

# 2 Brewery Place

Ipswich, MA

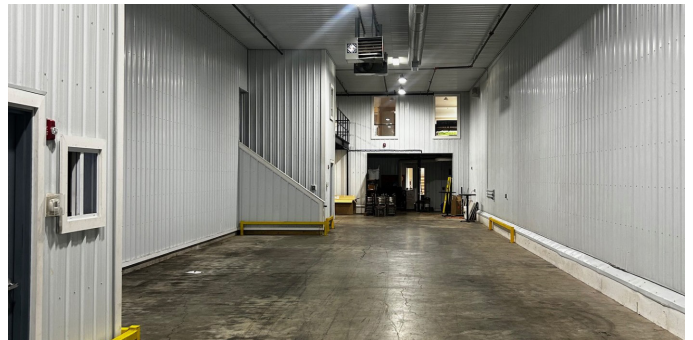
## 27,202 SF Industrial Building for Sale

For sale as individual condos  
or combined as a single building

### Unit 1



### Unit 2



### Offering Summary

Building Size	27,202 SF
Lot Size	1.43 Acres
Year Built	2009/2012
Sale Price	Upon Request

### Rob Cronin

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### Property Highlights

#### Unit 1 - 16,632 SF

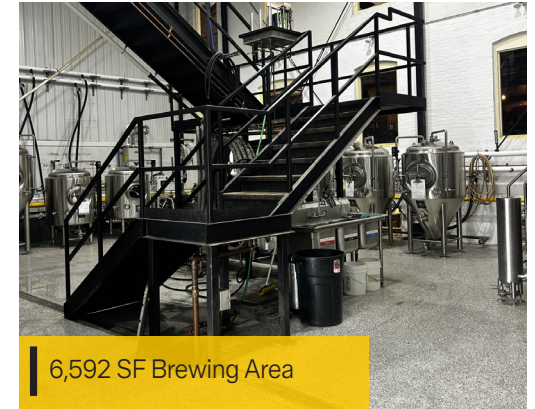
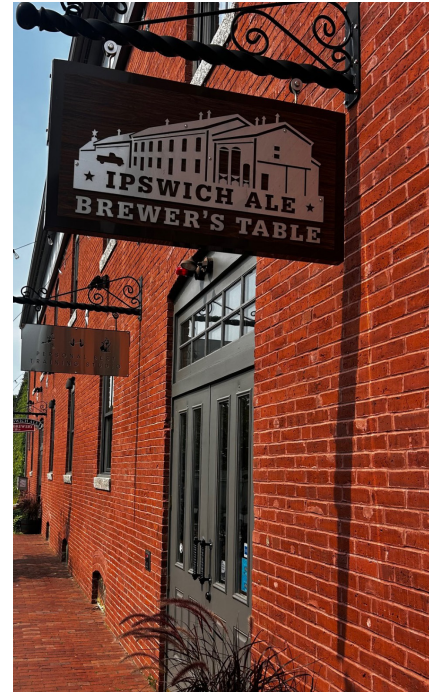
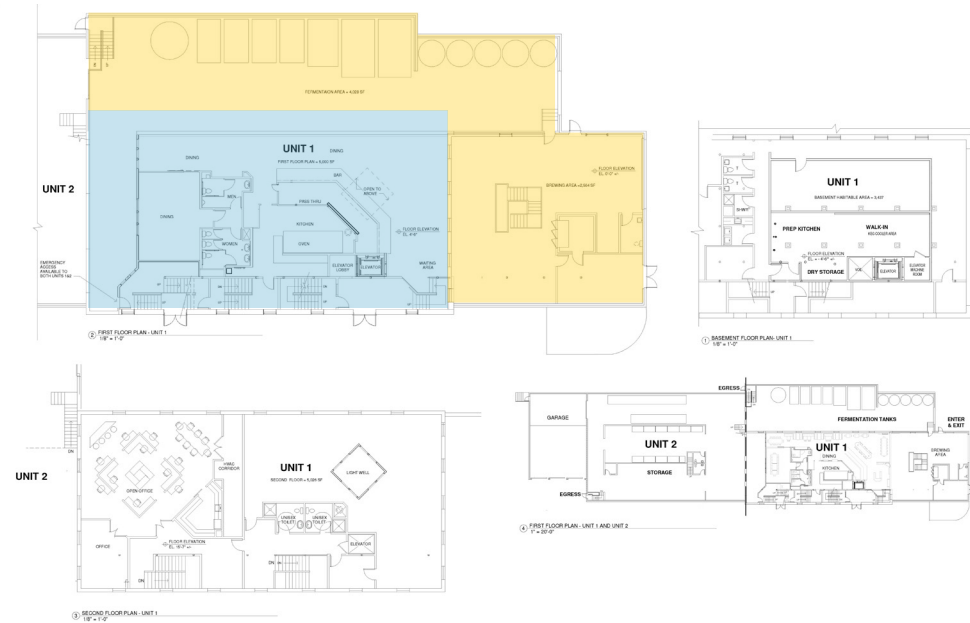
Fully leased to Ipswich Brewing and related restaurant, Brewer's Table, and 2nd Floor fitness studio

#### Unit 2 - 10,570 SF

Vacant Industrial Condo with ~14'-18' clearnace, and 3 covered tailboard loading docks

**Lincoln**

# Unit 1

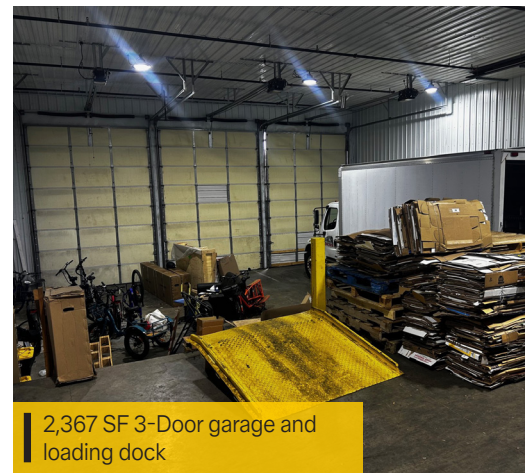
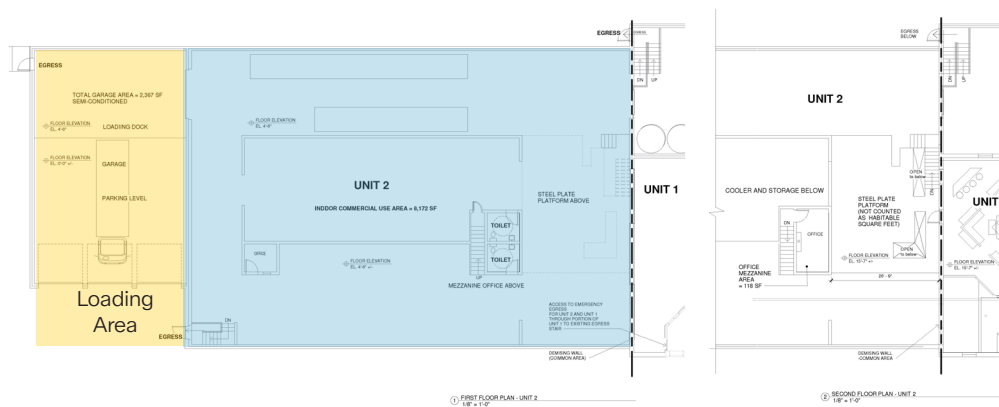


6,592 SF Brewing Area



5,000 SF Bar and Dining area

# Unit 2



2,367 SF 3-Door garage and loading dock



Portion of the 8,172 SF indoor industrial use area