

# 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

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Marcus & Millichap  
THE KLEIN GROUP



# PROPERTY DETAILS

**500**  
**MYLES STANDISH**  
**BOULEVARD**

## ADDRESS

500 Myles Standish Blvd

## PRICE

\$4,750,000

## BUILDING SIZE

31,205 SF

## OCCUPANCY

56%

## LOT SIZE

2.50 AC

## PROPERTY DESCRIPTION

PROPERTY TYPE	Industrial Flex
YEAR BUILT / RENOVATED	1985/1999
WAREHOUSE/OFFICE	12,138 SF
R&D/OFFICE	10,400 SF
OFFICE	8,667 SF
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. The largest tenant is vacating the property in late 2024, providing an immediate opportunity to secure a top of market rent. 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.

*All property tours must be arranged with the listing agent(s). At no time shall the tenant, on-site management or staff be contacted without prior approval.*

# SITE OVERVIEW



# REGIONAL MAP



# HIGHWAY ACCESS



INTERSTATE  
**495**  
1 MILE  
TO INTERSTATE 495

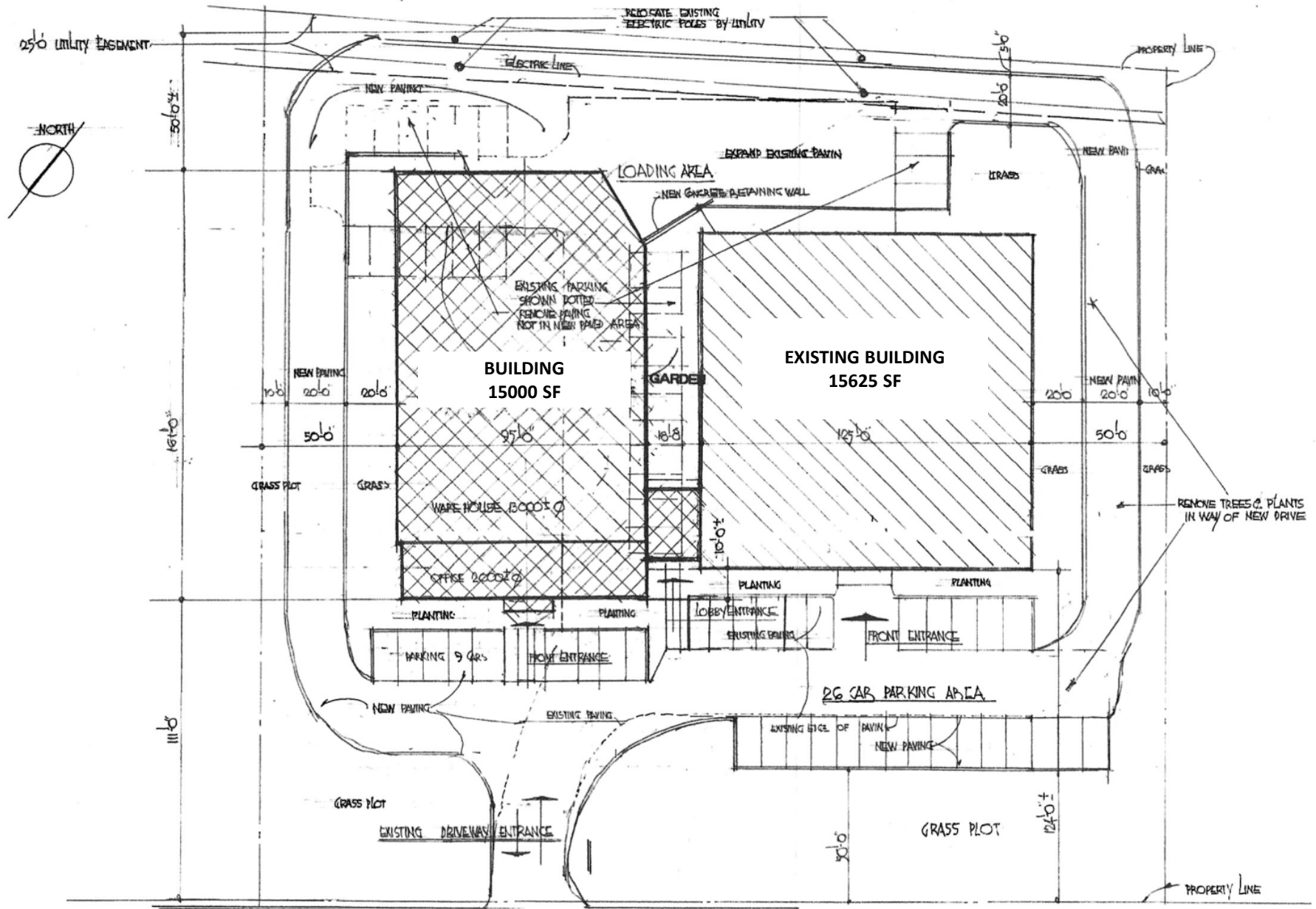


# PHOTOS

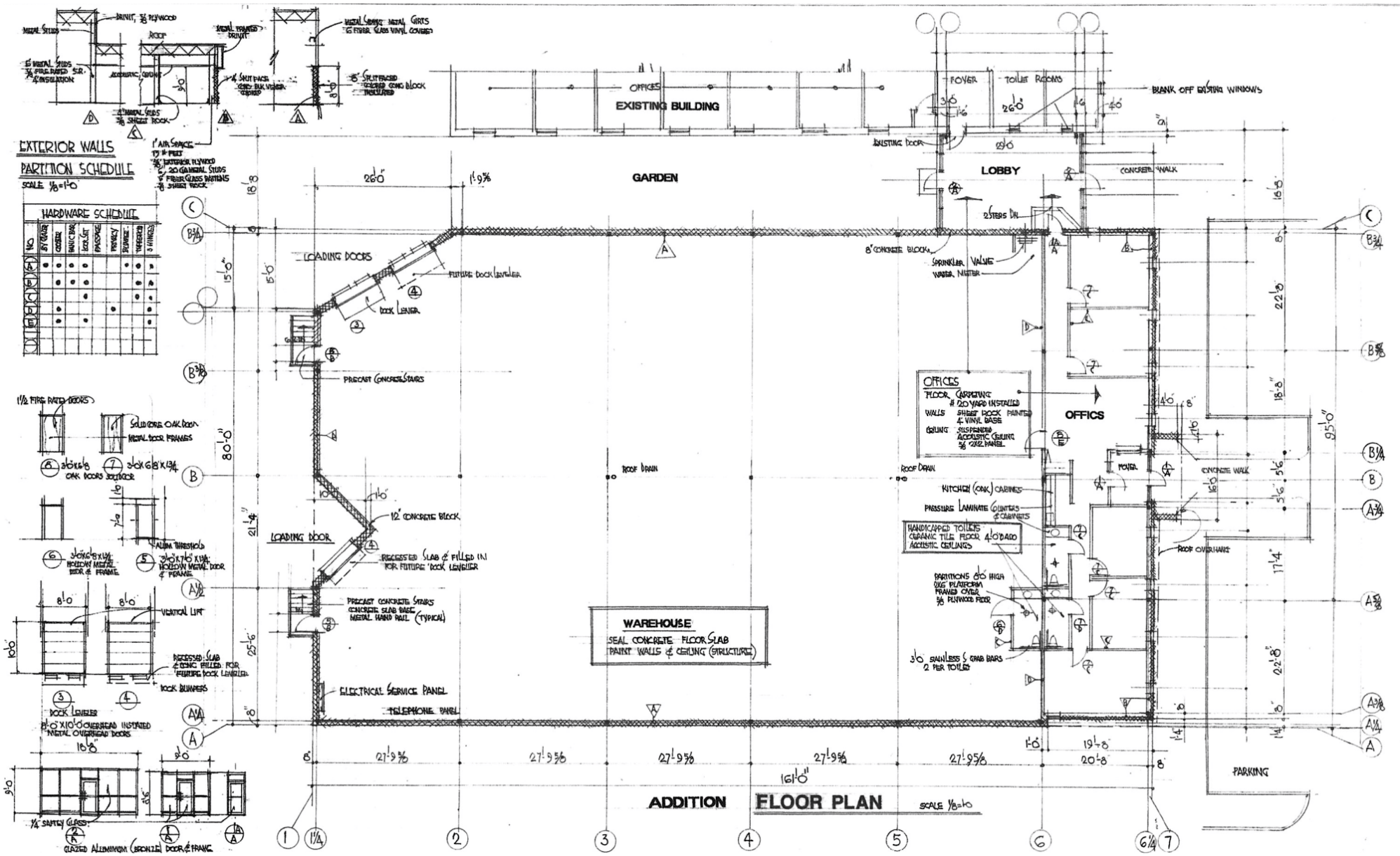




# SITE PLAN



# WAREHOUSE FLOOR PLAN



# AERIAL

amazon  
locker

utz  
BRANDS

Quality  
BEVERAGE

Alnylam  
PHARMACEUTICALS

HORIZON  
BEVERAGE GROUP

500  
MYLES STANDISH  
BOULEVARD

PENSKE  
Truck Rental

CI Medical  
medical imprinting technology

WEGOT  
SOCCER



ROYAL  
CONTRACT  
LIGHTING

ESP Solutions  
For All Your Promotional Products Needs

# 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**

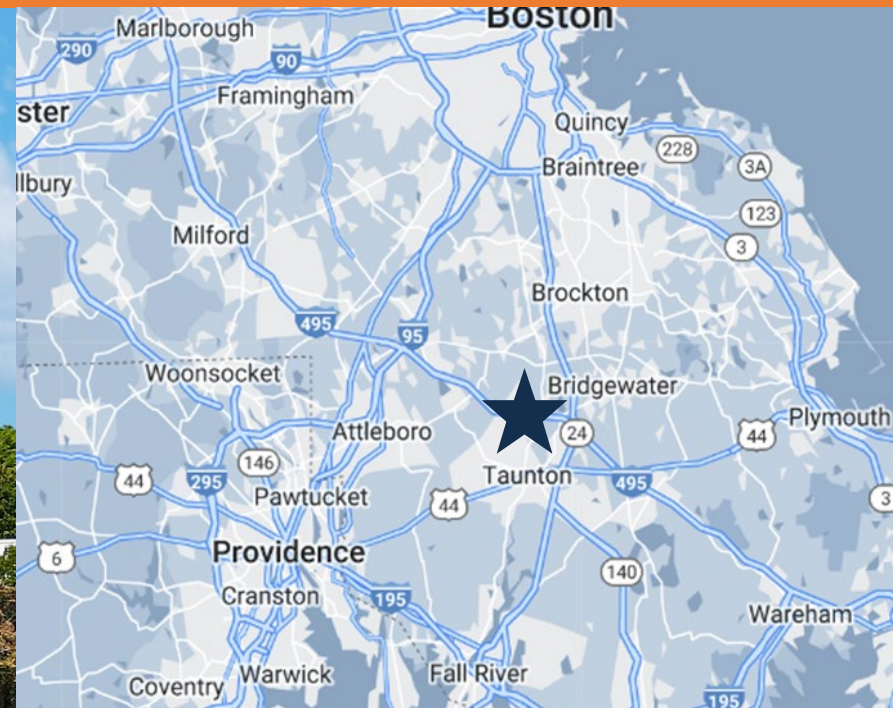
TOTAL  
HOUSEHOLDS



**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
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## 2023 ESTIMATE

Total Population	1,006	19,020	70,151
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## Population Profile

Median Age	47	41.9	41.5
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## HOUSEHOLDS

Average HH Income	\$137,361	\$126,948	\$115,049
Median HH Income	\$104,238	\$94,442	\$81,017

# Marcus & Millichap

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## THE KLEIN GROUP

*“Cutting Edge Technology  
Meets Old School Methods”*

### *OFFICE AND INDUSTRIAL SPECIALISTS*

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