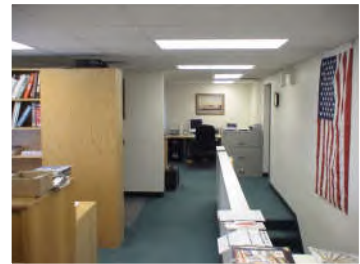


Turn-key Opportunity Cabinet/Millwork Shop with CNC and CAD/CAM

29C Hayward St., Ipswich, MA 01938



Highlights

29C is a 60'x 111.67' steel building comprised of 3 condo units currently being used by the owner as a custom Cabinet / Millwork shop.

The first level 6,700 SF +/-: Includes a reception area, kitchenette, restrooms, and three bays of Shop area. Including a spray booth in the third bay, and Mezzanine storage of 535SF +/- for a total of 7,235 +/- GSF

The second floor 1,425SF +/-: Includes office space, a conference room, and storage.

Gross Area: 8,660 SF +/-

Utilities include a 3-phase 800 Amp electric service, town water & sewer, and natural gas heat. HVAC unit in the offices and AC in first two bays of the shop area

1,210 SF of Shop and 300SF of Office/Common Area is currently leased to a tenant at will through February 2025

They have expressed an interest in staying longer and are also interested in more space.

To be negotiated by new Owner.

Offered at \$ 1,650,000

EXCLUSIVE LISTING AGENTS:

ROBERT W DECKER

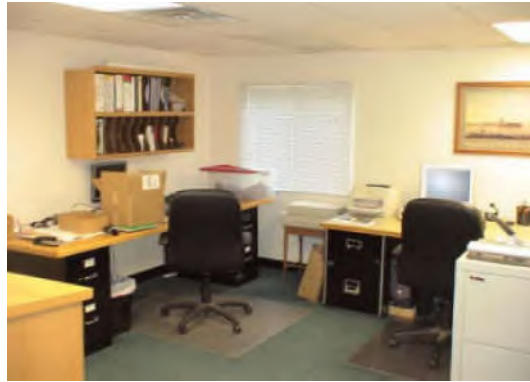
781.254.2260

RWD@RWDECKER.COM

**Building without Equipment
\$1,425,000 or Rent @ 15.00 NNN**

Robert Decker is licensed Massachusetts Real Estate Broker and has an interest in the property.

29 C HAYWARD STREET
IPSWICH, MA



ROBERT W DECKER 781.254.2260

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*HULL ENTERPRISES, INC.
29C HAYWARD STREET
IPSWICH, MA*



Spray Booth



CNC



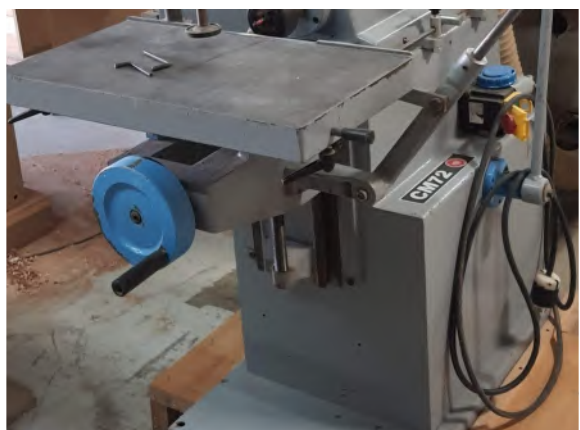
Shaper



Planner



Widebelt Sander



Binni

ROBERT W DECKER 781.254.2260

Q	Description	Make	Model	SN	Notes	Q	Description	Make	Model
1	Air Dryer	Saylor-Beall		NH1T20C1150310317		2	Drywall Carts	—	
1	Air Dryer	—				10	Work Carts	—	
1	Bay 1 Compressor	—				7	Lumber Cart	—	
1	Bay 3 Compressor	—				5	Parts Carts	—	
1	Dust Collector	Dustek			w/ Air lock	5	Specialty Carts	—	
1	Dust Collector	Belfab	4 Bag			2	Shaper	Jet	
1	Edgebander	SCM	K203	SCM K203E		2	Storage Bench	—	
1	Hess	Edge Press				1	Pallet Truck	—	
1	Forklift	Komatsu	FG25			1	Veneer Press	—	
1	Hoffman	MORSO				1	Veneer Stitcher	—	
1	Hoist	BetaMax				3	Work Bench	—	
1	Jointer SCMI 16"	F410				2	Work Tables	—	
1	Line Laser	Carter		Mod LGL100A		1	Johnson Bar	—	
1	Moulder	Mikron	M645	Mod M645		100	Knives and Heads	—	
1	Paint Spray Booth	—				1	Router Bits	—	
1	Planer	Casadei	R63H3			1	Glass Drill	CRL	AMZ1
1	CNC Router	Biesse	Rover24			1	Spare dust ducts and gates		
2	Storage racks	Steel	5 Level				Trailer		
1	Rip Saw	Cantek	C12RS	Mod C12RS					
1	Table Saw	Powermatic	66	1660750					
1	Table Saw Sliding	SCM	SI 400 E	Mod SI400EC					
1	Upcut saw	—					CAD		
1	Sander	Costa	60	960325-A06		1	Cabinet Vision with custom programing		
1	Sander	Newton	Edge			1	AlphaCam		
1	Sander Drum	Jet				1	Cannon Plotter	IPF670	
1	Sanding bench	Custom	Down draft			1	HP Plotter	DeskJet 500	
1	Feeder	Steff	2034			1	HP Printer	7740	
1	Feeder	Steff	2044				OFFICE		
1	Shaper	SCMI	T110			6	Desks		
1	Shaper	SCMI	T130	AB/32249		2	Files		
1	Storage Container	8x20				6	Chairs		
2	2 Wheel Dollies	—				5	Fireproof Files		
6	4 wheel Dollies	—				<div style="border: 2px solid black; padding: 5px;"> <p>The total replacement and setup cost of this equipment is \$750,000+ Discounted as part of package with sale of the building</p> </div>			
70	Bar Clamps	—							
40	Handscrew Clamps	Wood							
90	Pipe Clamps	—							
1	Tractor	Kubota	L4310	w/ LA681 Bucket					

