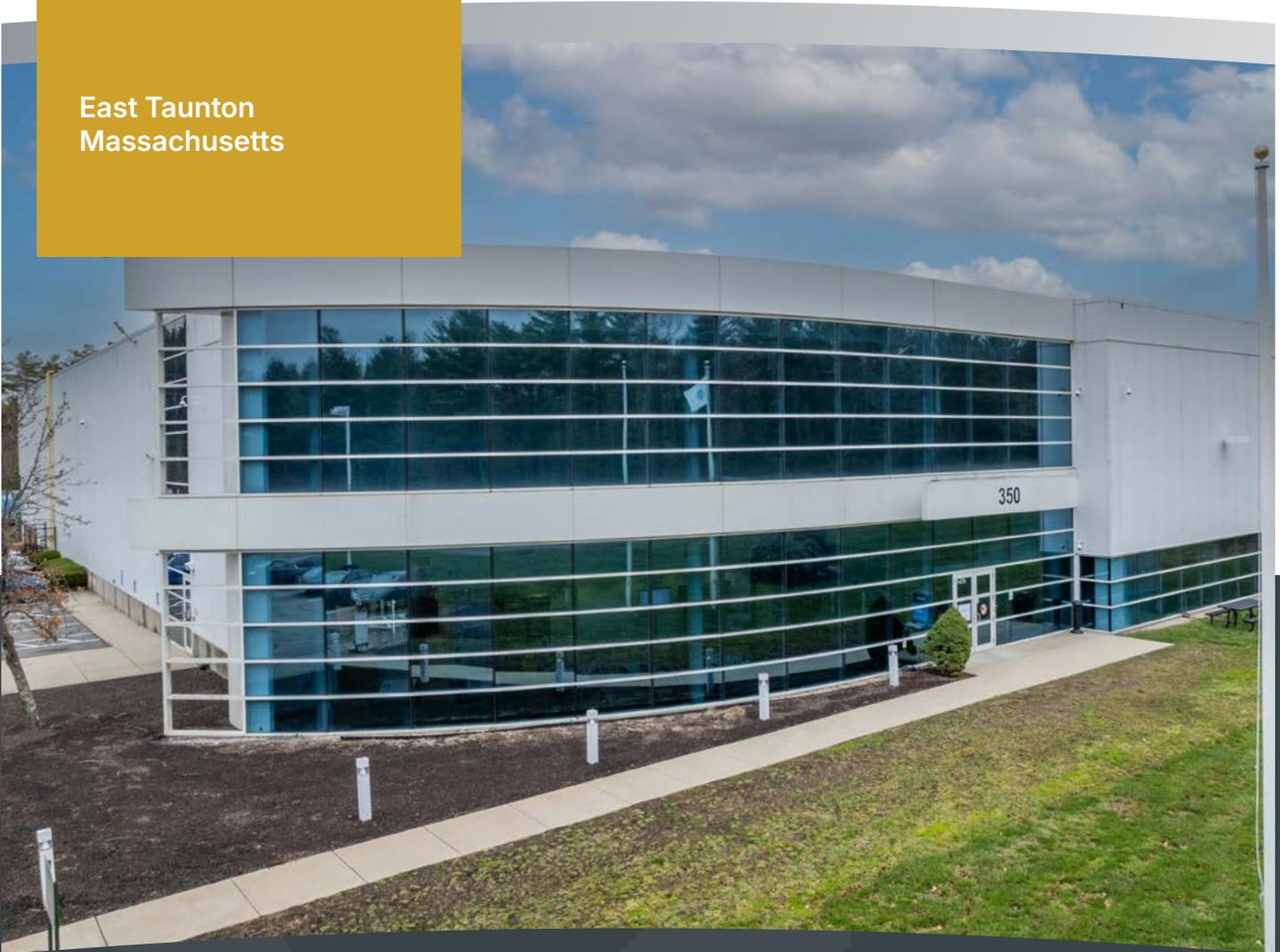


350
REVOLUTIONARY
DRIVE



JAMES CAMPBELL
COMPANY

East Taunton
Massachusetts



**FULLY AIR-CONDITIONED
HIGH BAY FLEX/INDUSTRIAL
BUILDING AVAILABLE**



±62,825 SF
Off Route 24

350 Revolutionary Drive
East Taunton, MA

350 Revolutionary Drive presents a fully air-conditioned standalone industrial/flex opportunity in Taunton, MA. The building offers $\pm 62,825$ SF of Class A high-bay warehouse space, equipped with ESFR sprinklers, 12 docks, and a drive-in door. With direct access to Routes 24 and 140, the property provides a key location for Boston area logistics and labor pools. With expansive parking, a modern and easily expandable office portion, and heavy power, 350 Revolutionary Drive is strategically positioned to provide tenants with an unrivaled industrial or flex building solution with unparalleled parking and specifications.



About the Landlord

The James Campbell Company (JCC) is a private real estate firm headquartered in Hawai'i with a legacy spanning over 160 years. Founded on Maui and O'ahu with an original focus on sugar plantations, JCC has grown into a nationally diversified company with over 22 million square feet of properties and 2,300+ acres of land. Our portfolio spans 11 states and Washington D.C. and 13 markets. We own, manage, and develop institutional caliber industrial, office, and retail assets, as well as ground leases. In Hawai'i, the company is known for its pivotal role in the development of Kapolei as O'ahu's "Second City" and continues to drive economic and community growth on West O'ahu. The James Campbell Company focuses on stewarding its properties with integrity, nurturing long-term growth and fostering prosperity for the people and communities it serves in Hawai'i and beyond.

Building Specifications

Available

Available: $\pm 62,825$ SF
Office: $\pm 10,395$ SF
Mezzanine: $\pm 11,667$ SF (not included in SF)
Loading: 12 dock doors
1 drive-in door
Power: 3,000 amps, 480 volts,
3-phase, 4-wire

Total Building SF

$\pm 62,825$ SF

Ceiling Height

29'6" clear

Bay Spacing

50' x 50' (typical)

Acreage

15.35 AC

Roof

EPDM rubber membrane

Sprinklers

ESFR system

Lighting

LEDs

Parking

146 lined automobile spaces (2.3 per 1,000 SF)
30 trailer drops

HVAC

Warehouse: RTUs, Fully Air Conditioned
Office: RTUs, Fully Air Conditioned

Utilities

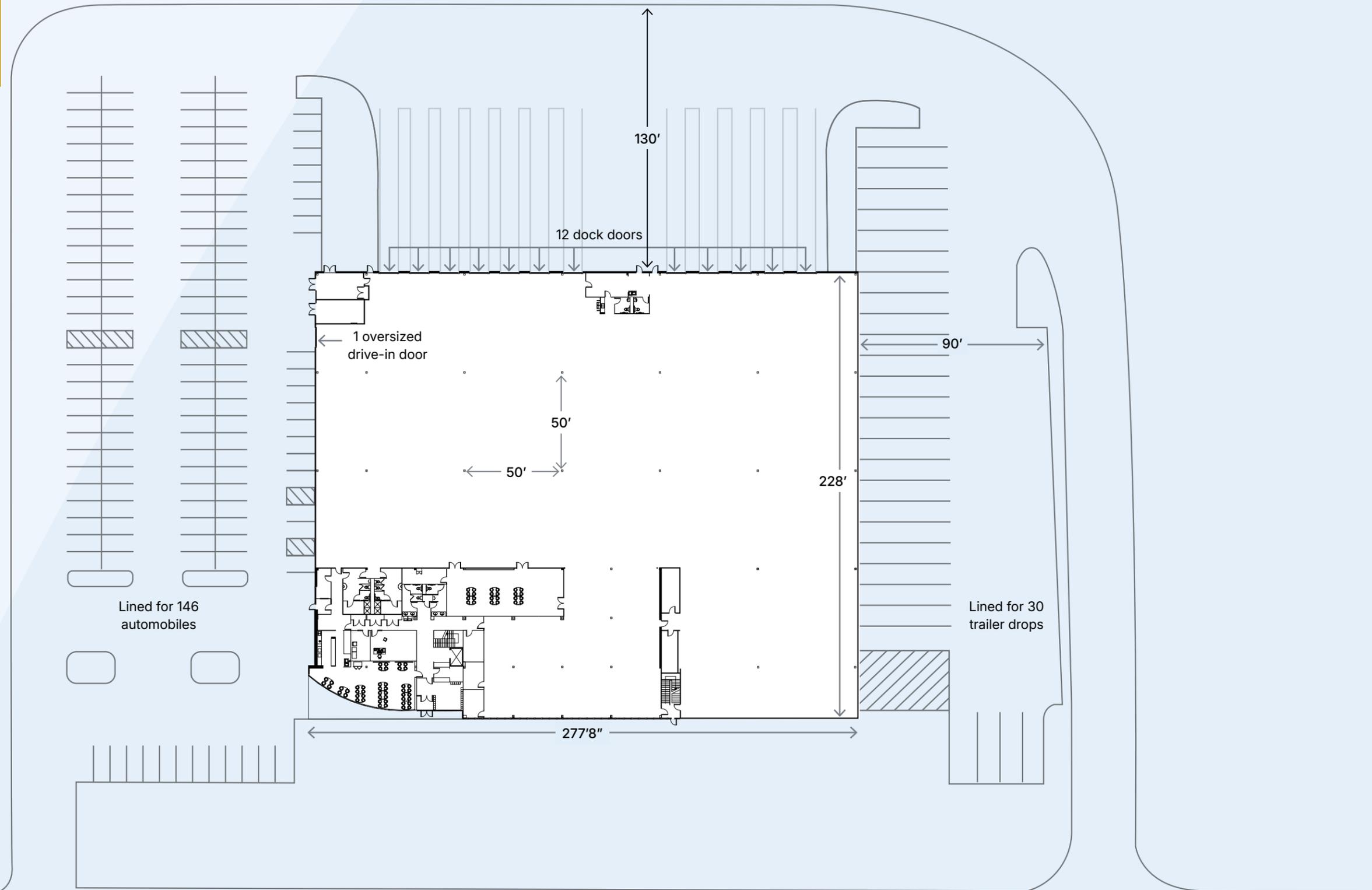
Water/Sewer: City of Taunton
Electric: Taunton Municipal Lighting
Gas: Eversource

350 Revolutionary Drive
East Taunton, MA

Floor Plan

±62,825 SF Available

*Additional 11,667 SF Unfinished Mezzanine Not Included in SF



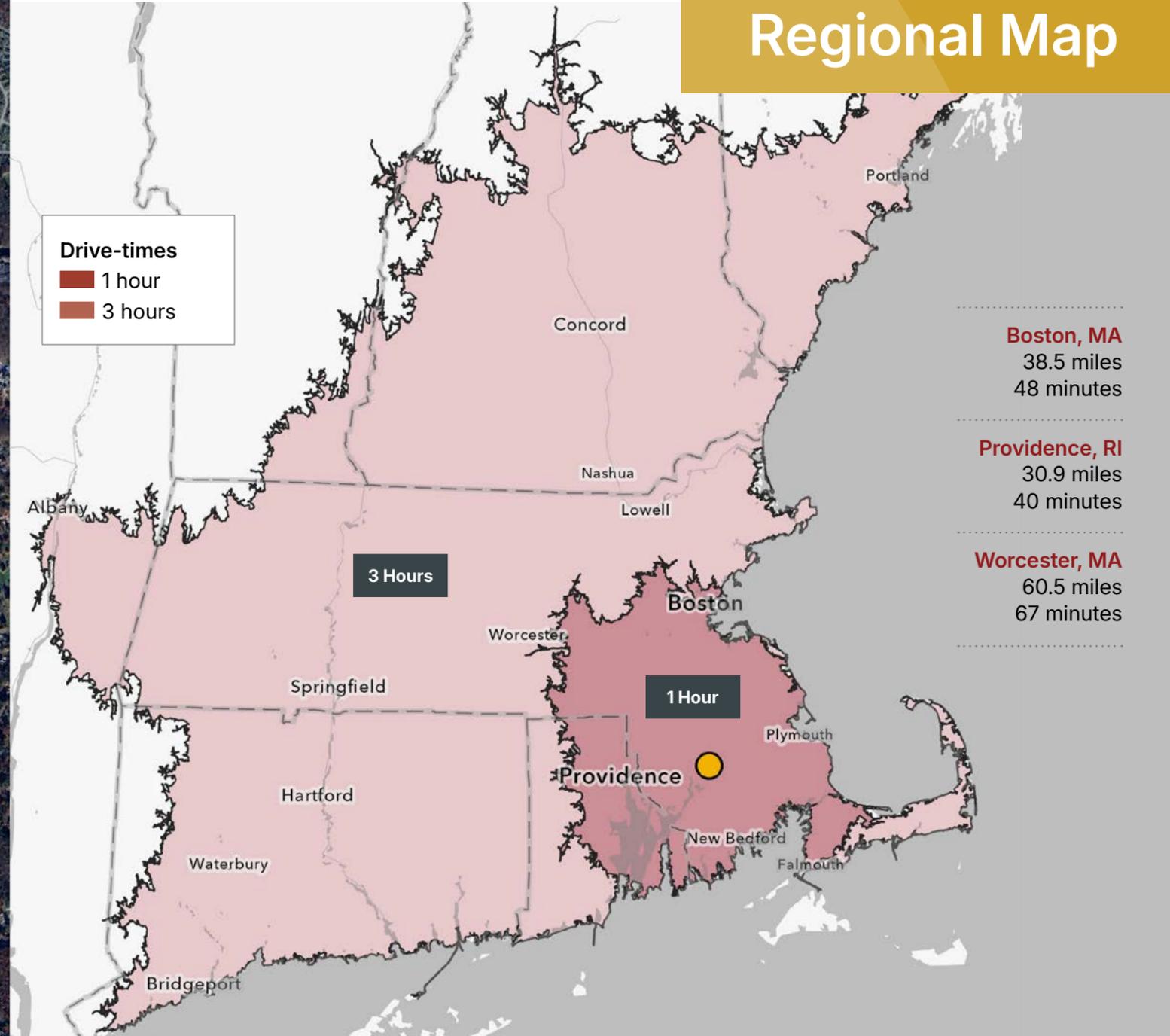
Revolutionary Drive

Superior Access & Amenities



350
Revolutionary
Drive

Regional Map



Drive-times
■ 1 hour
■ 3 hours

- Boston, MA**
38.5 miles
48 minutes

- Providence, RI**
30.9 miles
40 minutes

- Worcester, MA**
60.5 miles
67 minutes

Demographics	1 Hour	3 Hours
Total population	4,375,564	13,405,739
Total labor force	2,479,901	7,411,457
Warehouse labor	53,468	152,827
Blue-collared workers	14.5%	16.3%



350 REVOLUTIONARY DRIVE

East Taunton
Massachusetts



For more information, please contact:

Rachel Marks
+1 508 259 2440
rachel.marks@jll.com

Joe Fabiano
+1 781 844 7893
joe.fabiano@jll.com

Michael Ciummei
+1 978 621 7241
michael.ciummei@jll.com



Chelsea Andre
+1 508 951 7817
chelsea.andre@jll.com

Dane Caracino
+1 617 640 0316
dane.caracino@jll.com

Kendall Sullivan
+1 978 882 3259
kendall.sullivan@jll.com