



 **JLL** SEE A BRIGHTER WAY

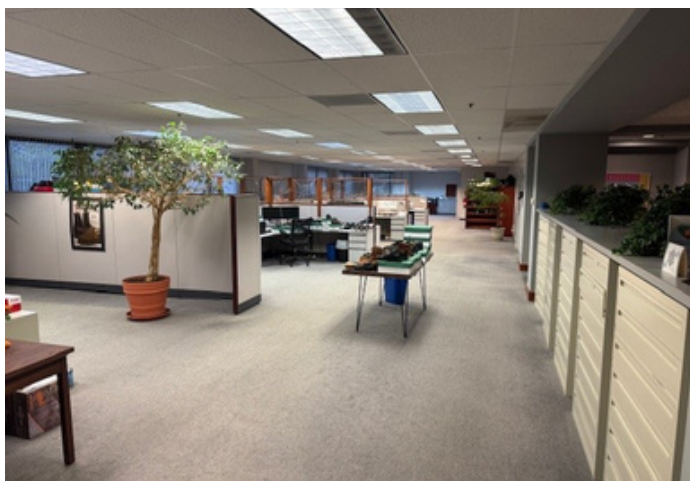
# For sale

**Warehouse/Manufacturing Space  
±32,000 SF Available**

225 Beal Street  
Hingham, MA

## Property Overview

JLL is pleased to offer for sale 225 Beal Street in Hingham, MA. This ±32,000 SF industrial building provides ±26,000 SF of warehouse space along with ±6,000 SF of office space. The building is situated in a prime Hingham location, just off of Route 3A with easy access. The property sits on 3.75 acres of Limited Industrial zoned land with ample parking and loading.



## Property Specifications

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<b>Building Size</b>	±32,000 SF
First Floor	±25,000 SF
Mezzanine	±7,000 SF

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<b>Parking</b>	60 Spaces Expandable to 140 spaces
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<b>Lot Size</b>	3.75 Acres
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<b>Clear Height</b>	24'
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<b>Loading</b>	Four (4) loading docks
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<b>Power</b>	277A / 480V
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<b>Sprinklers</b>	Wet system
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<b>Column Spacing</b>	30' x 40'
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<b>Year Built</b>	1992
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### Utilities:

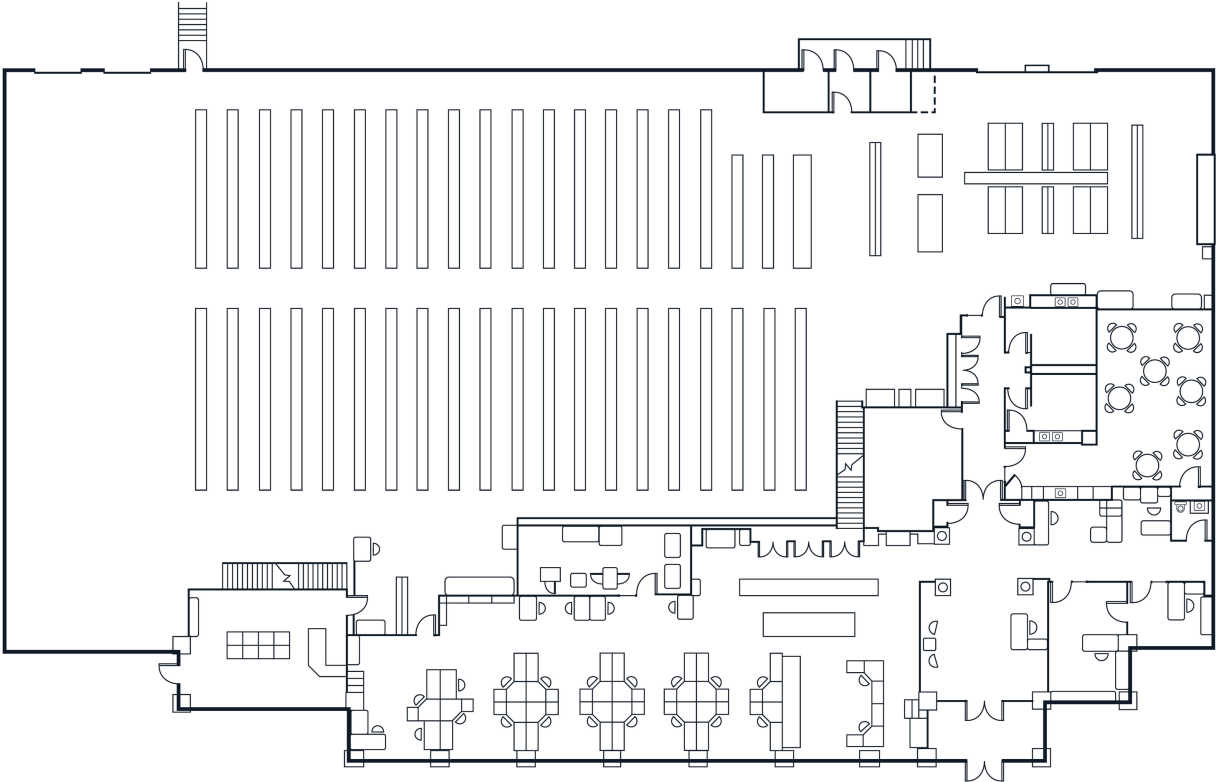
<b>Gas</b>	National Grid
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<b>Water/Sewer</b>	Town
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<b>Electric</b>	Hingham Municipal Lighting
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# Floor Plan



# Site Plan



## Access Map



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