



WE MEET ALL OF YOUR NEEDS

FLEX / INDUSTRIAL / LAB SPACE

UP TO 62,000 SF AVAILABLE FOR LEASE | STOUGHTON, MA





THIS IS WHAT YOU'VE BEEN SEARCHING FOR

800 Technology Center Drive is a Class A Flex, Industrial and Lab opportunity in Stoughton, Massachusetts. The building is positioned off of Route 24 providing direct access to Interstate 93 and Interstate 95 which service all of Greater Boston's main arteries.

HIGHLIGHTS

Suitable for Flex, Industrial, and Lab users

14.29-acre lot size

Excellent on-site parking (3.04/1000 SF)

Year Built: 2001

Flexible floor plan configurations

Abundance of natural light

Direct access to Route 24, I-93 and I-95





**800
TECHNOLOGY
CENTER**

IN GOOD COMPANY

800 Technology Center Drive is in good company, strategically positioned among growing and innovating companies. Stoughton continues to be a highly-sought after suburban hub that is suitable to attract today's top-tier talent.

CONVENIENT ACCESS



**IMMEDIATE
ACCESS**



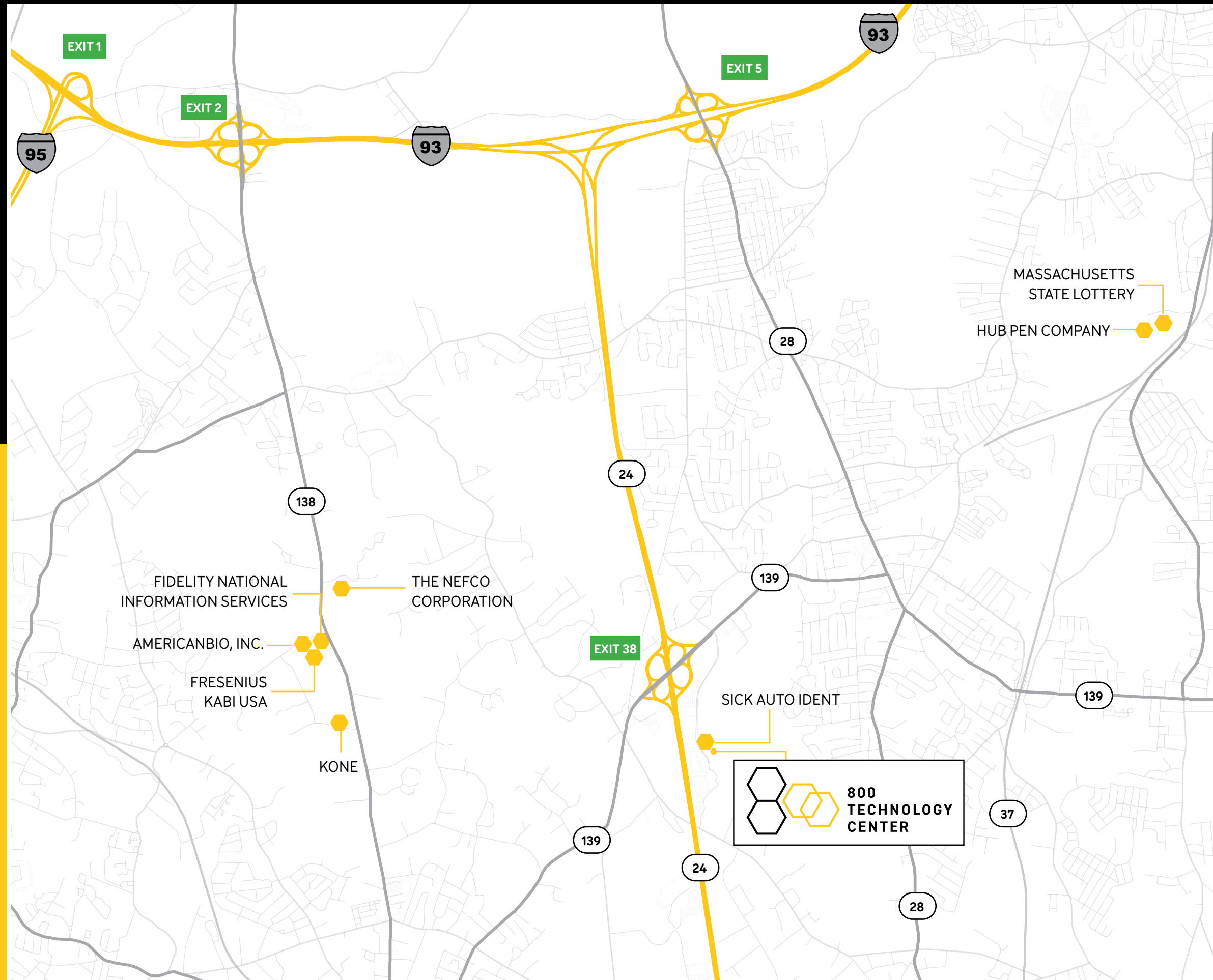
**5-MINUTE
DRIVE**



**10-MINUTE
DRIVE**



**20-MINUTE
DRIVE TO
DOWNTOWN
BOSTON**





A COMPLETE PACKAGE OF AMENITIES WITHIN REACH

WITHIN 3 MILES

73

restaurants /
coffee shops

153

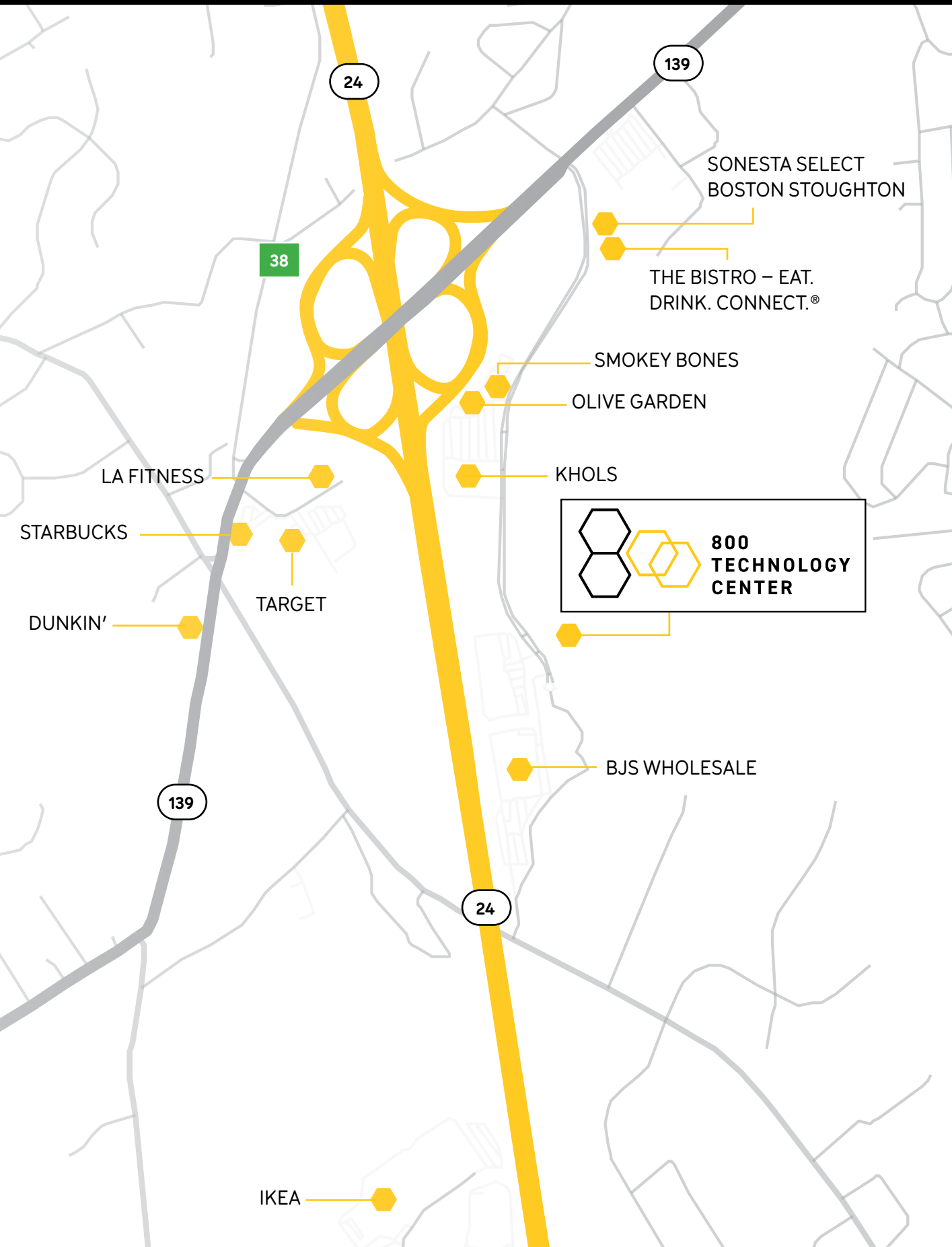
retail locations

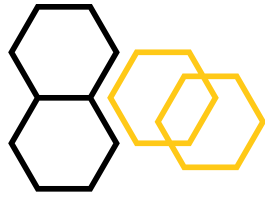
3

hotels

6

fitness centers





**800
TECHNOLOGY
CENTER**

BUILDING SPECIFICATIONS



62,000 SF
AVAILABLE SPACE



14.29 AC
LAND AREA



2001
YEAR BUILT



22'1"
CLEAR HEIGHT



**3 TAILBOARD
DOCKS**
LOADING (EXPANDABLE)



40' X 40'
BAY SPACING



150 KW
EMERGENCY
GENERATOR



349 SPACES
(3.04/1000 SF)
PARKING



2,500A/277-480V
POWER - HEAVY
GENERATOR AVAILABLE



LED
LIGHTING



100% AC & HEAT
HVAC - ROOF TOP UNITS



WET SYSTEM
SPRINKLERS



WATER
TOWN OF STOUGHTON



SEWER
MUNICIPAL



ELECTRIC
NATIONAL GRID



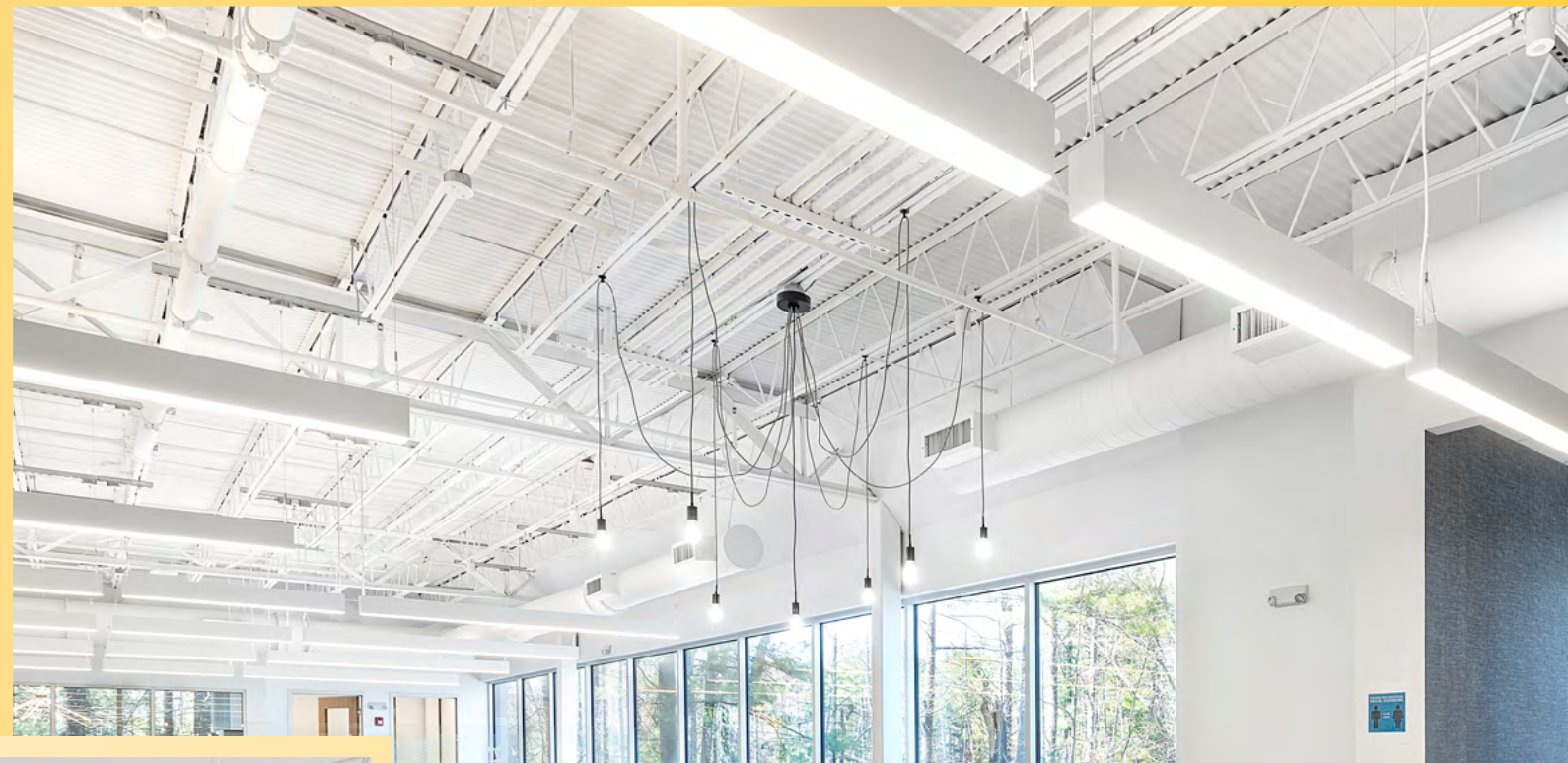
GAS
COLUMBIA GAS OF MA





BUILD OUT POTENTIAL

800 Technology Center Drive offers flexible floor plan configurations and modern, build-out potential to fit your tenant requirements.



** Images taken from an alternative Curran Management LLC property to showcase the build-out potential at 800 Technology Center Drive*



**800
TECHNOLOGY
CENTER**

For more information contact

SEAN F. LYNCH

Sean.Lynch@am.jll.com
+1 617 316 6488

TOM KENT

Tom.Kent@am.jll.com
+1 617 531 4224

MIKE KEENAN

Michael.Keenan@am.jll.com
+1 617 316 6424



Although information has been obtained from sources deemed reliable, neither Owner nor JLL makes any guarantees, warranties or representations, express or implied, as to the completeness or accuracy as to the information contained herein. Any projections, opinions, assumptions or estimates used are for example only. There may be differences between projected and actual results, and those differences may be material. The Property may be withdrawn without notice. Neither Owner nor JLL accepts any liability for any loss or damage suffered by any party resulting from reliance on this information. If the recipient of this information has signed a confidentiality agreement regarding this matter, this information is subject to the terms of that agreement. ©2021 Jones Lang LaSalle IP, Inc. All rights reserved

