

65A Industrial Park Road HINGHAM, MA



FOR SALE/LEASE | ±28,463 SF Warehouse Building



4 Docks



16' - 24' Clear Height



Off Route 3

FOR MORE INFORMATION:

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CENTRAL LOCATION

Located directly off Route 3 (0.5 miles)
Close Proximity to Major Routes



PROFESSIONAL MANAGEMENT

New ownership & proactive management



LOADING DOCKS

4 Existing Docks
With potential to add two more



CLEAR HEIGHT

16'-24' Clear Height (Warehouse)
8' Clear Height (Office & Mezzanine)

Specifications

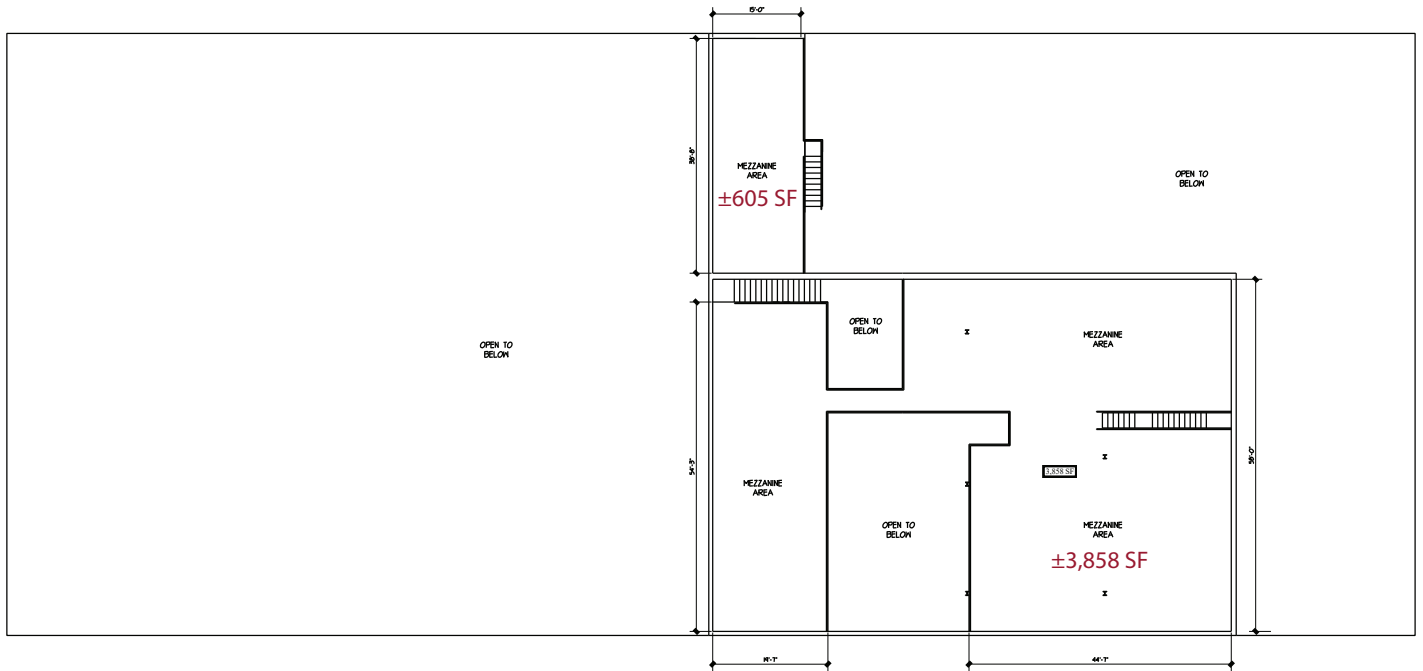
Available Space	Total: ±28,463 SF 1st Floor: ±24,000 SF (±6,000 SF Office) Mezzanine: ±4,463 SF
Land area	±2.43 Acres
Loading	4 Docks (with potential to add 2 more)
Parking	25
Availability	Immediately Available
Zoning	Industrial Park

Highlights

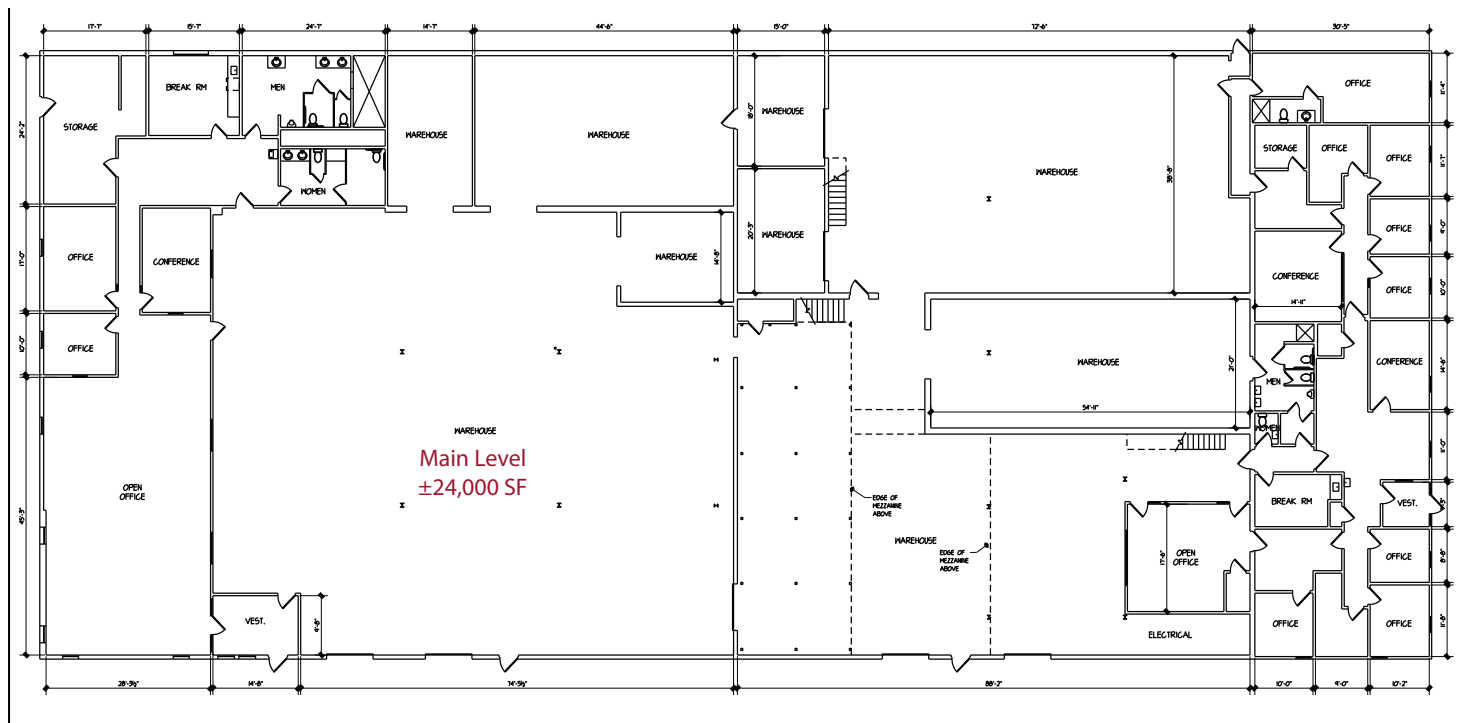
- New Roof
- New/upgraded septic
- New heaters
- Sprinklered mezzanine
- Located directly off Route 3 (0.5 miles)
- Close proximity to major routes & cities

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Mezzanine Floor Plan



First Floor Plan



65A Industrial Park Road HINGHAM, MA

STRATEGIC LOCATION | Hingham, MA

Drive Times



BOSTON, MA

25 Minutes

3

ROUTE 3

3 Minutes



PROVIDENCE, RI

45 Minutes

93

I-93

10 Minutes



WORCESTER, MA

1 Hour

95

I-95

15 Minutes



NASHUA, NH

1 Hour 10 Minutes

495 90

I-495 & I-90

30 Minutes



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