



For sale or lease

Office/Warehouse/Manufacturing Space
±25,000 SF Available (Subdividable)

225 Beal Street
Hingham, MA

Property Overview

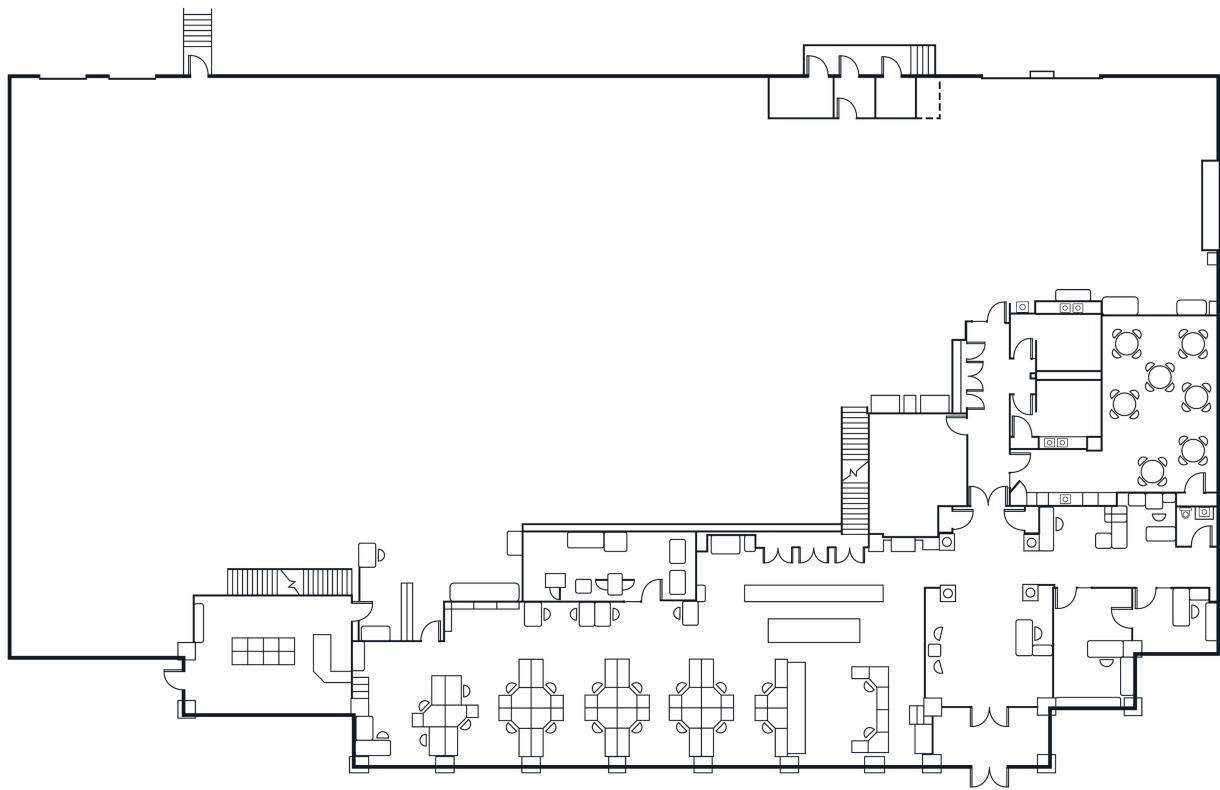
JLL is pleased to offer 225 Beal Street in Hingham, MA for sale or lease. This $\pm 25,000$ SF flex building also includes $\pm 6,000$ SF of office space. There is an additional $\pm 7,000$ SF of mezzanine space not included in the square footage of the building. 225 Beal Street is situated in a prime Hingham location, just off of Route 3A. The property sits on 3.75 acres of Limited Industrial zoned land with ample parking and loading.



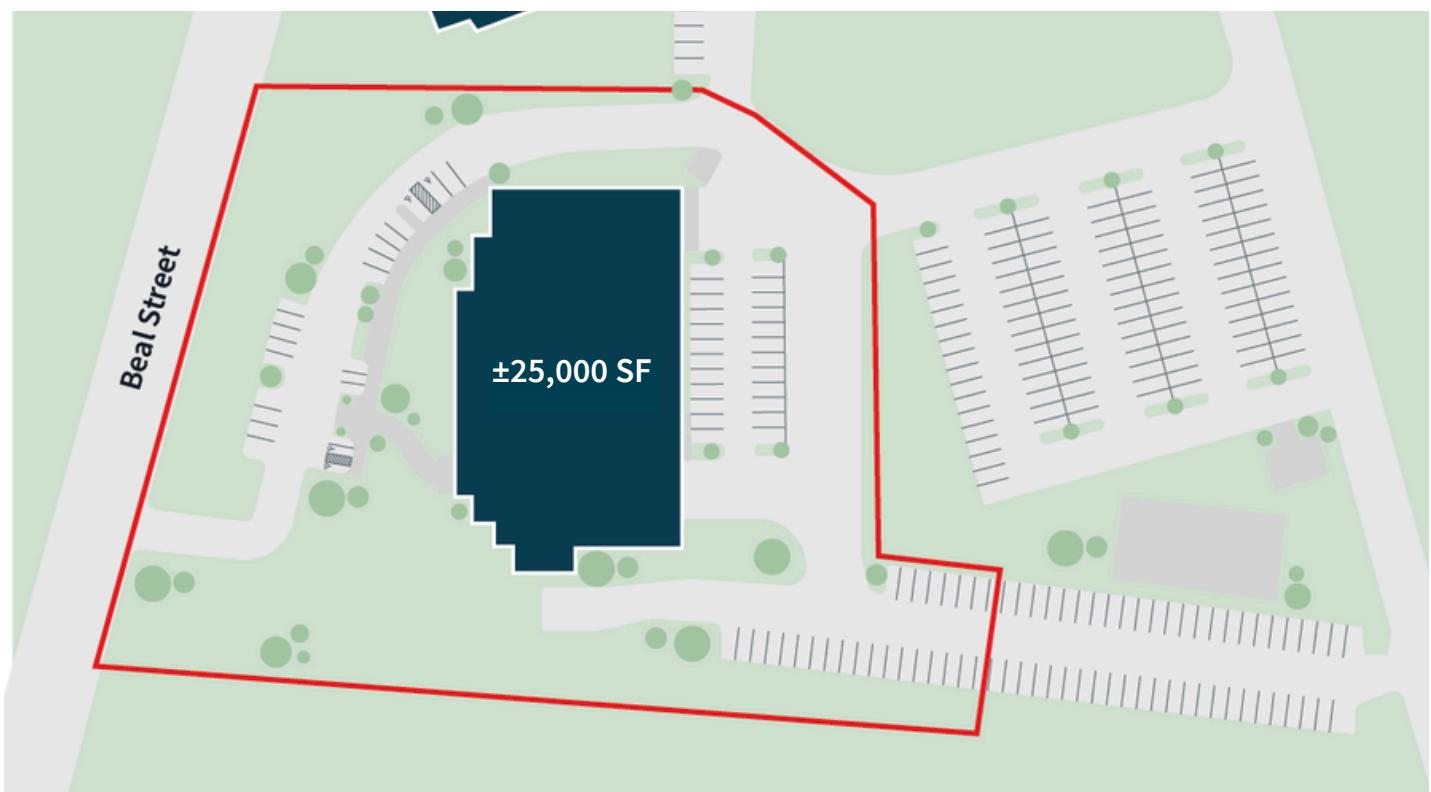
Property Specifications

Building Size	$\pm 25,000$ SF
Office	$\pm 6,000$ SF
Parking	85 Spaces Expandable to 140 spaces
Lot Size	3.75 Acres
Clear Height	24'
Loading	Four (4) loading docks
Power	277A / 480V
Sprinklers	Wet system
Column Spacing	30' x 40'
Year Built	1992
Utilities:	
Gas	National Grid
Water/Sewer	Town
Electric	Hingham Municipal
	Lighting

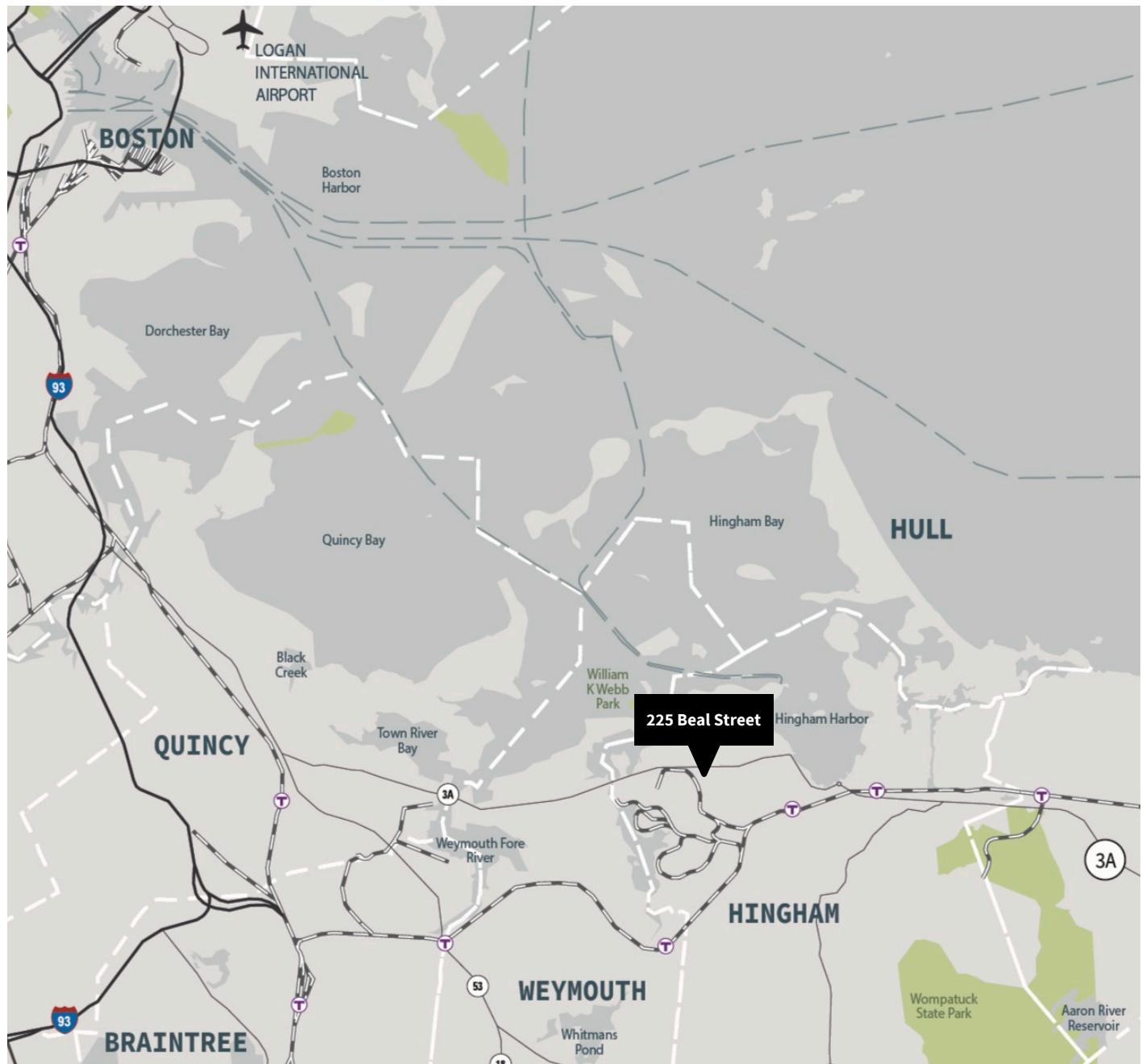
Floor Plan



Site Plan



Access Map



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