



CROSSROADS

COMMERCE CENTER

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

24

**AVAILABLE
±40,563 SF**

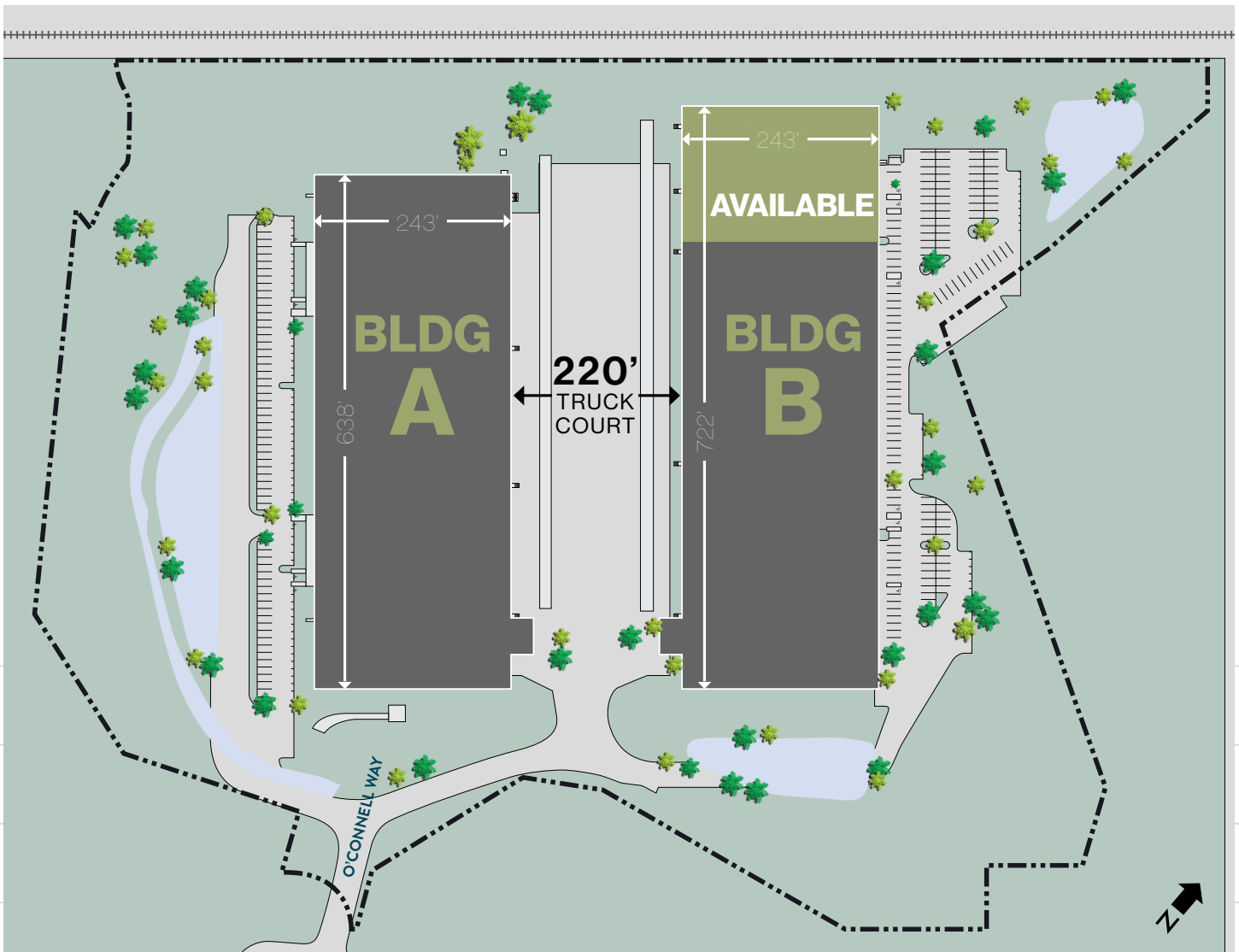
Property Overview



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.

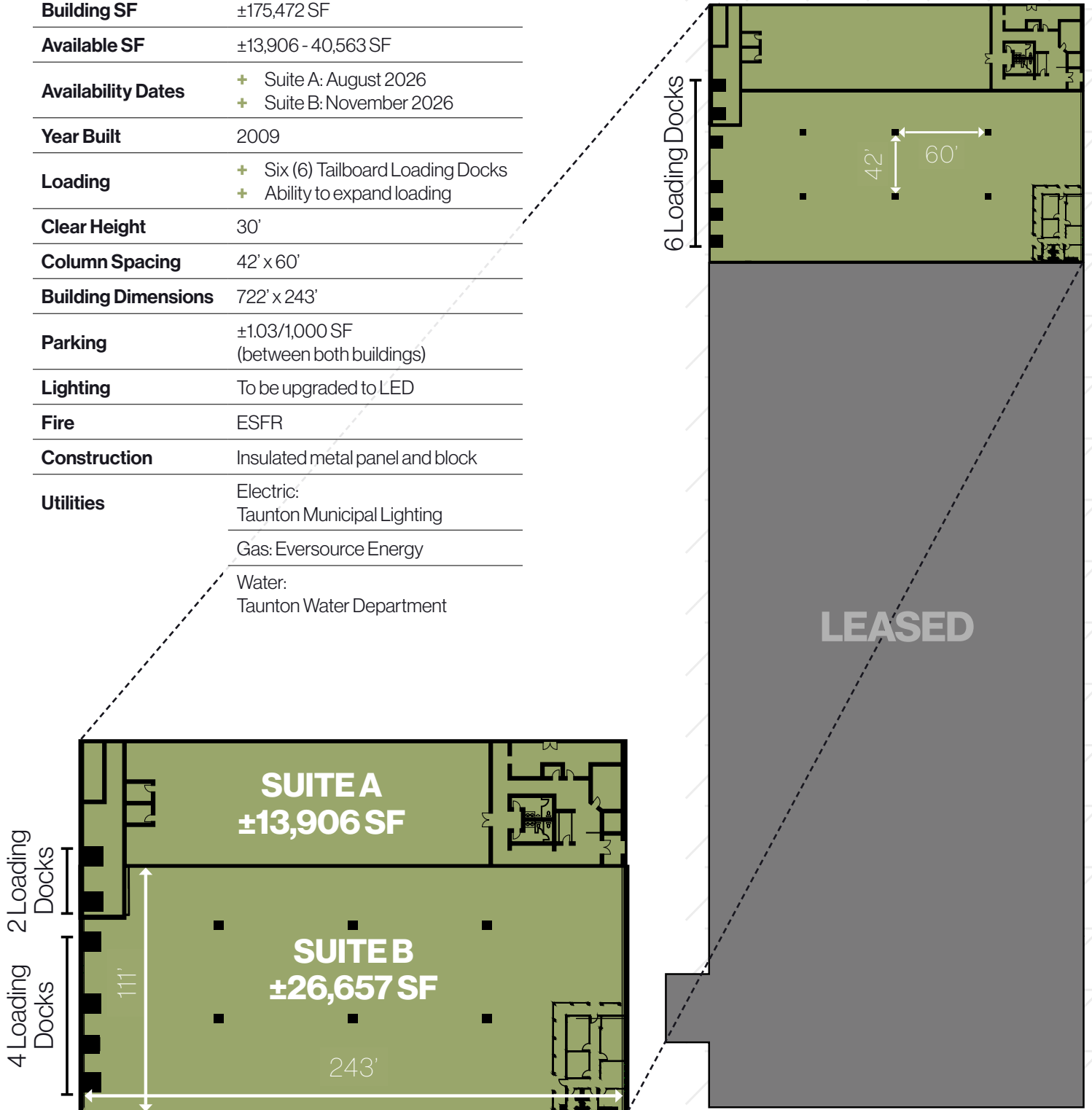


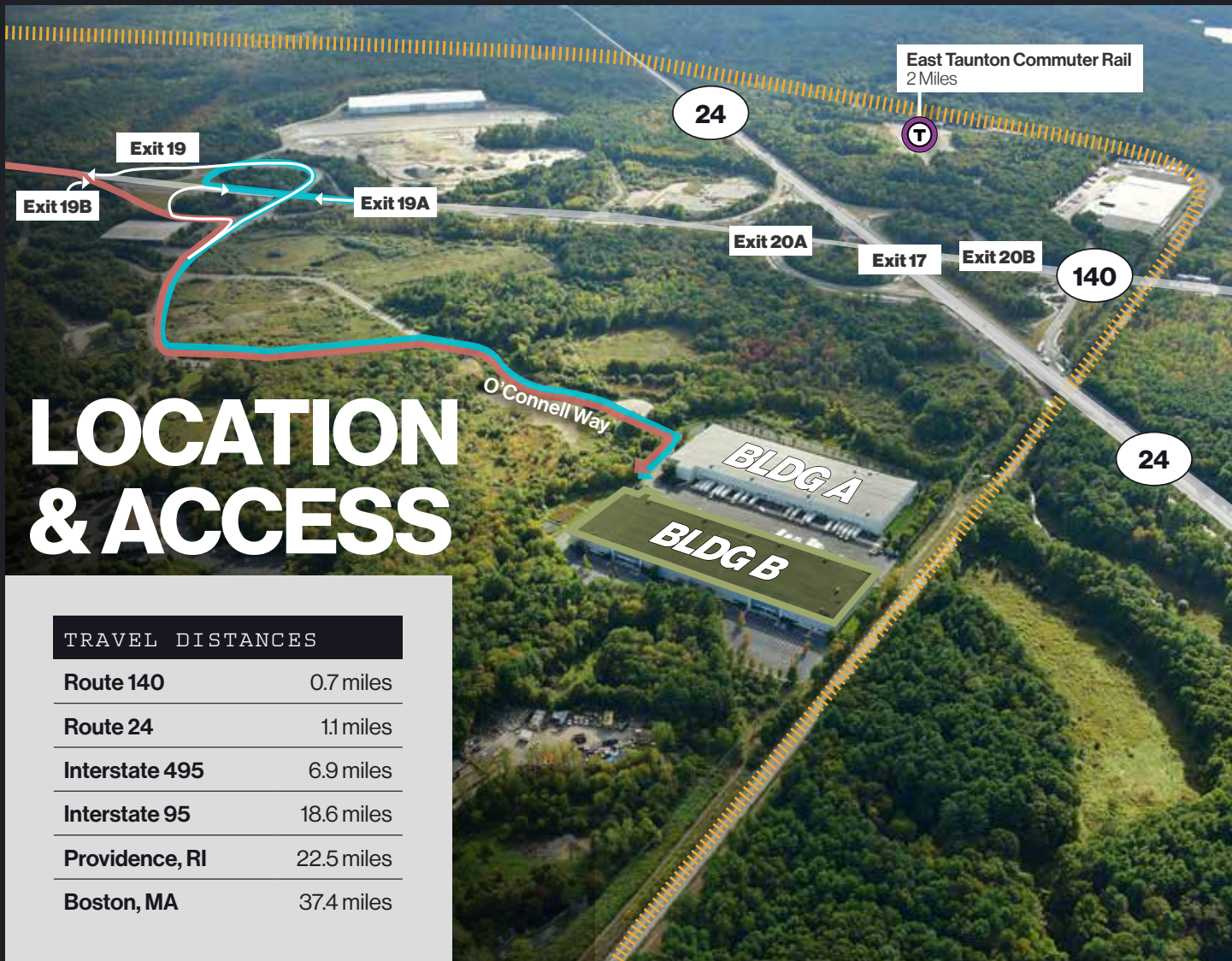
Floor Plan

Building B

Property Specifications

Building SF	±175,472 SF
Available SF	±13,906 - 40,563 SF
Availability Dates	+ Suite A: August 2026 + Suite B: November 2026
Year Built	2009
Loading	+ Six (6) Tailboard Loading Docks + 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





LOCATION & ACCESS

TRAVEL DISTANCES

Route 140	0.7 miles
Route 24	1.1 miles
Interstate 495	6.9 miles
Interstate 95	18.6 miles
Providence, RI	22.5 miles
Boston, MA	37.4 miles

Rob Byrne

Executive Vice President
+1617 827 7486
robert.byrne@cbre.com

Steve Clancy

Executive Vice President
+1617 633 8083
steve.clancy@cbre.com

Danielle Frisch

Senior Vice President
+1781964 0575
danielle.frisch@cbre.com

Kendall Lynch

Vice President
+1781 812 6435
kendall.lynch@cbre.com

Juliana Fiore

Senior Associate
+1781801 3423
juliana.fiore@cbre.com

Caroline Munn

Senior Associate
+1516 851 6261
caroline.munn@cbre.com

