



As the exclusive agent, Nordlund Associates, Inc. is pleased to present:

# 56 Mitchell Road

## Ipswich, MA

Nordlund Associates Inc is pleased to present a rare opportunity to acquire a free standing Industrial facility in Ipswich, Massachusetts.

56 Mitchell Road consists of approximately 11,425 SF including 2,315 SF of finished offices on first floor and 1,615 SF of second floor office. The building was constructed in 1989 on 1.58 Acres (Potential for building expansion) and features 16' - 18' ceiling height, full HVAC throughout, 3 ton bridge crane, and 2 overhead garage doors.

**For Sale:    \$2,100,000**

**For Lease:    Market Rate**

**Anthony Triglione**

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ASSOCIATES**

# 56 Mitchell Road- Building Specifications



## Current Building Configuration:

• Building Footprint (80' 3" x 122' 3")	9,810 SF +/-
• Finished 2nd Floor Offices	1,615 SF +/-
• Unfinished Mezzanine Storage	345 SF +/- (not included in SF above)
<b>Total Building SF</b>	<b>11,425 SF +/-</b>
<b>First Floor Finished Office Space:</b>	<b>2,315 SF +/-</b>
<b>Lot Size:</b>	<b>1.58 Acres (Potential for Expansion)</b>
<b>HVAC:</b>	<b>Full HVAC - Climate Control - Natural Gas/National Grid)</b>
<b>Internet:</b>	<b>VerizonFios</b>
<b>Electric:</b>	<b>National Grid</b>
<b>Power:</b>	<b>460V/400A (incl. 10KW Generator)</b>
<b>Clear Height:</b>	<b>16' - 18'</b>
<b>Floors:</b>	<b>VCT Floors in most of shop area + motion activated lighting</b>
<b>Electric:</b>	<b>Electric Light Department (Ipswich)</b>
<b>Roof:</b>	<b>Metal</b>
<b>Water/Sewer:</b>	<b>Municipal Water &amp; Sewer</b>
<b>2 Overhead Loading Doors:</b>	
• Door 1	12'W x 14'H
• Door 2	10'W x 10'H
<b>Extras:</b>	<b>3 Ton Bridge Crane &amp; Air Compressor (included)</b>
<b>Built:</b>	<b>1989</b>
<b>Real Estate Taxes</b>	<b>\$ 8,449 (FY 2022)</b>
<b>Sale: Price</b>	<b>\$ 2,100,000</b>

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# Property Photos



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# Property Photos



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199 Rosewood Drive, Suite 150  
Danvers, Massachusetts 01923

# Regional Map



## LOCATION

- To Rte. 133/Rte 1A: <1mile
- To Rte. 1 via Rte. 133: 4.1 miles
- To I-95: 6.2 miles
- To I-95/Rte.128/Rte 1: 17.9 miles
- To Logan Airport 29.7 miles

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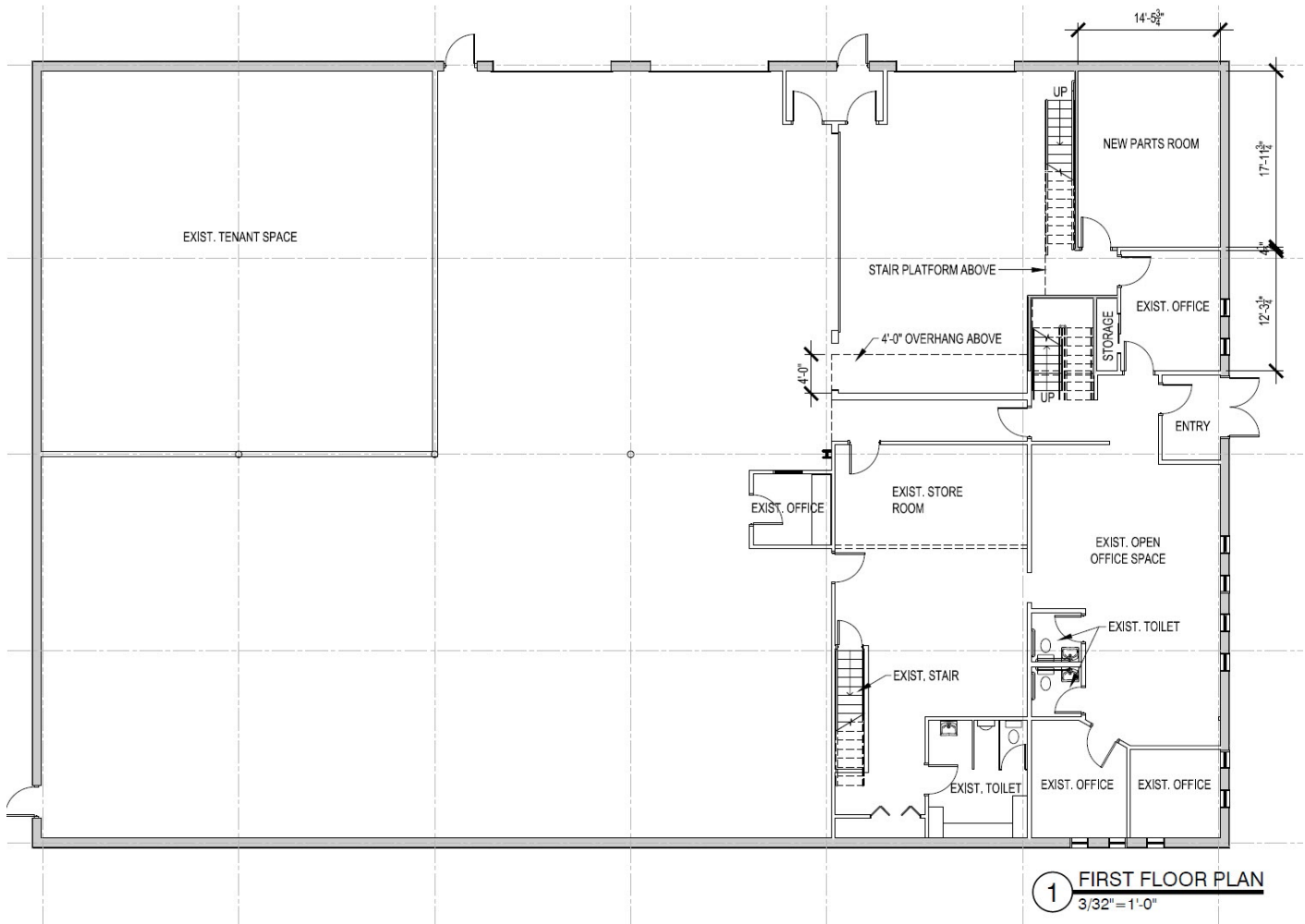


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# Site Plan & Floor Plans

## First Floor Plan Layout 56 Mitchell Road



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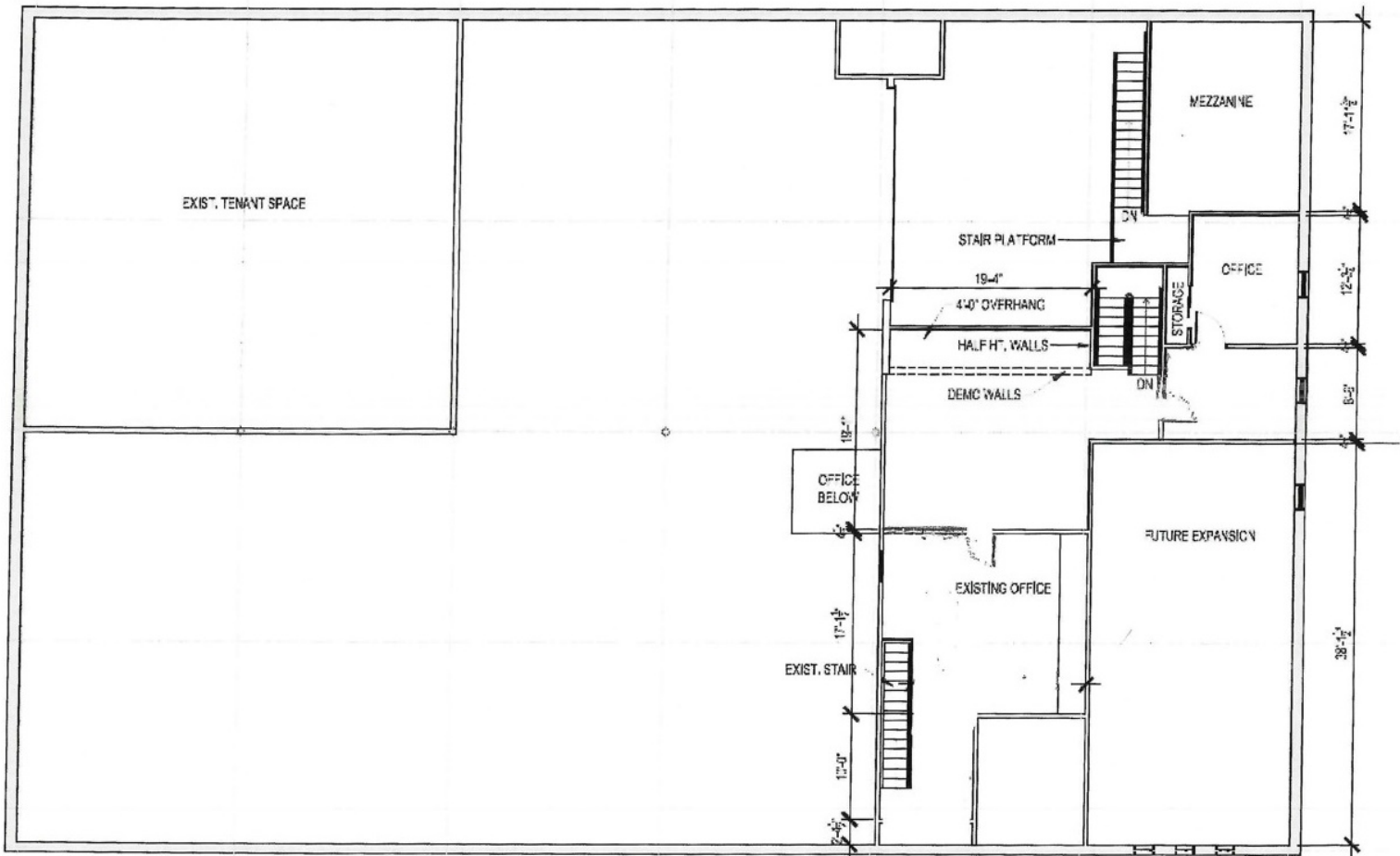


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# Site Plan & Floor Plans

## Second Floor Plan Layout 56 Mitchell Road



1 SECOND FLOOR PLAN  
3/32" = 1'-0"

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