

275
JOHN
HANCOCK
ROAD

Taunton
Massachusetts



JAMES CAMPBELL
COMPANY



PRIME INDUSTRIAL DISTRIBUTION & WAREHOUSE SPACE

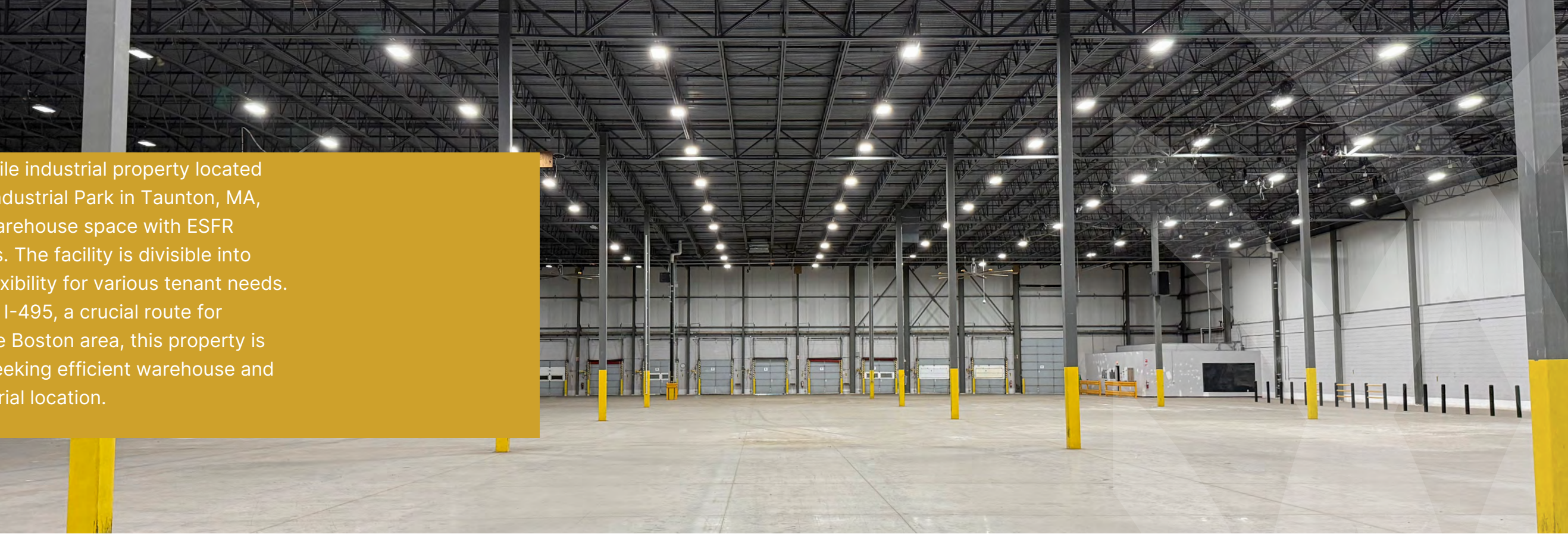


±46,046 - 92,093 SF

Off Interstate 495

275 John Hancock Road
Taunton, MA

275 John Hancock Road is a versatile industrial property located in the prestigious Myles Standish Industrial Park in Taunton, MA, offering ±92,093 SF of high-bay warehouse space with ESFR sprinklers and pre-built office areas. The facility is divisible into two ±46,046 SF units, providing flexibility for various tenant needs. Situated with convenient access to I-495, a crucial route for distribution and logistics around the Boston area, this property is ideally positioned for businesses seeking efficient warehouse and distribution space in a prime industrial location.



About the Landlord

The James Campbell Company is a private, Hawaii-based real estate company with a diverse national portfolio spanning 11 states and Washington, D.C. With roots tracing back to a 107-year-old private trust, the company operates through two divisions: Real Estate Investment Management (REIM) and Kapolei Properties Division (KPD), focusing on managing high-quality income-producing assets and developing the Kapolei region of O’ahu, respectively. The company is committed to strong corporate governance, emphasizing diversity, equity, and inclusion, while also maintaining a deep commitment to sustainability and Environmental, Social, and Governance (ESG) principles. James Campbell Company’s mission extends beyond real estate, encompassing community building, cultural preservation in Hawaii, and environmental stewardship, reflecting its long-standing values of combining economic vitality with social responsibility and environmental consciousness.

Building Specifications

Available Suite

Available: ±92,093 SF
Office: ±6,000 SF
Loading: 12 dock doors
1 drive-in door
Power: 2,500 amps, 480/277 volts,
3-phase

Total Building SF

±238,846 SF

Ceiling Height

30' clear

Bay Spacing

50' x 42' (typical)

Roof

EPDM rubber membrane

Sprinklers

ESFR system

Lighting

LED fixtures

Parking

45 spaces

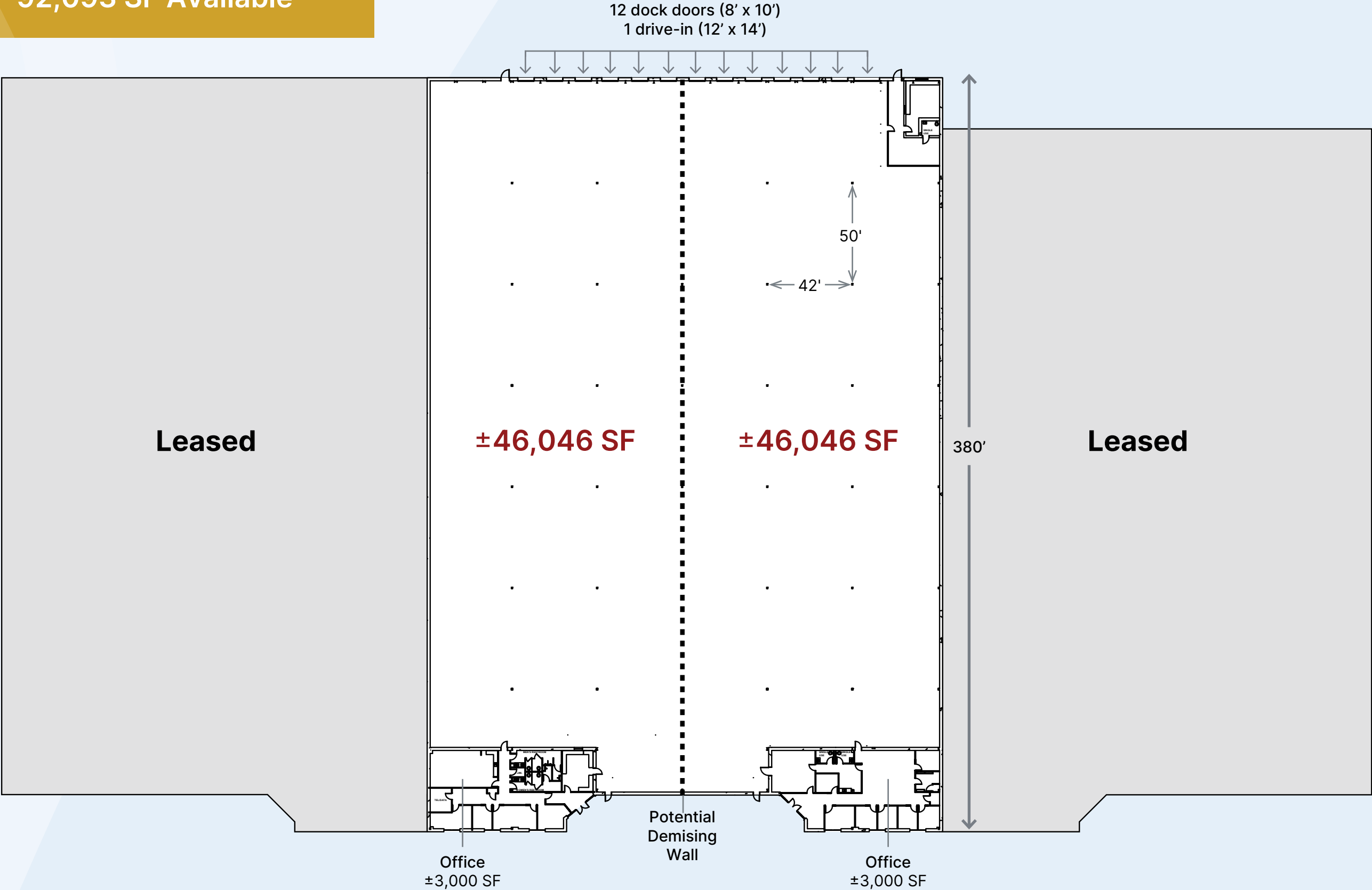
HVAC

Warehouse: 100% heated
Office: Full HVAC

Utilities

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

Floor Plan
±46,046 - 92,093 SF Available



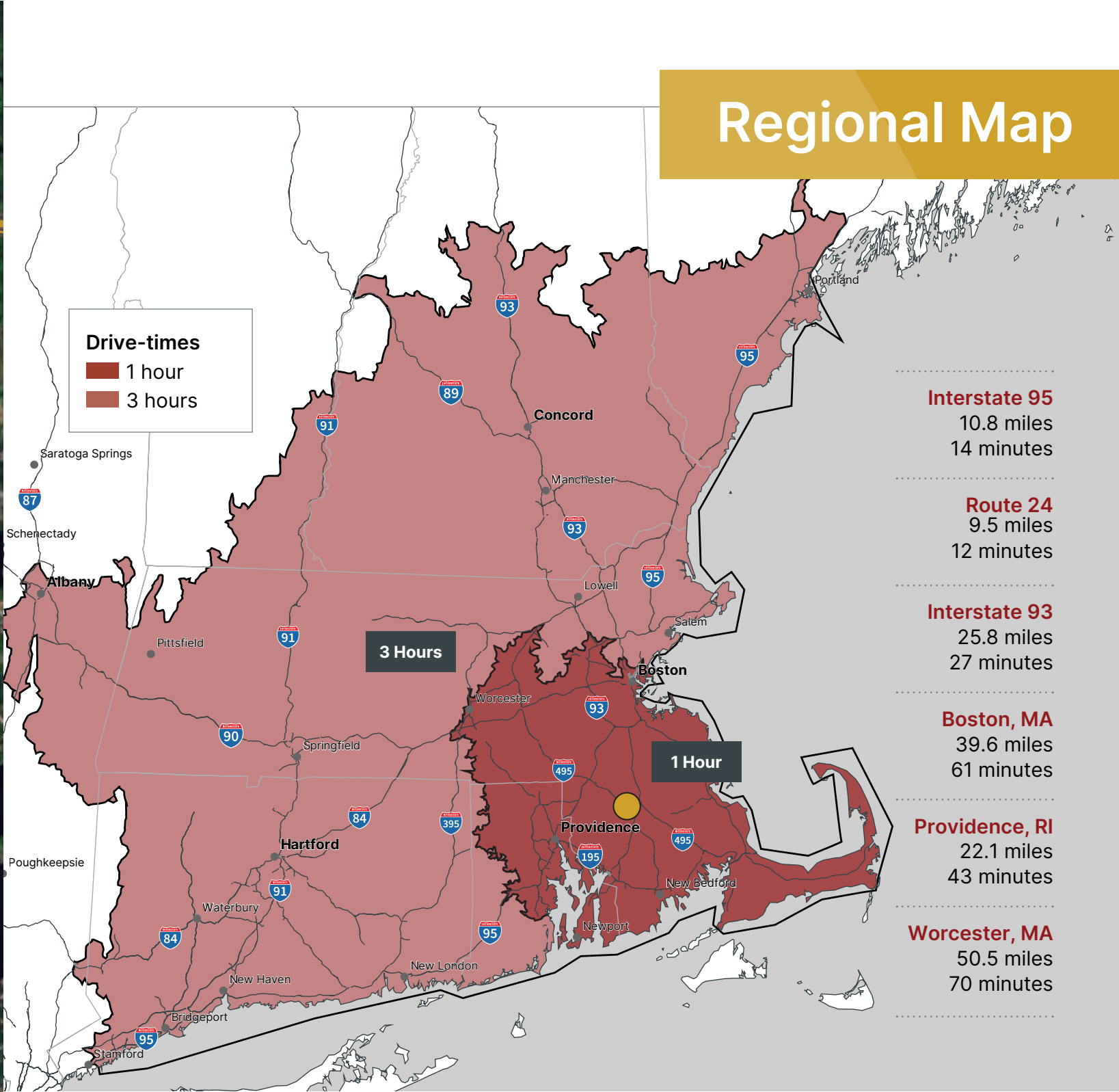
Superior Access & Amenities



Other Tenants



Regional Map



Interstate 95
10.8 miles
14 minutes

Route 24
9.5 miles
12 minutes

Interstate 93
25.8 miles
27 minutes

Boston, MA
39.6 miles
61 minutes

Providence, RI
22.1 miles
43 minutes

Worcester, MA
50.5 miles
70 minutes

Demographics	1 Hour	3 Hour
Total population	4,601,957	13,799,338
Total labor force	2,594,615	7,626,643
Warehouse labor	124,342	391,870
Blue-collar workers	17.8%	19.6%



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