

TAUNTON YARDS



350,000 SF
OF CLASS A INDUSTRIAL SPACE
MANUFACTURING/WAREHOUSE/DISTRIBUTION

1133 COUNTY STREET
TAUNTON, MA





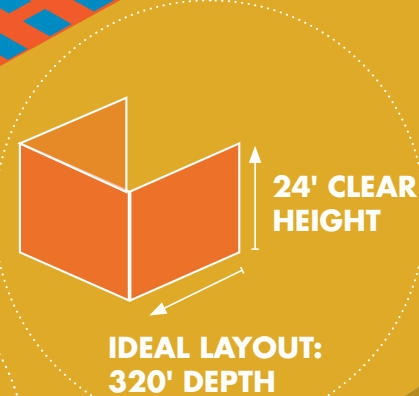
BEST IN CLASS

- 350,000+ SF Class A manufacturing/warehouse/distribution facility
- Suitable for a variety of users, including manufacturing, distribution and logistics companies
- Transformative interior and exterior renovation underway
- Multi-modal transport options, including highly sought-after rail access with 6 docks (major expansion potential)

RAIL WITH 6 DOORS
(MAJOR EXPANSION POTENTIAL)


WAREHOUSE


OFFICE




10,500 AMPS POWER

19 TAILBOARD DOCKS
(MAJOR EXPANSION POTENTIAL)

124 PARKING SPACES
(MAJOR EXPANSION POTENTIAL)





ACCESS MEETS AMENITIES

- Proximate to major roadways that connect to all points north, south, east and west
- Future Taunton Commuter Rail Station will be located on site
- Flanked by a host of nearby amenities, including Taunton Depot and Silver City Galleria

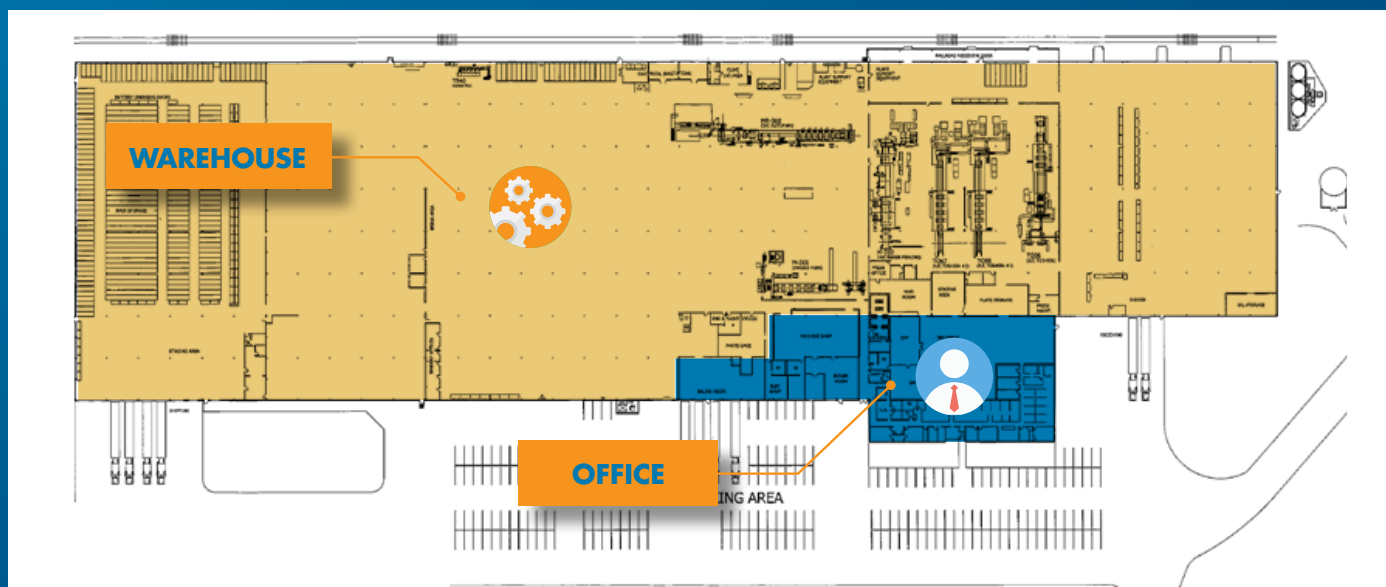




BUILDING INFORMATION

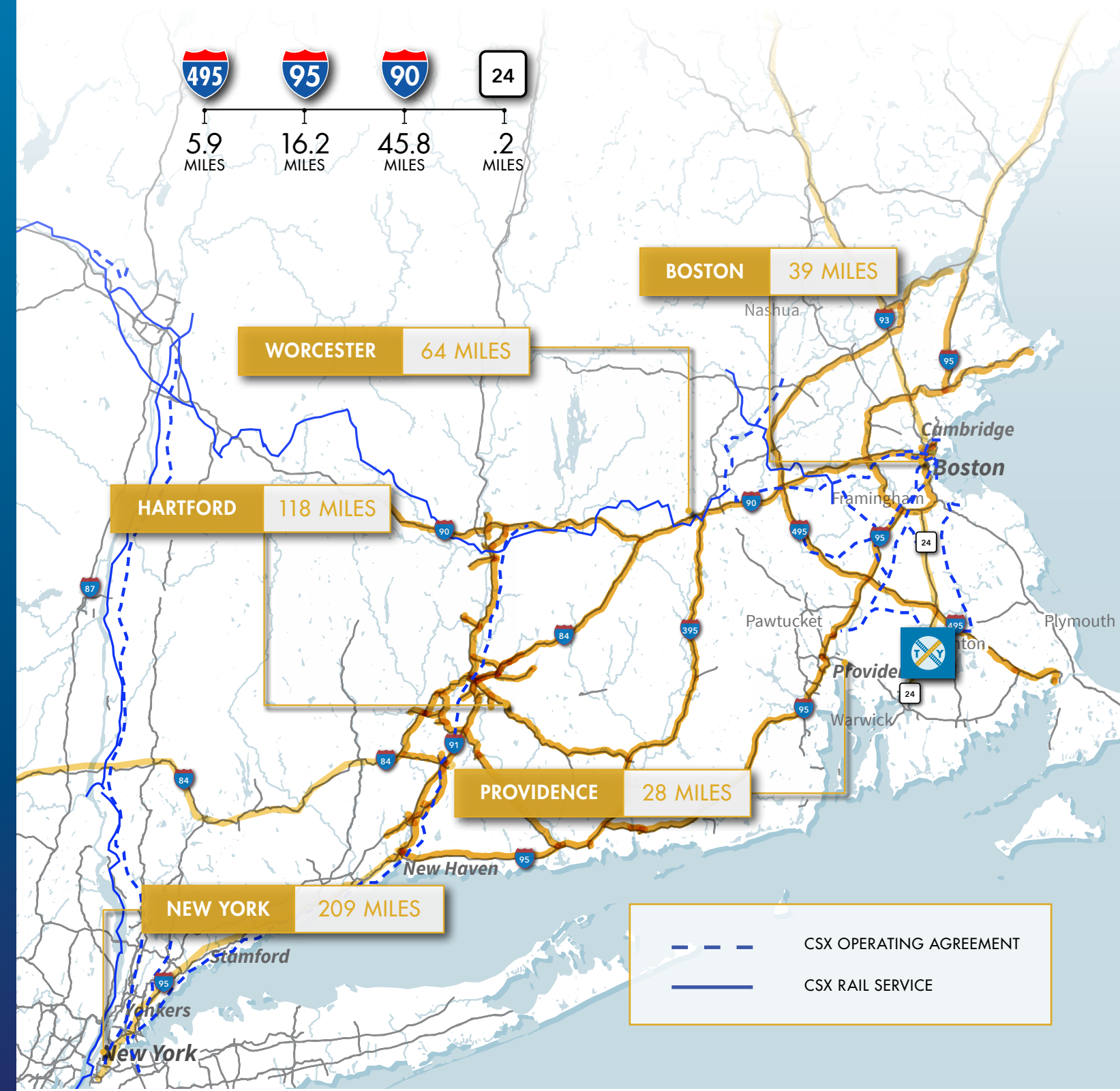
TOTAL AVAILABLE	350,000 SF
LAND AREA	43 acres
BORN	1970
REBORN	2019
PARKING	124 parking spaces (major expansion potential)
CLEAR HEIGHT	24' clear height
COLUMN SPACING	30' x 40'
LOADING	<ul style="list-style-type: none"> ○ 19 tailboard docks and two drive-in doors (major expansion potential) ○ Rail with 6 doors (major expansion potential)
HVAC	
WAREHOUSE	100% heated
OFFICE	Full A/C and heat
SPRINKLERS	Wet system
ROOF	<p>New Carlisle roof being installed to include:</p> <ul style="list-style-type: none"> ○ r-30 (2 layers of 2.6" polyisocyanurate insulation) ○ A mechanically fastened .060" thick reinforced EPDM membrane ○ 25 year warranty
POWER	10,500 amps
FLOORS	One floor

FLOOR PLAN



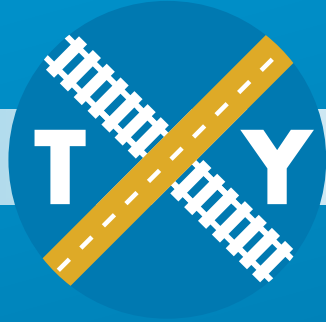
SUPERIOR CONNECTIVITY

- Unparalleled local and regional connectivity
- Accessible to all major regional highways, offering the ability to service the entire Northeast Region
- Located directly off Route 24 and less than six miles from I-495



RJKELLY

Investment • Development • Management



TAUNTON YARDS



FOR MORE INFORMATION, PLEASE CONTACT:

Joe Fabiano

Joe.Fabiano@am.jll.com
+1 617 531 4228

Michael Ciummei

Michael.Ciummei@am.jll.com
+1 617 531 4285

Benjamin C. Roopenian

benjamin.roopenian@am.jll.com
+1 617 531 4242

Caroline Collett

Caroline.Collett@am.jll.com
+1 617 531 4288
