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Condyne and Advantage Construction complete Crossroads Commerce Center in Taunton

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Condyne and Advantage Construction recently completed the development of Crossroads Commerce Center in the Liberty and Union Industrial Park. The development consists of two modern high bay distribution facilities that are 155,720 and 175,000 s/f, respectively. These state of the art buildings, highlighted by their 30' clear heights, are designed to capitalize on the lack of quality high bay distribution buildings that tenants are seeking. As fuel costs continue to rise, there has been an obvious shift from centralized mega distribution centers to regional distribution centers servicing the immediate population base. This change is intended to distribute products to the consumers on a more timely and cost effective basis, making the demand for the quality high bay distribution centers increase. This development is ideally located at the intersection of Rtes. 140 and 24, the apex for southeastern Massachusetts, where four major cities consisting of Taunton, Fall River, New Bedford and Brockton are located in close proximity. This, combined with the lack of land sites, especially large permitted land sites, made this development an attractive option for Condyne.

The facilities feature all of the amenities that companies are looking for in a first class regional distribution center including ESFR sprinklers, metal halide lighting, and a rubber membrane roof with extended warranty. Furthermore, the buildings are serviced by 32 dock doors which are all equipped with 30,000 lb. levelers, dock seals, lights and bumpers. The loading docks all feature a concrete dolly strip and are benefited by a large combined truck court providing a wide turning radius for today's modern fleet of over the road trucks. The exterior is made out of a combination of insulated metal panel and insulated block at the loading dock to increase the buildings' durability. The office areas include glass store front doors, an extended window line and decorative architectural panel to enhance the image of the entrances as well as to provide signage.

"We are looking forward to this development coming on line in the 4th quarter of 2008 as it will provide a great opportunity for prospective tenants to occupy a modern high bay distribution center providing operational efficiency in today's market. This project will also support the regional distribution center approach as we market to our various clients," said Jeff O'Neill, president of Condyne.

The building, which was designed by James Mullarkey of the Curtis Architectural Group in Newton, is scheduled to be completed at the end of September. The property is being marketed by Richard Barry Joyce and Partners, LLC's south suburban industrial team consisting of John Lashar, Paul Leone and Cal Hudak.