

220 O'CONNELL WAY / TAUNTON / MA



CROSSROADS

COMMERCE CENTER

±13,906-40,563 SF High-Bay Warehouse Space Available

24

AVAILABLE
±40,563 SF

CBRE

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COMPANIES

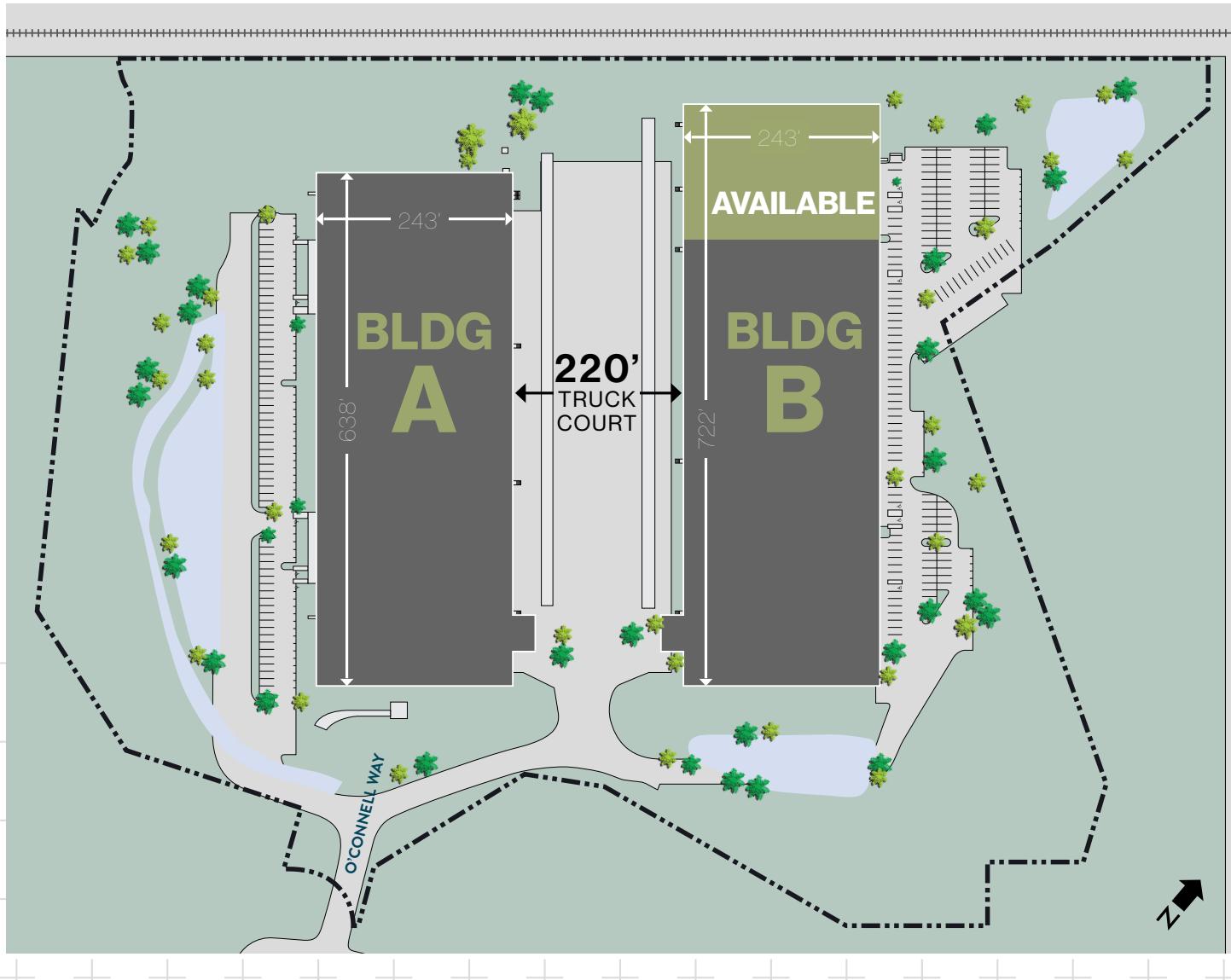


Property Overview

On behalf of ownership, CBRE is pleased to present this exciting opportunity to lease $\pm 40,563$ SF at Crossroads Commerce Center located at 220 O'Connell Way in Taunton, Massachusetts. Crossroads Commerce Center is a first class industrial/warehouse park totaling $\pm 330,444$ SF between two buildings, located in the heart of Taunton, Massachusetts directly off Route 24 and only eight miles to Interstate 495.

Crossroads Commerce Center features state-of-the-art construction completed in 2009 with 30' clear heights, 42' x 60' column spacing, 9' x 10' loading docks, a $\pm 1.03/1,000$ SF parking ratio and an open area for trailer parking.

Crossroads Commerce Center is located at the confluence of the New England region's principal roadways, Interstates 495 and 95, and Route 24. This industrial park provides access to a deep labor pool, drawing from Fall River, New Bedford and Rhode Island to the south and Brockton and Bridgewater from the north. Many premier companies are located in this submarket due to the superior access, central location, public transportation and labor pool. Corporate neighbors in Taunton include Amazon, Quality Custom Distribution, Ferguson, Martignetti Liquors, Williams Sonoma, Ryder, Sullivan Tire, Horizon Beverage, General Dynamics, The Boston Globe, and PepsiCo.

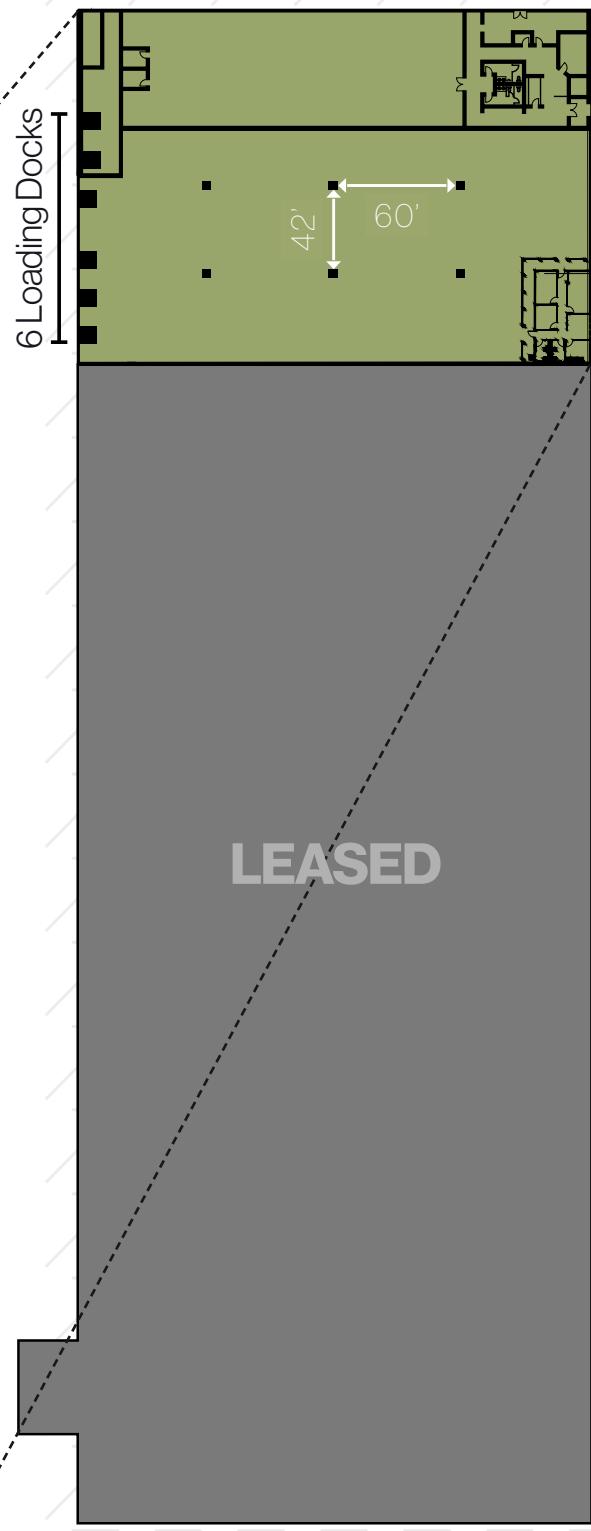
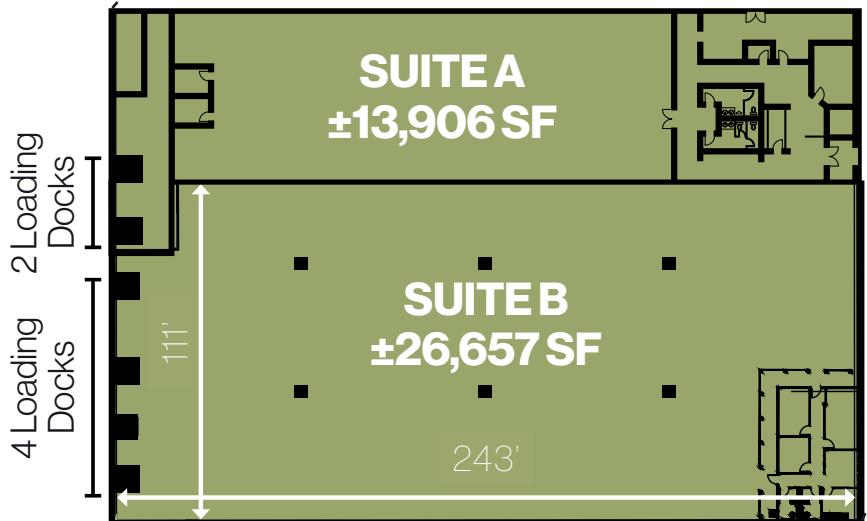


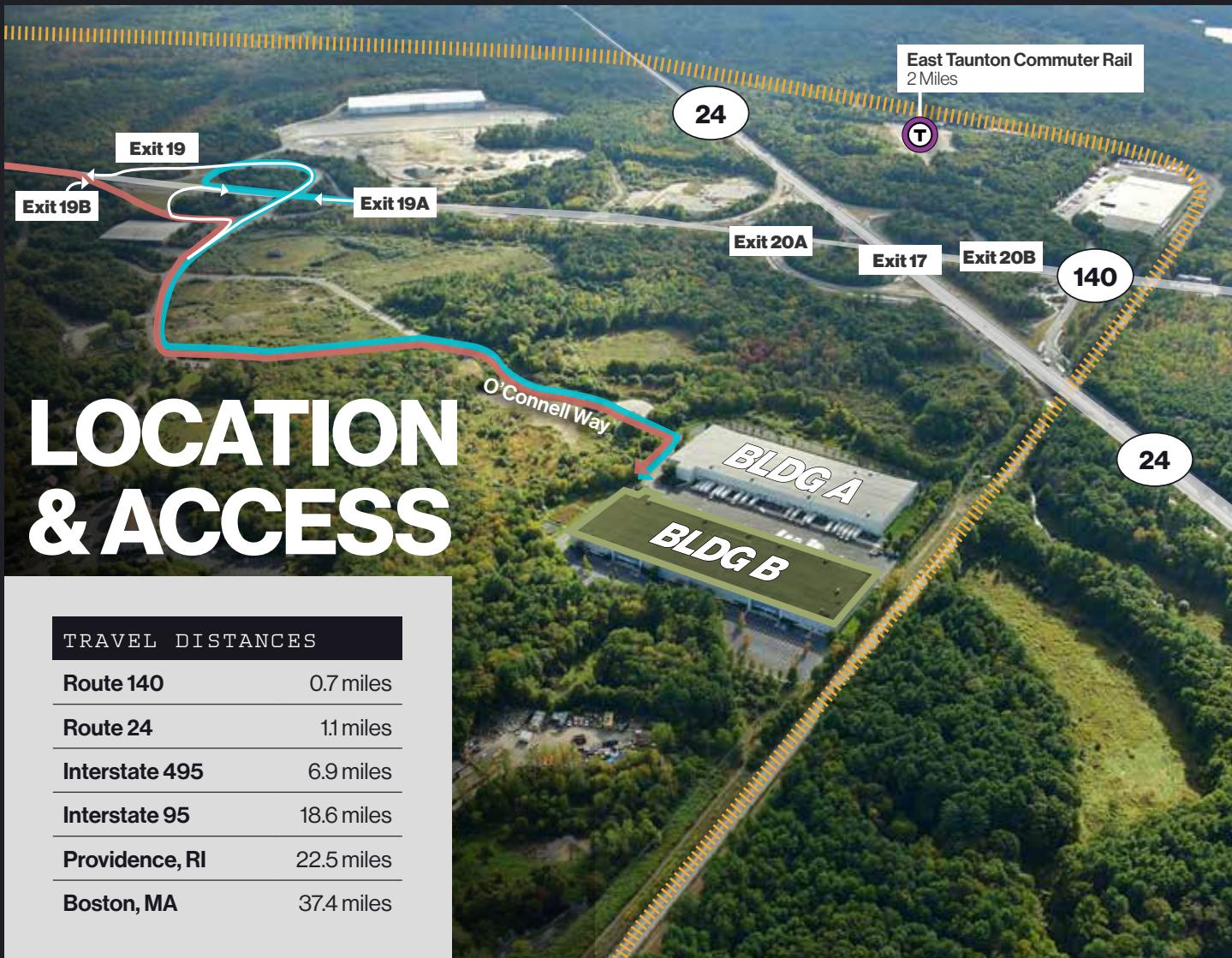
Floor Plan

Building B

Property Specifications

Building SF	±175,472 SF
Available SF	±13,906 - 40,563 SF
Availability Dates	<ul style="list-style-type: none">+ Suite A: August 2026 <ul style="list-style-type: none">+ Suite B: November 2026
Year Built	2009
Loading	<ul style="list-style-type: none">+ Six (6) Tailboard Loading Docks <ul style="list-style-type: none">+ Ability to expand loading
Clear Height	30'
Column Spacing	42' x 60'
Building Dimensions	722' x 243'
Parking	±1.03/1,000 SF (between both buildings)
Lighting	To be upgraded to LED
Fire	ESFR
Construction	Insulated metal panel and block
Utilities	Electric: Taunton Municipal Lighting
	Gas: Eversource Energy
	Water: Taunton Water Department



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