# 50 JOHN HANCOCK RD TAUNTON





### +151,306 SF AVAILABLE FOR LEASE



FIRST CLASS INDUSTRIAL/MANUFACTURING OPPORTUNITY
SUPREME EXISTING INFRASTRUCTURE



13,500 AMPS OF POWER



500 LBS/SF LOAD BEARING CAPACITY



SECURE LOADING AREA



8" WATER MAIN



6" GAS LINE



SIGNIFICANT ELECTRIC COST SAVING

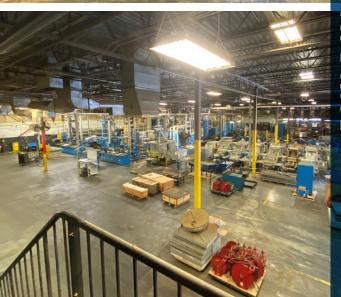


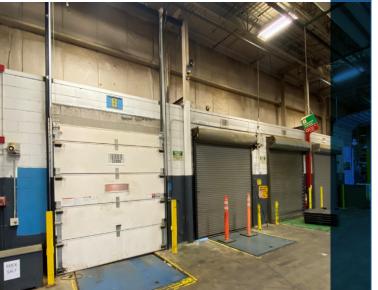


#### +151,306 SF FOR **LEASE**

GMP/MANUFACTURING/ R&D/WAREHOUSE/ LOGISTICS







Building Size	±151,306 SF
Available Space	±151,306 SF
Date Available	Q1 2021
Lot Size	8.09 acres
Zoning	Industrial
Construction	Steel and block construction
Column Spacing	Varies throughout please refer to floor plans
Sprinklers	Wet System
Office Space	Approx. 11,000 SF across two Floors Contains break rooms and full locker rooms
Loading	18 Loading Docks; 1 ramped drive-in door
Clear Height	17' - 24' 23' - 28' to deck
Power	13,500 Amps 3phase/480V
Air Conditioning	Available
Parking	1.14 spaces/1,000 SF
Ор Ех	+/- \$3.00/SF
Utilities Gas: Electric: Water/Sewer:	Columbia Gas Taunton Municipal Lighting Plant (TMLP)  TMLP offers one of the lowest rates in Mass. City of Taunton

Located within the Myles Standish Industrial Park, the Largest Park in the state of Massachusetts. Located directly

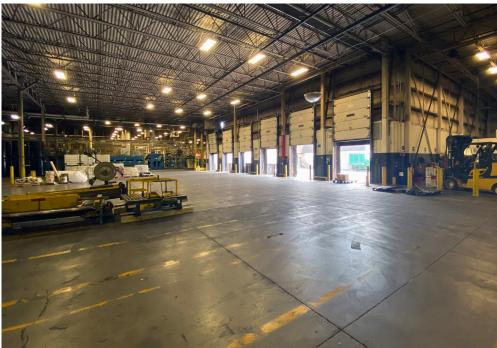
off I-495 at Exit 9 (Bay Street exit), the Park totals 7 MSF and is home to over 8,000 employees at 111 companies.

Location

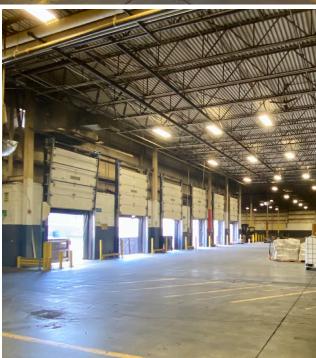






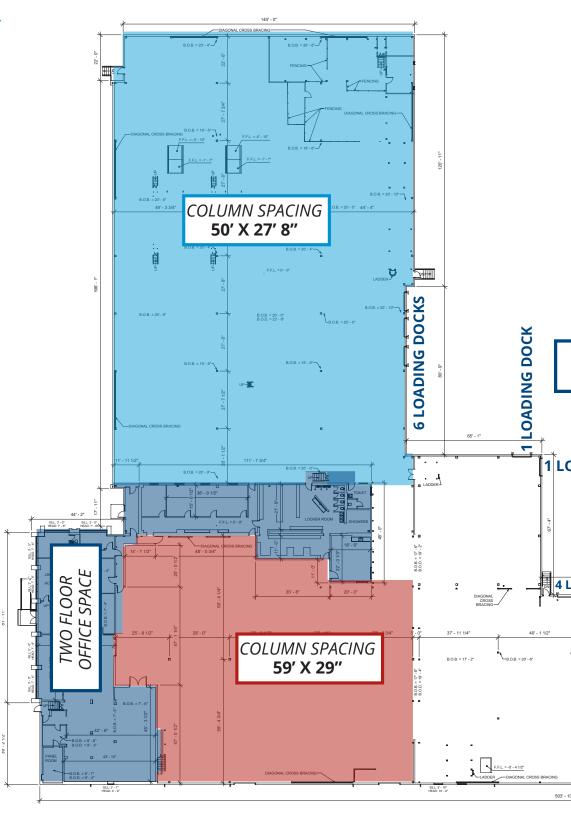




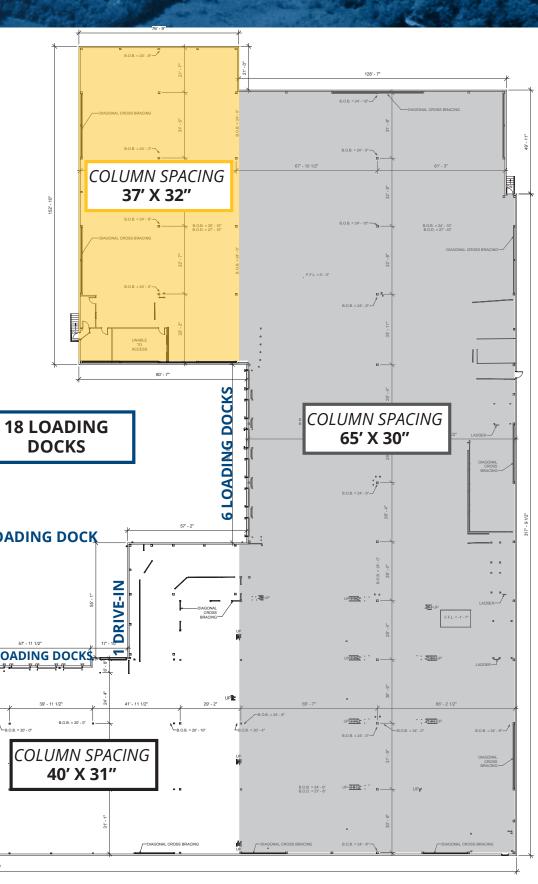


### **FLOOR PLAN**

#### **FIRST FLOOR**



# 50 JOHN HANCOCK RD TAUNTON



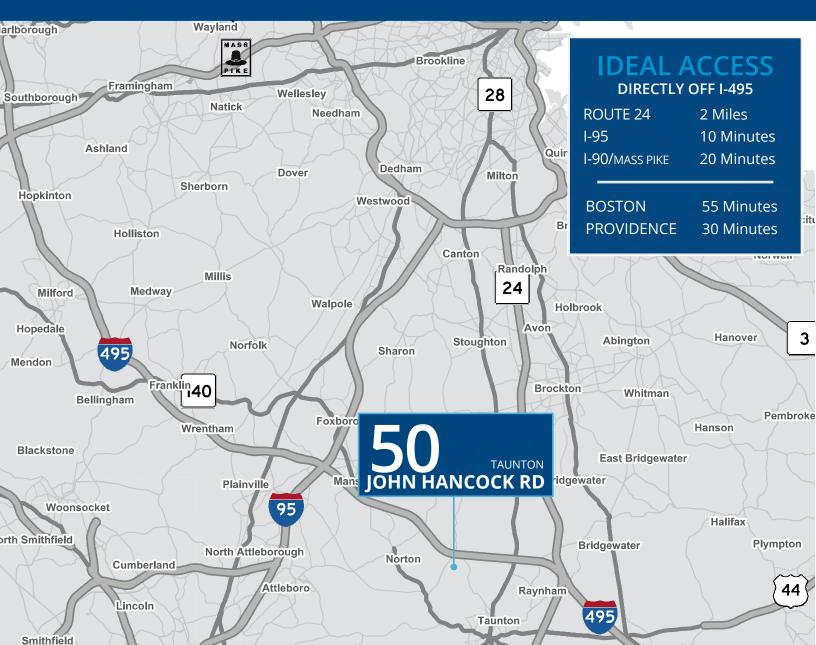




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#### CONTACT US

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