



 **JLL** SEE A BRIGHTER WAY

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
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Clear Height	24'
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Loading	Four (4) loading docks
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Power	600A, 480/277V, 3-phase
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Sprinklers	Wet system
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Column Spacing	30' x 40'
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Year Built	1992
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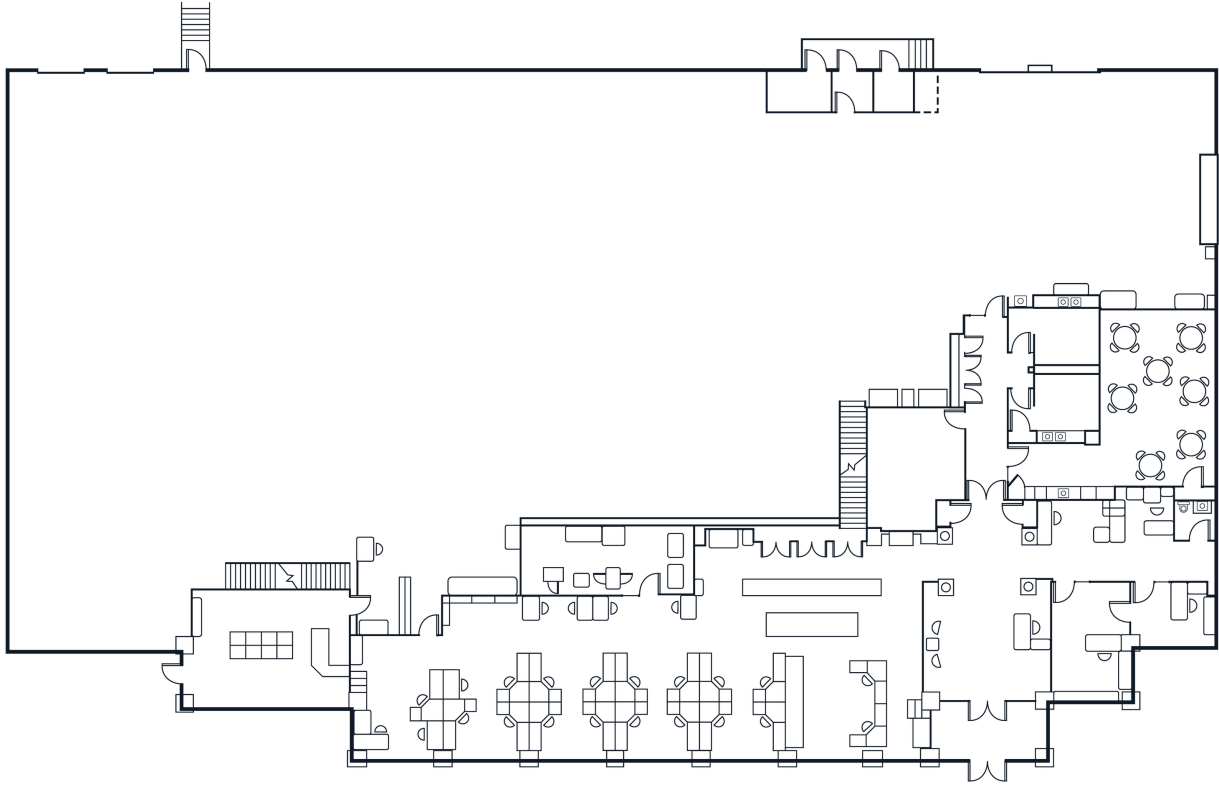
Utilities:

Gas	National Grid
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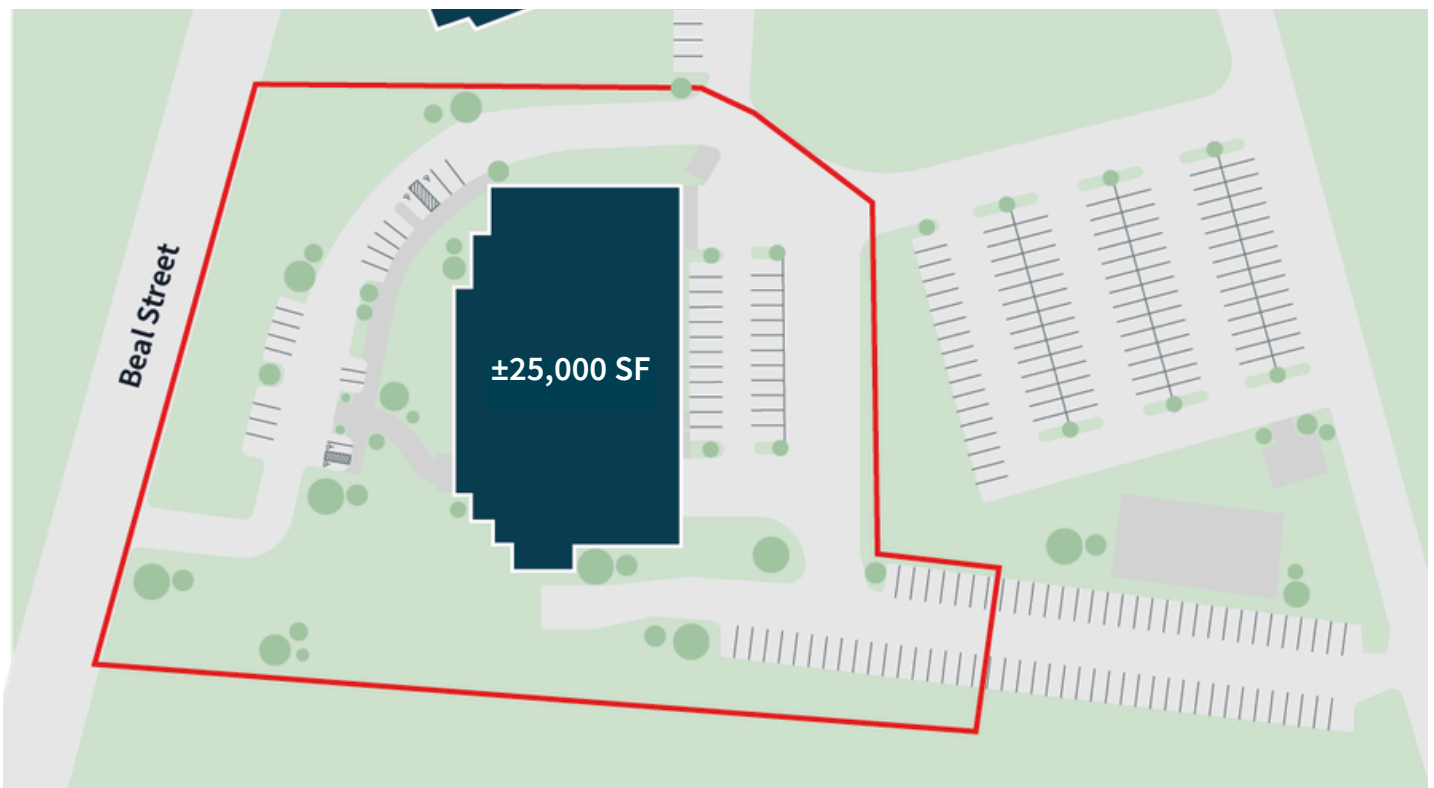
Water/Sewer	Town
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Electric	Hingham Municipal
	Lighting

Floor Plan



Site Plan



Access Map



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