530 John Hancock Road is a premier warehouse/distribution facility located in the master planned, 809 acre, 5.8 million square foot Myles Standish industrial park in Taunton. The park is the largest in Massachusetts and provides unparalleled access to I-495, I-95, I-90, and Rte 24.

530 JOHN HANCOCK RD
MYLES STANDISH INDUSTRIAL PARK | TAUNTON, MA

STATE-OF-THE-ART CROSS-DOCKED WAREHOUSE/DISTRIBUTION FACILITY

AVAILABLE OCT 2020

TOTAL RBA 181,980 SF
WAREHOUSE 168,400 SF (approx)
OFFICE 6,559 SF (1st floor)
6,118 SF (2nd floor)
903 SF (shipping)

30’ CLEAR HEIGHT
90,000 - 181,980 SF FOR LEASE
## BUILDING SPECS

<table>
<thead>
<tr>
<th>LAND AREA</th>
<th>11.3 acres</th>
</tr>
</thead>
<tbody>
<tr>
<td>YEAR BUILT</td>
<td>2002</td>
</tr>
<tr>
<td>ELECTRIC</td>
<td>Taunton Municipal Lighting</td>
</tr>
<tr>
<td>GAS</td>
<td>Bay State</td>
</tr>
<tr>
<td>WATER &amp; SEWER</td>
<td>Town of Taunton</td>
</tr>
<tr>
<td>ZONING</td>
<td>Industrial</td>
</tr>
<tr>
<td>FOUNDATION</td>
<td>6” slab on grade</td>
</tr>
<tr>
<td>ROOF</td>
<td>Firestone Fully Adhered rubber membrane (2002)</td>
</tr>
<tr>
<td>FAÇADE</td>
<td>Combination of concrete block and metal panel</td>
</tr>
</tbody>
</table>

### CLEAR HEIGHT
- 30’ to bottom of joists

### COLUMN SPACING
- 42’ x 42’ throughout
- 50’ x 42’ in bay closest to loading

### LOADING
- Cross-docked loading capabilities
- 10 Tailboard height loading doors (North side)
- 10 Tailboard height loading doors (South side)
- 20 Tailboard height loading doors all with levelers and seals
- 2 at-grade drive-in doors (East side)

### WAREHOUSE LIGHTING
- T-8 Lighting

### POWER
- 1500 amps, 3 Phase/480 Volt

### FIRE/LIFE SAFETY
- Fully Sprinklered ESFR System
- Intrusion Alarm System with motion detectors on all windows and doors
TOTAL RBA: 181,980 SF

DIVISIBLE TO 90,000 SF

WAREHOUSE
168,400 SF (approx)

OFFICE
6,559 SF (1st floor)
6,118 SF (2nd floor)
903 SF (shipping)