

55 DEVER DRIVE

Taunton, MA

Newly Constructed, Best-in-Class
Advanced Manufacturing Building



For lease

±50,000 - 177,922 SF

Advanced Manufacturing Space

- Up to 12,000 Amps
- 32' Clear Height
- Reduced electricity expenses by up to 40% from TMLP

Prime Location, Limitless Potential

55 Dever Drive is a newly constructed advanced manufacturing facility offering 50,000 to 177,922 SF of space in the heart of the Myles Standish Industrial Park in Taunton, Massachusetts. Purpose-built for advanced manufacturing users, the building delivers up to 32' clear height and up to 12,000 amps of power, as well as ESFR sprinklers and full air conditioning throughout. Positioned immediately off Interstate 495 within one of New England's largest and most established business parks, the site offers exceptional access to the Boston, Providence, and Worcester markets. 55 Dever Drive offers an ideal home for growing manufacturing operations.



Fully Delivered Building Specifications

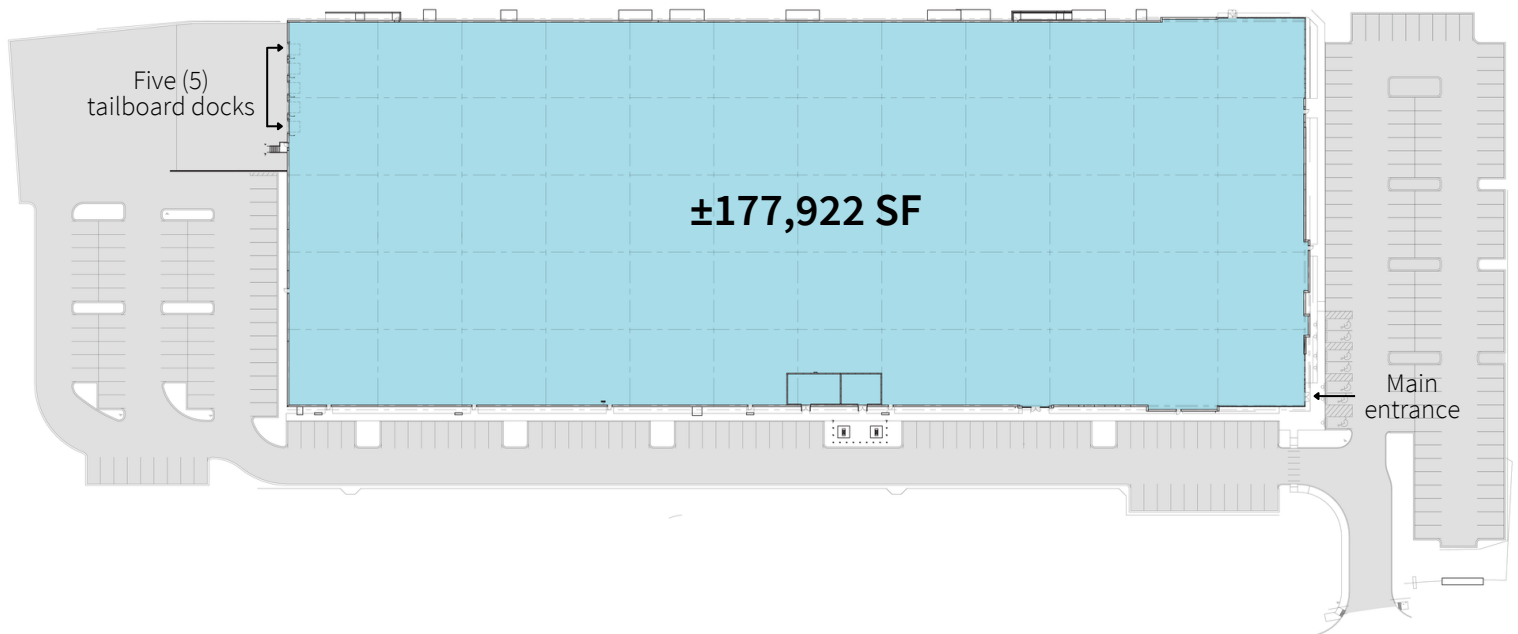
Available Space	177,922 SF
Lot Size	11.25 Acres
Year Built	2025
Loading	Five (5) tailboard docks
Clear Height	32'
Power	Up to 12,000 amps
Building Dimensions	685' x 260'
Column Spacing	56' x 52'
Parking	268 spaces
Sprinklers	ESFR
HVAC	Fully air conditioned
Utilities	
Electric	Taunton Municipal Light Plant <i>TMLP offers one of the lowest rates in Massachusetts</i>
Gas	Columbia Gas
Water/Sewer	City of Taunton

55 Dever Drive / Taunton, MA

Floor Plan

±50,000 - 177,922 SF

*Given the 32' clear height, the building can support up to ±50,000 SF of mezzanine



Aerial



Drive Times

2 Minute from
Interstate 495

6 Minutes from
Route 24

9 Minutes from
Route 44

13 Minutes from
Interstate 95

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