

NEW CLASS A 134,648 SF INDUSTRIAL BUILDING

CROSSROADS
COMMERCE CENTER

FOR LEASE

220 O'CONNELL WAY

Taunton, MA



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AVAILABLE AUGUST 1, 2019

PROPERTY FEATURES

On behalf of Condyne Capital Partners, LLC, a premier development/construction company, CBRE/New England is pleased to present this exciting opportunity to lease Crossroads Commerce Center located at 220 O'Connell Way in Taunton, Massachusetts. Crossroads Commerce Center is a first class industrial/warehouse building totaling 330,488 SF between two buildings, located in the heart of Taunton, Massachusetts directly off Route 24 and only eight miles to Interstate 495. There is 134,648 SF available to lease starting August 1, 2019.

Crossroads Commerce Center features state-of-the-art construction completed in 2009 with 30' clear ceilings, 42' x 60' columns, 38 9' x 10' loading docks with future knockouts available, 220' truck court, 1.2/1,000 SF parking spaces and an open area for trailer parking.

Crossroads Commerce Center is located at the confluence of the New England region's principal roadways, Interstates 495 and 95, and Route 24. Many premier companies are located in the submarket due to its superior access and central location, which allow them to draw upon New England's highly skilled workforce. Corporate neighbors in Taunton include Martignetti Liquors, Williams Sonoma, Sullivan Tire, Petco, Horizon Beverage, General Dynamics, Keystone Automotive Operations, PepsiCo and the Boston Globe.



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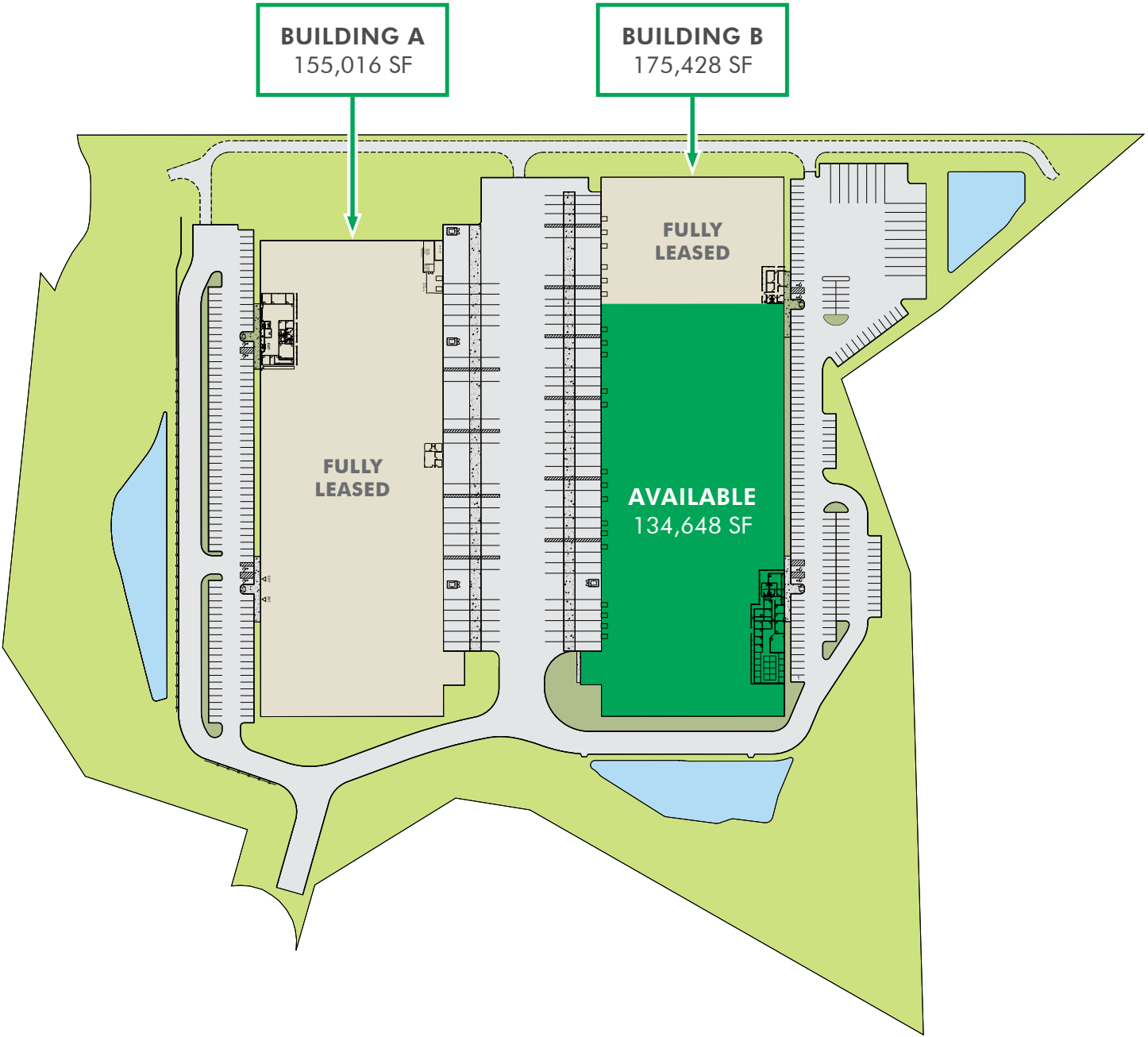


PROPERTY SPECIFICATIONS

- + **Building Size:** 330,444 SF
 - Building A: 155,016 SF
 - Building B: 175,428 SF
 - Available: 134,649 SF
- + **Available SF:** 134,648 SF in Building B
- + **Available Date:** August 1, 2019
- + **Building Type:** Warehouse/distribution
- + **Land Size:** 27 acres
- + **Year Built:** 2008/2009
- + **Construction Type:** Steel, insulated metal panel and block
- + **Sprinkler:** Full ESFR sprinkler with fire pump
- + **Clear Height:** 30'
- + **Warehouse Lighting:** T5
- + **Dock Doors:**
 - Building A: 17
 - Building B: 21 (future knockouts available)
 - Available: 15
- + **Drive-In Doors:** One
- + **Car Parking:** 391 spaces (1.2/1,000 SF)
- + **Trailer Parking:** Open area
- + **Power:** 2,500 Amps/building
- + **Truck Court Depth:** 220'
- + **Roof Construction:** Fully adhered rubber membrane
- + **Building Dimensions:**
 - Building A: 243' D x 638' W
 - Building B: 243' D x 722' W
- + **Column Spacing:** 42' x 60'
- + **Slab:** 7" concrete, 3,500 psi



SITE PLAN



Loading docks



Loading docks



Warehouse