

# 44 MITCHELL RD

Ipswich, MA

## Industrial Building For Sale or Lease

29,600 SF



Leasing Information:  
617.951.4100

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## Lincoln

One Beacon  
Suite 2400  
Boston, MA 02108

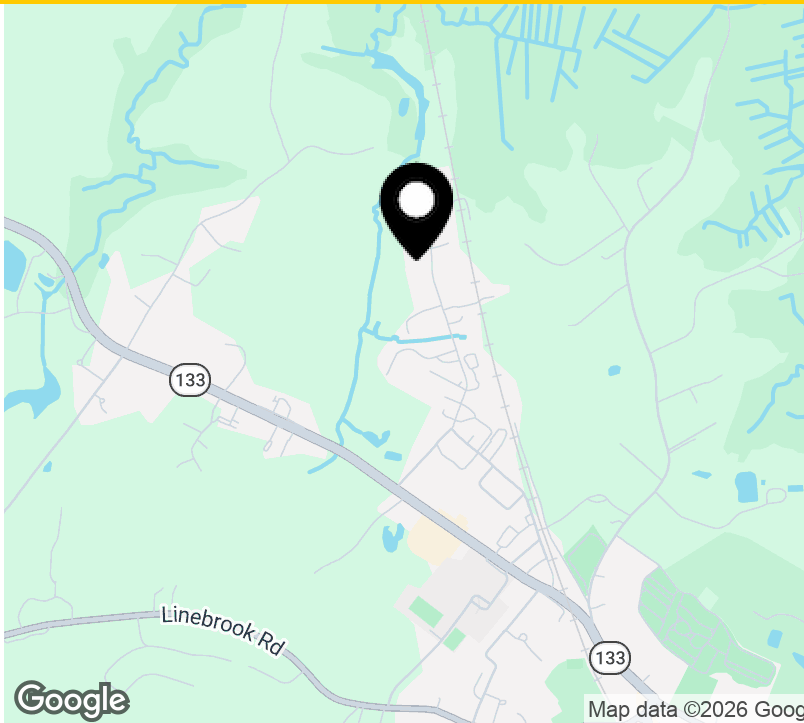
[www.lpc.com](http://www.lpc.com)

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### Offering Summary

|                |                     |
|----------------|---------------------|
| Lease Rate:    | \$13.50 SF/yr (NNN) |
| Building Size: | 29,600 SF           |
| Available SF:  | 29,600 SF           |
| Lot Size:      | 99,248 SF           |
| Year Built:    | 1985                |
| Zoning:        | I                   |

### Property Overview

44 Mitchell Road offers 26,640 SF of warehouse and 2,960 SF of office space, providing versatile space for tenants.

### Property Highlights

- 17' - 18' Clear height
- Four (4) tailboard docks, Two (2) drive-ins
- 3-Phase, 400a/240v power
- New windows
- Newly repaved parking lot

| Availabilities | SF        | Date Available |
|----------------|-----------|----------------|
| Ground Floor   | 29,600 SF | Immediately    |

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## Property Photos



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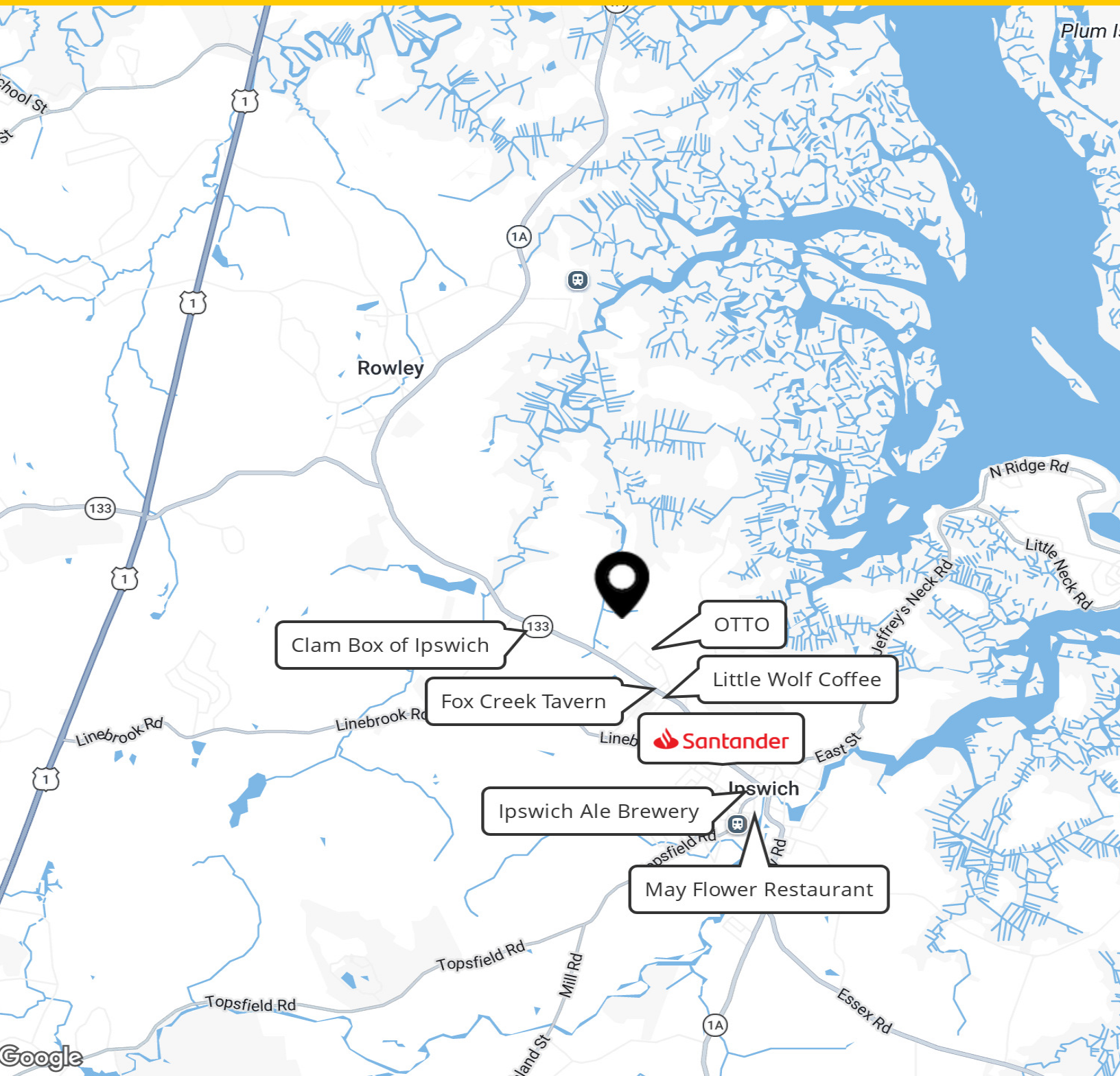


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Location Map

29,600 SF



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## Lincoln

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