksi <i>(Solar ready)</i>
Floor Slab	8" Ductilcrete slab (MDC1 ASRS design)
HVAC	Rooftop gas unit heaters and exhaust/supply fans
Structural/Foundation	10" tilt-up concrete panels extended 60" below floor
Zoning	Industrial District/Business District
Utilities	Electrical: Taunton Municipal Lighting Plant Water & Sewer: City of Taunton Gas: Colombia Gas

PARKING HIGHLIGHTS

Auto Parking Stalls	140 (.7/1,000 SF)
Trailer Drop Stalls	36 Stalls



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MYLES STANDISH INDUSTRIAL PARK



8,000
EMPLOYEES



111
COMPANIES



7MSF
EXISTING

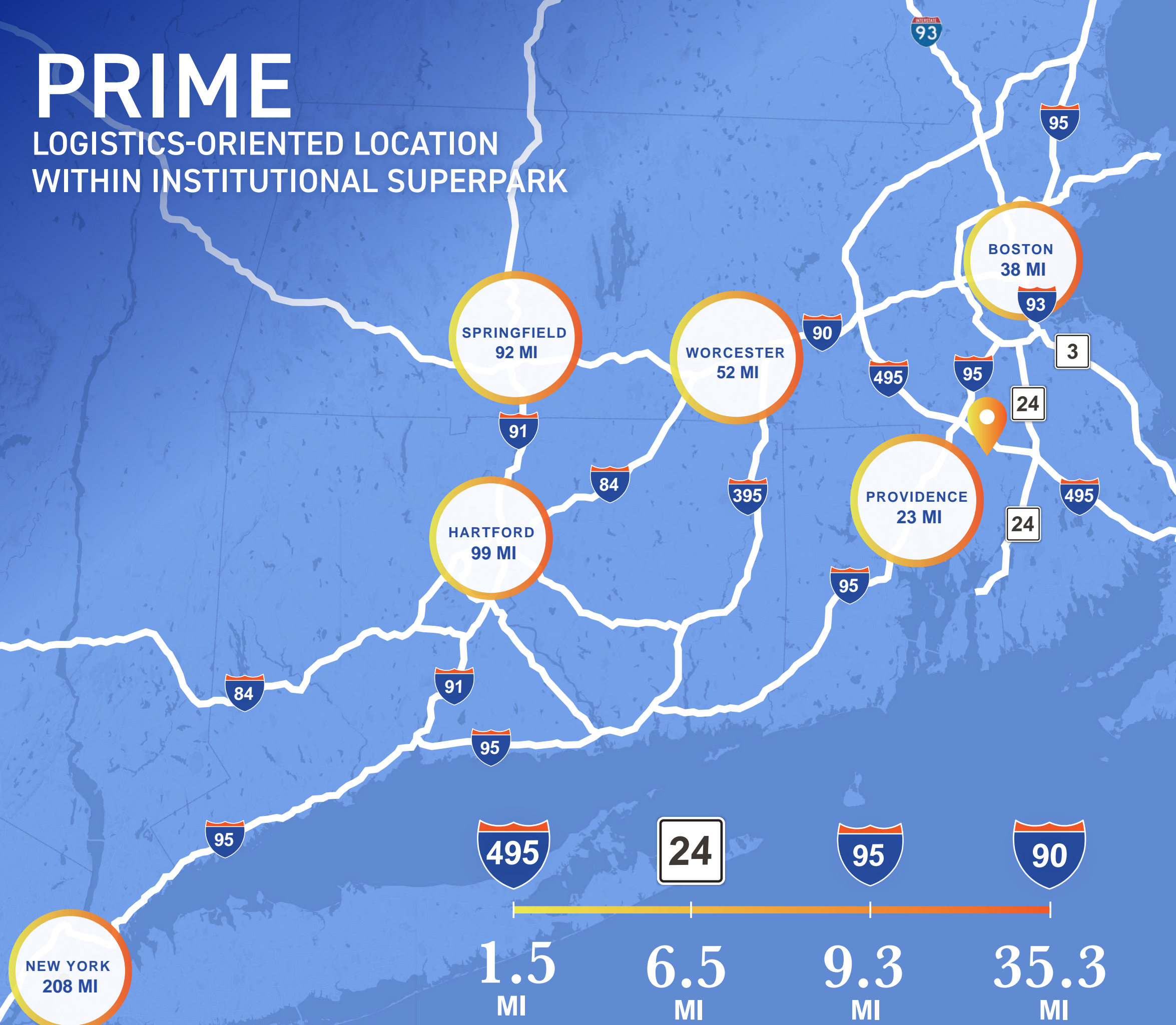


810
ACRES






PRIME




LOGISTICS-ORIENTED LOCATION
WITHIN INSTITUTIONAL SUPERPARK



DRIVE TIMES

-  3 MINUTES
-  13 MINUTES
-  55 MINUTES

TRAVEL TIMES

-  TF GREEN AIRPORT
53 MINUTES
-  LOGAN INTERNATIONAL AIRPORT
59 MINUTES
-  WORCESTER REGIONAL AIRPORT
60 MINUTES

POISED

FOR SEAMLESS DISTRIBUTION
LOGISTICS ACROSS THE REGION

DEMOGRAPHICS

within a 10 mile radius



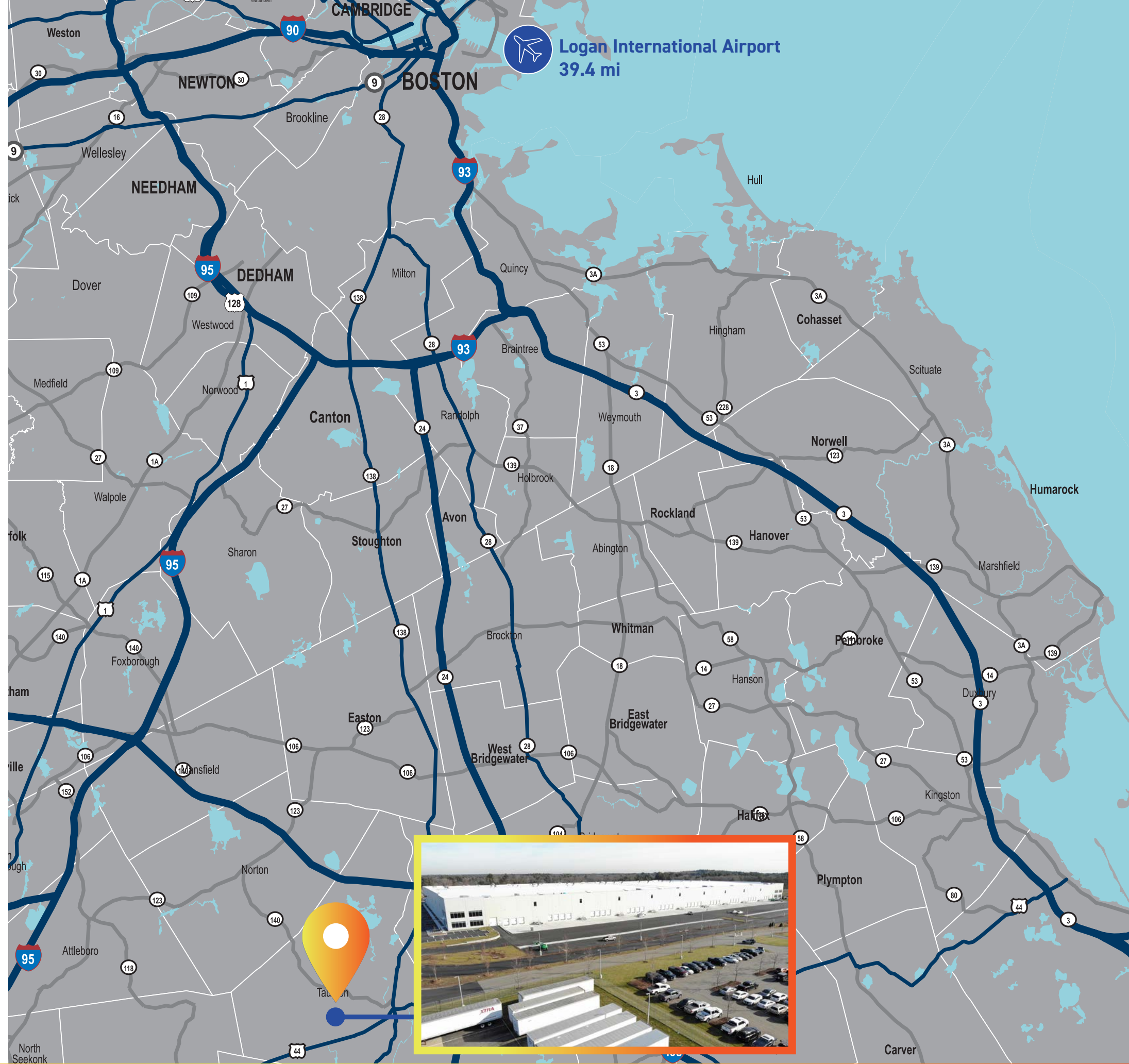
TOTAL POPULATION:
263,470



**AVERAGE HOUSEHOLD
INCOME \$116,213**



TOTAL WORKFORCE:
120,618



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VISIT US ONLINE AT
[TAUNTONTRADECENTER.COM](https://tauntontradecenter.com)

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