

500

MYLES STANDISH
BOULEVARD



Marcus & Millichap
THE KLEIN GROUP

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500

MYLES STANDISH
BOULEVARD

 500 Myles Standish
Blvd
Taunton, MA 02780

PRESENTED BY

Harrison Klein

Vice President Investments

Office: (617) 896-7237

Harrison.Klein@MarcusMillichap.com

Michael Grant

Associate

Office: (617) 896-7280

Michael.Grant@MarcusMillichap.com

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PROPERTY DETAILS

500
MYLES STANDISH
BOULEVARD

PRICE

\$4,600,000

CAP RATE

6.55%

NOI

\$301,372

BUILDING SIZE

31,205 SF

LOT SIZE

2.50 AC

PROPERTY DESCRIPTION

| | |
|------------------------|-----------------|
| PROPERTY TYPE | Industrial Flex |
| YEAR BUILT / RENOVATED | 1985/1999 |
| BUILDING SIZE | 31,205 SF |
| OCCUPANCY | 78% |
| POWER AMPS | 200-400 Amps |
| CLEAR HEIGHT | 19 FT / 12 FT |
| LOADING DOCKS | 3 |
| DRIVE INS | 2 |
| PARKING SPACES | 45 Spaces |

PROPERTY HIGHLIGHTS

- Partially occupied building ideal for user or value-add investor
- Located within Myles Standish Industrial Park, a premier distribution location
- Well maintained building with updated offices, showroom and roof (partial)

PROPERTY DESCRIPTION

The Klein Group is pleased to present 500 Myles Standish Boulevard. Situated within the Myles Standish Industrial Park, this asset includes two connected buildings, offering a flexible floorplan. The facilities feature 31,000 square feet, 100% of which is on the ground level. With ample parking, three loading docks and two oversized drive-in doors, this is an ideal facility for any flex use. With minor modifications this facility can also be converted for small-bay use, easily subdividing into 5,000-7,500 SF bays. This location provides immediate access to Interstate 495, with Route 24 and Interstate 95 both less than ten miles away.

TENANT SUMMARY

| TENANT NAME | SF | LEASE TYPE | LEASE START | LEASE EXP. | 2025 RENT / SF | 2025 RENT | 2026 RENT / SF | 2026 RENT | TENANT NOTES |
|-----------------------------|---------------|------------|-------------|------------|----------------|-------------------|----------------|-------------------|-----------------|
| Advanced Green Insulation | 12,138 | NNN | - | - | \$ 13.50 | \$ 163,863 | \$ 13.91 | \$ 168,779 | |
| Paricon Technologies | 10,400 | NNN | 3/1/21 | 10/31/28 | \$ 11.69 | \$ 121,555 | \$ 12.04 | \$ 125,202 | |
| Applied Control Engineering | 3,467 | NNN | 3/1/11 | 2/28/26 | \$ 11.40 | \$ 39,527 | \$ 11.74 | \$ 40,713 | 1 x 3 Yr Option |
| Vacant | 5,200 | Vacant | | | \$ - | \$ - | \$ 11.50 | \$ 59,800 | |
| TOTAL: | 31,205 | | | | | \$ 324,945 | | \$ 394,494 | |

RENT ROLL

| TENANT | 2025 | 2026 | 2027 | 2028 | 2029 | 2030 | 2031 | 2032 | 2033 | 2034 |
|-----------------------------------|-------------------|-------------------|-------------------|-------------------|-------------------|-------------------|-------------------|-------------------|-------------------|-------------------|
| Advanced Green Insulation | \$ 163,863 | \$ 168,779 | \$ 173,842 | \$ 179,058 | \$ 184,429 | \$ 189,962 | \$ 195,661 | \$ 201,531 | \$ 207,577 | \$ 213,804 |
| Paricon Technologies | \$ 121,555 | \$ 125,202 | \$ 128,958 | \$ 132,826 | \$ 136,811 | \$ 140,916 | \$ 145,143 | \$ 149,497 | \$ 153,982 | \$ 158,602 |
| Applied Control Engineering | \$ 40,713 | \$ 41,935 | \$ 43,193 | \$ 44,488 | \$ 45,823 | \$ 47,198 | \$ 48,614 | \$ 50,072 | \$ 51,574 | \$ 53,121 |
| Vacant | \$ - | \$ 59,800 | \$ 61,594 | \$ 63,442 | \$ 65,345 | \$ 67,305 | \$ 69,325 | \$ 71,404 | \$ 73,546 | \$ 75,753 |
| Gross Potential Rent (GPR) | \$ 326,131 | \$ 395,715 | \$ 407,586 | \$ 419,814 | \$ 432,408 | \$ 445,381 | \$ 458,742 | \$ 472,504 | \$ 486,680 | \$ 501,280 |

CASH FLOW TABLE

2024

2025

| REVENUE | CURRENT | | | PRO FORMA | | |
|-------------------------------|---------|-----------|-------|-----------|-----------|-----------------|
| | | | \$/SF | | | \$/SF |
| Gross Potential Rent (GPR) | \$ | 326,131 | | \$ | 395,715 | \$ 12.68 |
| Expense Reimbursement Income | \$ | 82,907 | 77% | \$ | 84,234 | 77% \$ 2.70 |
| Potential Gross Revenue (PGR) | \$ | 409,039 | | \$ | 479,949 | \$ 15.38 |
| Vacancy | \$ | - | 0.00% | \$ | (14,398) | 3.00% \$ (0.46) |
| Effective Gross Revenue (EGR) | \$ | 409,039 | | \$ | 465,550 | \$ 14.92 |
| OPERATING EXPENSES | CURRENT | | | PRO FORMA | | |
| | | % OF EGR | \$/SF | | % OF EGR | \$/SF |
| CAM | \$ | (23,404) | 6% | \$ | (23,404) | 5% \$ (0.75) |
| Insurance | \$ | (12,482) | 3% | \$ | (12,482) | 3% \$ (0.40) |
| Real Estate Taxes | \$ | (63,600) | 16% | \$ | (63,600) | 14% \$ (2.04) |
| Management Fee | \$ | (8,181) | 2% | \$ | (9,311) | 2% \$ (0.30) |
| Total Operating Expenses | \$ | (107,667) | | \$ | (108,797) | \$ (3.49) |
| CASH FLOW STATEMENT | CURRENT | | | PRO FORMA | | |
| | | | \$/SF | | | \$/SF |
| Net Operating Income (NOI) | \$ | 301,372 | | \$ | 356,754 | \$ 11.43 |
| Annual Debt Service (ADS) | \$ | (244,231) | | \$ | (244,231) | |
| Before Tax Cash Flow (BTCF) | \$ | 57,141 | | \$ | 112,522 | \$ 3.61 |

SITE OVERVIEW



REGIONAL MAP



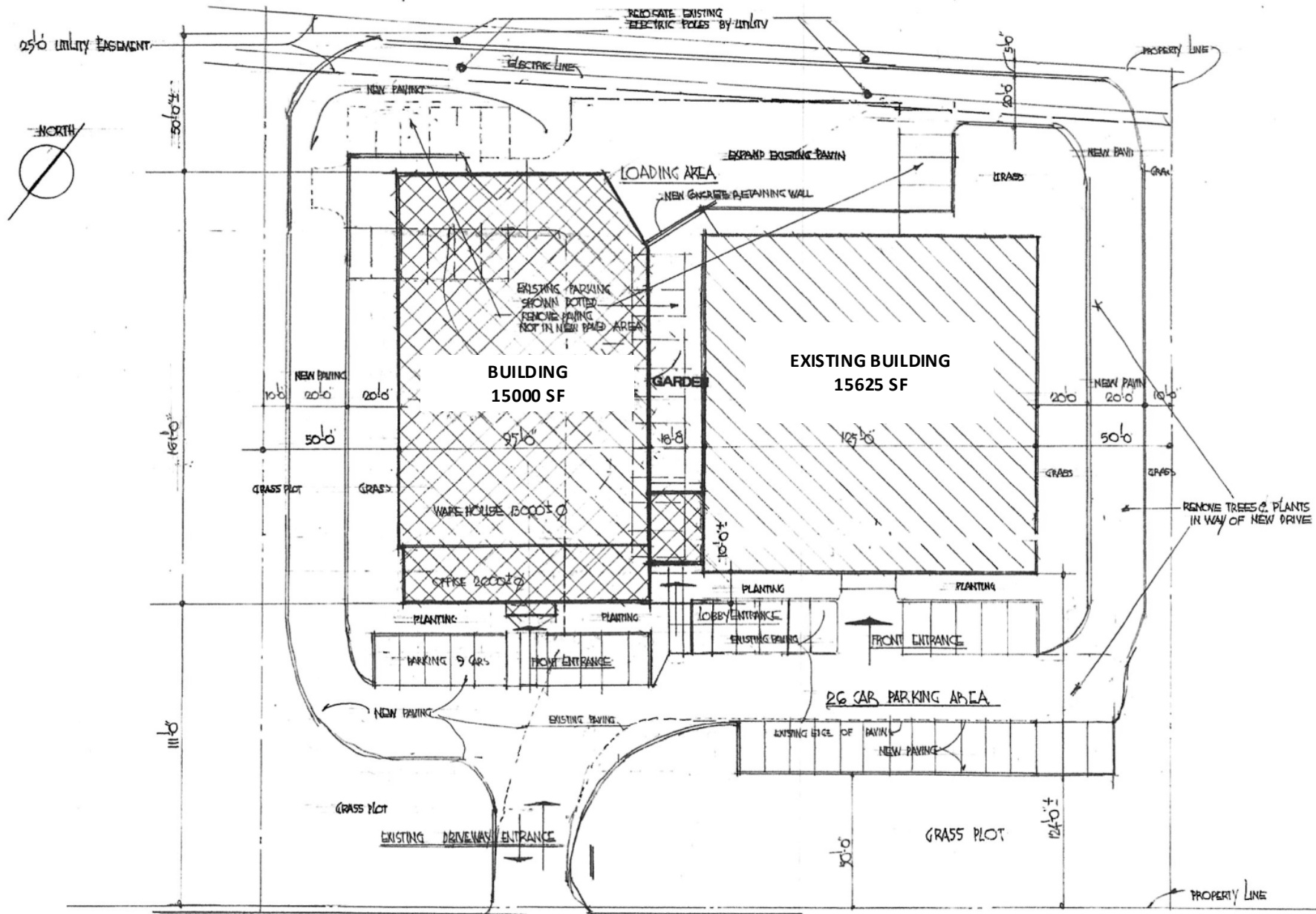
HIGHWAY ACCESS



PHOTOS



SITE PLAN



amazon
locker

utz
BRANDS

Quality
BEVERAGE

Alnylam
PHARMACEUTICALS

HORIZON
BEVERAGE GROUP

500
MYLES STANDISH
BOULEVARD

PENSKE
Truck Rental

CI Medical
medical imprinting technology

WE GOT
SOCCER



ROYAL
CONTRACT
LIGHTING

ESP Solutions
For All Your Promotional Products Needs

MAJOR TENANTS



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Paricon designs, manufactures, and markets state of the art interconnect solutions for some of the fastest-growing applications in the electronics market. Through the years, we have invested heavily in proprietary product and process technologies that make things smaller, faster, and lighter than ever before. Our signature invention is the PariPoser[®] anisotropic elastomer fabric – a very thin interconnect that has a bandwidth up to 110GHz at a cost of pennies per contact. Follow the highlighted applications above to find the products that might be right for you.



Since 1991, ACE has developed solutions for every aspect of process control and automation systems for a variety of industries. We are a customer-focused company that listens to our customer's needs and provides the necessary services to get the job done on time and on budget. Our engineers offer an immense amount of relevant process, manufacturing, and controls experience making them valuable members of your project team.

TAUNTON, MASSACHUSETTS

Taunton, Massachusetts, is a historic city located in Bristol County, about 40 miles south of Boston. Known as the “Silver City” for its rich history in silver manufacturing, Taunton offers a blend of urban and suburban charm. The population is approximately 57,000, showcasing a diverse demographic, with a mix of age groups, cultural backgrounds, and economic statuses. The city is conveniently situated near several major highways, including Route 24, which connects to I-495, facilitating easy access to surrounding areas and the greater Boston region. Route 138 also runs through Taunton, enhancing local connectivity. This strategic location makes it an appealing spot for commuters and businesses alike.

The Myles Standish Industrial Park was also part of the land that was developed into an army base during WWII named Camp Myles Standish. The army base was used as a staging area for troops shipping out of the Boston Port of Embarkation. The camp had housing for up to 40,000 officers and troops. The Myles Standish office park where the building is located, there are 100 companies, over 7,400 employees and a building area of 5,800,000 SF.



**HOME TO OVER
55,874 RESIDENTS**



**DIRECT ACCESS TO
I-495**



**TAUNTON IS HOME TO
RECOGNIZABLE
BUSINESSES**

LIVING



\$104,238
MEDIAN
HOUSEHOLD INCOME



36,319
EMPLOYED
POPULATION



\$406,652
MEDIAN
PROPERTY VALUE

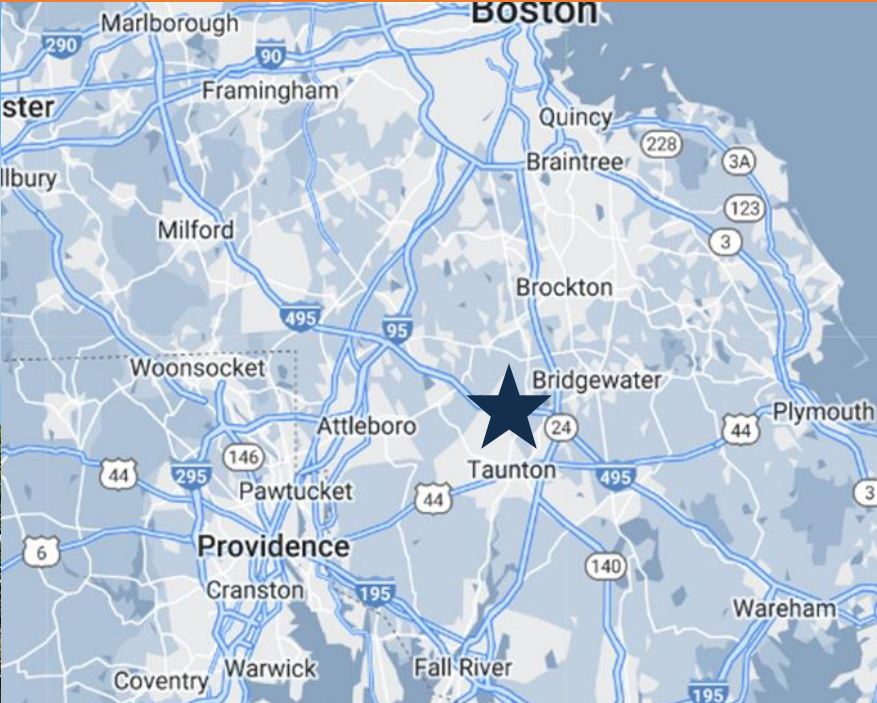


27,119
TOTAL
HOUSEHOLDS



20.7%.
POPULATION EARNED
BACHELOR'S DEGREE

DEMOGRAPHICS



| | POPULATION | 1 Mile | 3 Miles | 5 Miles |
|---------------------------|------------|-----------|-----------|-----------|
| 2028 PROJECTION | | | | |
| Total Population | | 1,030 | 19,316 | 70,810 |
| 2023 ESTIMATE | | | | |
| Total Population | | 1,006 | 19,020 | 70,151 |
| Population Profile | | | | |
| Median Age | | 47 | 41.9 | 41.5 |
| HOUSEHOLDS | | | | |
| Average HH Income | | \$137,361 | \$126,948 | \$115,049 |
| Median HH Income | | \$104,238 | \$94,442 | \$81,017 |

Marcus & Millichap

THE KLEIN GROUP

*“Cutting Edge Technology
Meets Old School Methods”*

OFFICE AND INDUSTRIAL SPECIALISTS

Harrison Klein

First Vice President Investments
Tel: (617) 896-7237
Cell: (305) 401-4549
Harrison.Klein@MarcusMillichap.com
MA9580881

Michael Grant

Associate
Tel: (617) 896-7280
Cell: (617) 774-8410
Michael.Grant@MarcusMillichap.com
MA9581741

Luigi Lessa

Senior Associate
Tel: (617) 896-7216
Cell: (561) 301-0988
Luigi.Lessa@MarcusMillichap.com
MA9566627

Will Thompson

Financial Analyst
Tel: (617) 896-7291
Cell: (410) 935-7311
William.Thompson@MarcusMillichap.com
MA9581427

Mattias Edenkrans

Associate
Tel: (617) 896-7218
Cell: (214) 907-8227
Mattias.Edenkrans@MarcusMillichap.com
MA9583516

Ava Gonzalez

Marketing Coordinator
Tel: (617) 896-7286
Cell: (978) 818-0658
Ava.Gonzalez@MarcusMillichap.com