



Photo courtesy of the Turnberg & Swallow Team at Coldwell Banker Realty

FEATURES & SYSTEMS LIST

(As Per Owner)

54 Court St, Taunton

General Features

- 6,000 square feet medical building on 0.47 acres
- 24 parking spots, including one electric car charging port
- 14 exam rooms
- 8 offices
- Lab area with separate draw area
- Large waiting area, suitable for approx. 50 chairs
- Reception & secretarial area
- 2 patient restrooms, 2 staff restrooms
- 550 square feet storage area on second floor, with additional storage rooms throughout



- Kitchen with new Insignia refrigerator (Sept 2023)
- Washer & electric dryer hookups & utility sink for in-house laundry service
- Waiting room & lab area were added in 2005-2006

System Details

- 23.85 kW photovoltaic grid-tied system, including ninety (90) LG265S1C-G3 watt solar panels, three (3) Solectria Renewables PV17500 Inverters, and a Eco2 racking system (2013)
- Three (3) electric-powered HVAC units, with three zones [office, waiting room, and lab] (2017, 2021 & 2023)
 - **Lab:** Carrier 3-ton AC, model #24ABB360A340 (January 2017)
 - **Right side:** Carrier, 6-ton heat/AC, model #48FCFM07A3A5A0A0 (January 2021)
 - **Left side:** Carrier, 7.5-ton heat/AC, model #48FCFM08A3A5A0A0A0 (July 2023)
- 40-gallon Bradford White Energy Saver electric-powered hot water heater (Jun 2020)
- Gas-powered, whole-building Generac Generator (2006)
- Fiber optic Internet connection via Taunton Municipal Lighting Plan
- 400 Amp electrical service
- New roof membrane installed in ~2005-2006

Lease Details

- \$25/rentable square foot
- Triple Net Lease (NNN)
- Term negotiable (5+ years preferred)

Nearby Public Transportation

- Nearby Bus Stops:
 - Downtown Courthouse (4 min walk, 0.2 mile) - at Taunton Green
 - Downtown Taunton (5 min walk, 0.2 mile) - at Taunton Green
 - Mill River Plaza (5 min walk, 0.2 mile)
 - Taunton Bloom Terminal (5 min walk, 0.3 mile)
 - Tremont Street and Oak Street (6 min walk, 0.3 mile)
 - Morton Hospital (7 min walk, 0.3 mile)
- Nearby Train Stations:
 - [East Taunton Station](#) - MBTA Commuter Rail (Anticipated Service: Summer 2024)