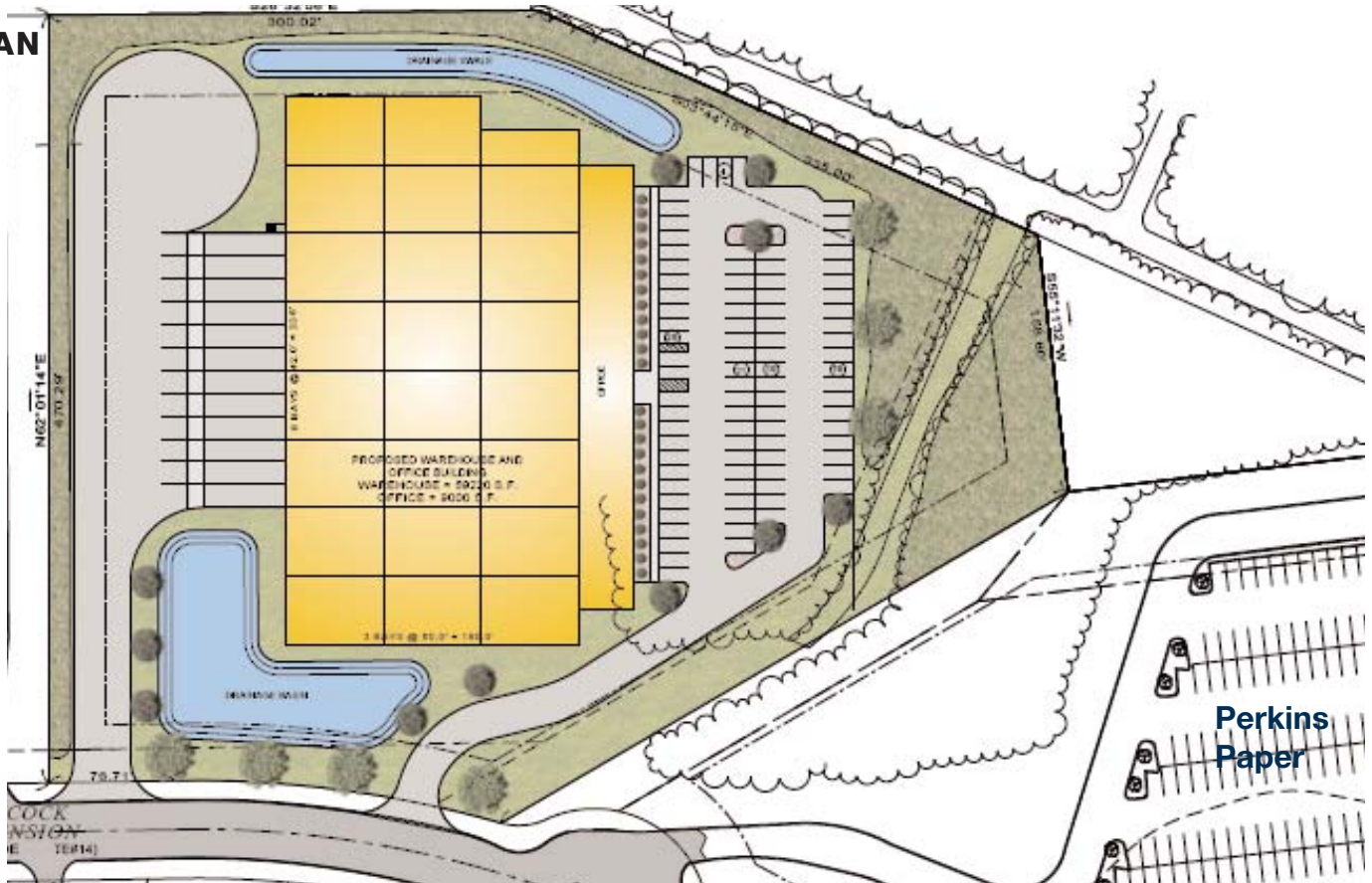


JOHN HANCOCK COMMERCE CENTER LOT 74 | TAUNTON, MA

SITE PLAN



NAI Hunneman Commercial and Condyne Real Estate Development are pleased to offer a 71,000 SF build-to-suit development opportunity, available immediately for lease. Set on 5.5 acres of land, John Hancock Commerce Center will be sub-dividable and will feature state-of-the-art amenities, including 30 ft clear height, rubber membrane roofing, T-5 lighting, a 7-inch slab and ESFR fire protection. The facility will have a 135 ft truck court with 8 loading docks with a complete package - 25,000 lb levelers, seals and bumpers.

This sight is set in Myles Standish Industrial Park in Taunton, MA. Conveniently located off Interstate 495 and just 2 miles from Route 24, Myles Standish Industrial Park is the largest industrial park in Massachusetts, boasting 5.8 million SF of building area on 809 acres of land. The park is home to some of the most well established companies in Massachusetts, including Verizon, Petco, 7-Eleven and Comcast.



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303 Congress Street | Boston, MA 02210 | 617 457 3400 | www.naihunneman.com

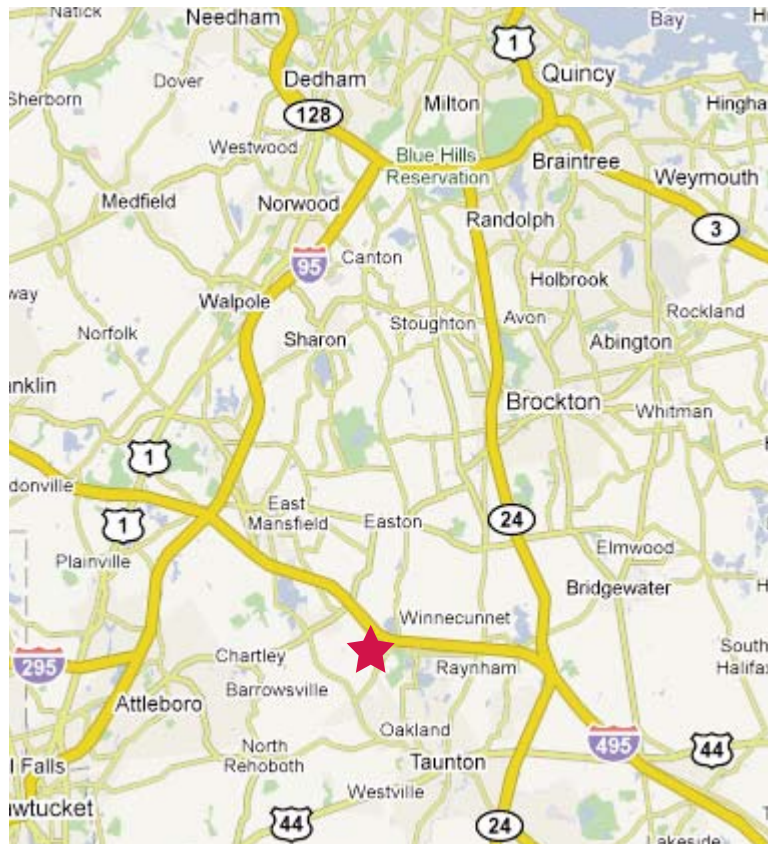
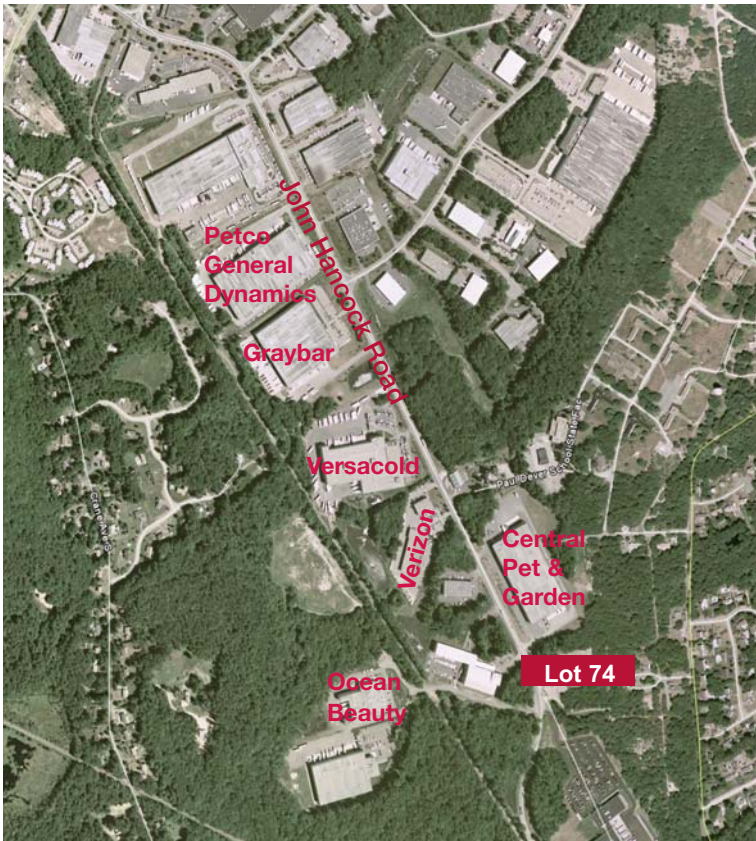
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JOHN HANCOCK COMMERCE CENTER

71,766 SF Built-to-Suit Opportunity on 5.5 Acres

SPECIFICATIONS:

Acres	5.5	Power	2,500 amps
Building Size	71,766 SF (subdividable)	Parking	88 spaces
Clear Height	30'	Utilities	Gas: Bay State Gas
Zoning	Industrial		Electric: TMLP
Air Conditioning	TBD		Sewer/Water: City of Taunton
Loading	8 Loading Docks (additional available)	Available	Proposed
Column Spacing	42' x 60'	Lease Rate	TBD
Sprinklers	ESFR	R.E. Tax/CAM	Estimated at \$1.50
Truck Court	135 Ft	Dock Package	8'x10' doors with 25,000 lbs hydraulic levelers
Slab	7"		
Roof	Rubber Membrane		



NAI Hunneman
Commercial Real Estate Services, Worldwide.

CONDYNE, LLC
Real Estate Development

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