

525 MYLES STANDISH BOULEVARD

TAUNTON, MA

±102,263 SF TEMP.
CONTROLLED WAREHOUSE
& ±16,656 SF FLEET
MAINTENANCE STANDALONE
BUILDING AVAILABLE



- TEMPERATURE-CONTROLLED & REFRIGERATION SPACE
- 26 LOADING DOCKS
- AMPLE TRAILER DROPS/OUTDOOR STORAGE

SECURE, SCALABLE, CLIMATE-SMART STORAGE

Now available for lease, 525 Myles Standish Boulevard in Taunton, MA is a ±102,263 SF climate-controlled distribution facility with a standalone ±16,656 SF truck service and fleet maintenance shop. Situated on a 10.31-acre site within the premier Myles Standish Industrial Park, this asset is ideal for local and regional distribution users. Strategically located with convenient access to Greater Boston, Providence, and major highways including I-495, the facility is perfectly suited for high-volume distribution, manufacturing, or logistics operations.

BUILDING SPECIFICATIONS

WAREHOUSE

Year Built/Renovated	1987/2017
Site Size	10.31 Acres
Zoning	Industrial/Ind Whses
Building Size	±102,263 SF Warehouse: ±88,479 SF Office: 1st Floor: ±6,892 SF 2nd Floor: ±6,203 SF
Construction Type	Concrete Block Steel Frame
Roof	TPO Membrane with R25 & R11 Insulation
Clear Height	Deck: 26' Joist: 22' - 24'
Column Spacing	42' x 25'6" 35' x 44' 24'4" x 25'9"
Loading Docks	26 (with levelers)
Drive-in Doors	1
Vehicle Parking	1.2/1,000 SF
Trailer Parking	38 (expandable by 2.2 acres)
Speed Bay	65'
Truck Court	70'
Lighting	T5 Motion Activated
Power	1,000 amps @ 480/277V and 208/120V 3P
Refrigerated Area(s) Temperature	60° (±54,750 SF) 47° (±4,500 SF) 35° (±5,250 SF) Overall warehouse temp. maintained at 52° - 60°

TRUCK SERVICE & MAINTENANCE SHOP

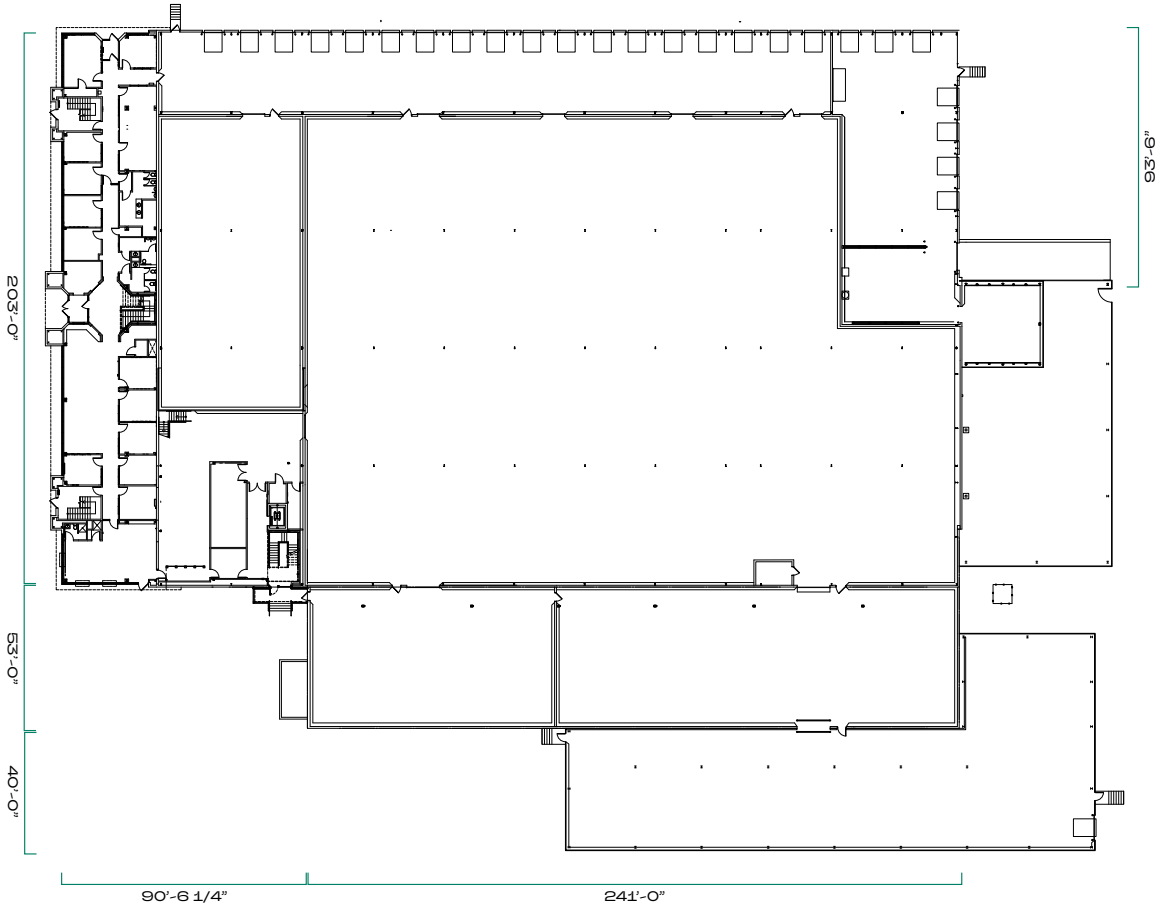
Year Built/Reno.	1987/2007
Zoning	Industrial/Ind J.S/Gar
Building Size	±16,656 SF Maintenance Area: ±8,800 SF Graphics Shop: ±7,856 SF
Construction Type	Concrete Block Steel Frame
Roof	TPO Membrane with R25 & R11 Insulation
Clear Height	Deck: 22' Joist: 17' - 20'
Column Spacing	Column-free Throughout
Loading Docks	1
Drive-in Doors	6 (12'2" x 14'2")
Vehicle Parking	7 Spaces
Sprinkler	Wet
HVAC	Gas fired Modine & one rooftop package
Power	1,000 Amps @ 480/277V 3P
Oil Water Separator	Existing

INDUSTRIAL OUTDOOR STORAGE

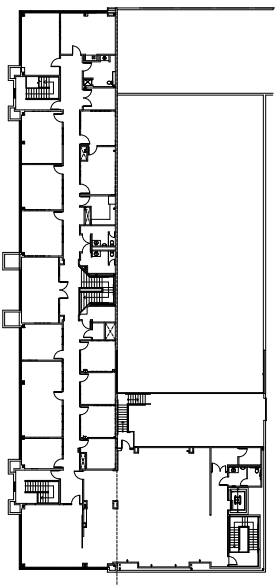
Site Size	±56,000 SF of paved, fenced, and secured outdoor storage
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FLOOR PLANS

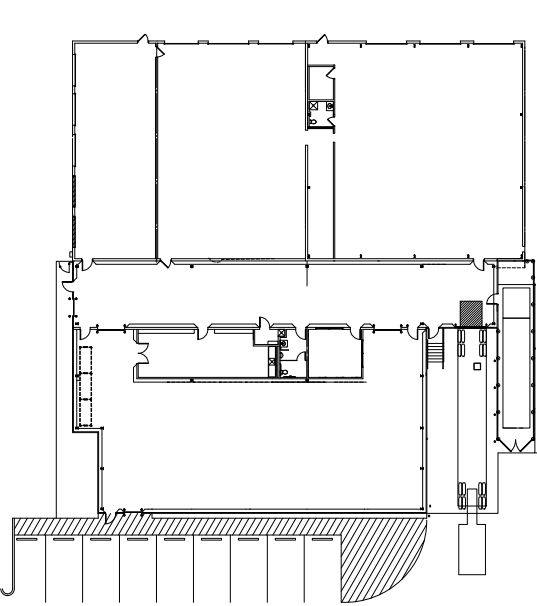
FIRST FLOOR



SECOND FLOOR OFFICE



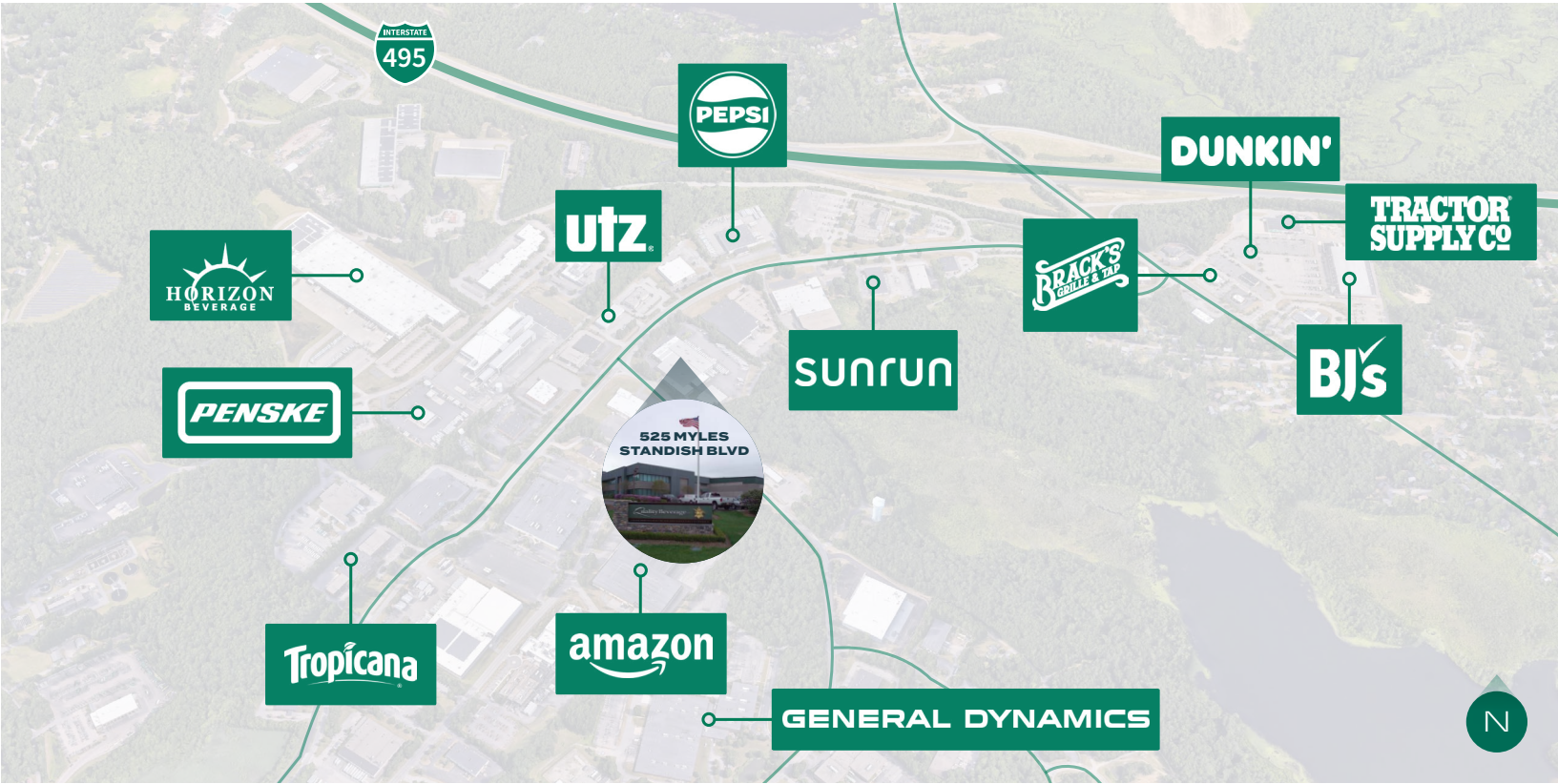
FLEET SERVICE & MAINTENANCE SHOP



SITE PLAN



ACCESS/AMENITIES MAP





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