

# 330 Lynnway - Bldg B



Clock Tower Business Ctr  
Manufacturing - Saugus/Lynn  
Submarket  
Lynn, MA 01901

140,000 SF RBA    16.26 AC Lot    1978 Built    45,000 - 105,000 Available SF    105,000 Max Contig SF    \$6 - 7 CoStar Est. Industrial Rent

## Building

|                     |                                 |             |       |
|---------------------|---------------------------------|-------------|-------|
| Type                | 3 Star Industrial Manufacturing |             |       |
| Park                | Clock Tower Business Ctr        |             |       |
| Location            | Suburban                        |             |       |
| RBA                 | 140,000 SF                      | Year Built  | 1978  |
| Stories             | 2                               | Tenancy     | Multi |
| Typical Floor Class | 92,670 SF                       | Owner Occup | No    |
| Docks               | None                            | Rail Spots  | None  |
| Drive Ins           | 2 tot./10' w x 16' h            |             |       |
| Levelers            | None                            |             |       |
| Construction        | Reinforced Concrete             |             |       |

CoStar Est. Rent \$6 - 7/SF (Industrial) ?

Opportunity Zone Yes ?

Walk Score® Somewhat Walkable (67)  
Transit Score® Some Transit (43)

Parking Ratio 0.88/1,000 SF

Parking Type Spaces  
Surface 100

## Land

|            |                           |         |            |
|------------|---------------------------|---------|------------|
| Land Acres | 16.26 AC                  | Land SF | 708,286 SF |
| Bldg FAR   | 0.20                      |         |            |
| Zoning     | HI, Lynn                  |         |            |
| Parcel     | LYNN-000067-000749-000098 |         |            |

## Tenants

| Name                         | SF Occupied |
|------------------------------|-------------|
| Greater Lynn Senior Services | 95,000      |

Source: CoStar Research

## About the Owner

**330 Scangas, LP**  
330 Lynnway, Suite 105  
Lynn, MA 01901  
United States  
(781) 599-4307 (p)  
Since Apr 24, 2018

## Features

Fenced Lot Waterfront  
Signage

## Public Transportation

| Commuter Rail                            | Drive | Walk   | Distance |
|--|-------|--------|----------|
| Lynn Commuter Rail (Newburyport/Rock...) | 2 min | 14 min | 0.7 mi   |
| River Works Commuter Rail (Newburypo...) | 5 min |        | 1.5 mi   |

| Airport                     | Drive  | Walk | Distance |
|-----------------------------|--------|------|----------|
| Logan International Airport | 15 min |      | 8.7 mi   |

## For Lease

|                |  |                  |            |
|----------------|--|------------------|------------|
| Smallest Space | 45,000 SF  | Flex Avail       | 60,000 SF  |
| Max Contiguous | 105,000 SF   | Industrial Avail | 45,000 SF  |
| # of Spaces    | 2  | Total Avail      | 105,000 SF |
| Vacant         | 105,000 SF   |                  |            |
| % Leased       | 25.0%  |                  |            |
| Rent           | Withheld - CoStar Est. Rent \$6 - 7 (Industrial) ? |                  |            |
| CAM            | Withheld   |                  |            |

## Space

| Floor | Available | Use        | Rent     | Services |
|-------|-----------|------------|----------|----------|
| P 1st | 45,000 SF | Industrial | Withheld | -        |
| P 2nd | 60,000 SF | Flex       | Withheld | -        |

## Leasing Activity

| Sign D... | Leased     | Use        | Rent   | Services | Rent Ty... |
|-----------|------------|------------|--------|----------|------------|
| Jan 2011  | 95,000 SF  | Office     | -      | -        | -          |
| Apr 2009  | 113,552 SF | Industrial | \$4.95 | NNN      | Asking     |

## Market Conditions

| Vacancy Rates ?    | Current | YOY Change |
|--------------------|---------|------------|
| Subject Property   | 75.0%   | ↔ 0.0%     |
| Submarket 2-4 Star | 6.7%    | ↑ 0.4%     |
| Market Overall     | 4.5%    | ↓ -0.2%    |

| Market Rent Per Area ? | Current    | YOY Change |
|------------------------|------------|------------|
| Submarket 2-4 Star     | \$11.42/SF | ↑ 4.4%     |
| Market Overall         | \$12.62/SF | ↑ 5.3%     |

| Submarket Leasing Activity ? | Current   | YOY Change |
|------------------------------|-----------|------------|
| 12 Mo. Leased                | 21,740 SF | ↑ 35.8%    |
| Months on Market             | 23.5      | ↑ 8.3 mo   |

| Submarket Sales Activity ? | Current  | Prev Year |
|----------------------------|----------|-----------|
| 12 Mo. Sales Volume        | \$14.12M | \$10.06M  |
| Market Sale Price Per Area | \$128/SF | \$112/SF  |

## Property Contacts

|                 |                         |
|-----------------|-------------------------|
| True Owner      | 330 Scangas, LP         |
| Recorded Owner  | 330 Scangas Nt Tr       |
| Owner Type      | Individual              |
| Primary Leasing | The Stubblebine Company |

## Documents

Property  
Marketing Brochure

## Assessment

| 2021 Assessment |              |            |
|-----------------|--------------|------------|
| Improvements    | \$14,003,300 | \$12.85/SF |
| Land            | \$11,267,300 | \$10.34/SF |
| Total Value     | \$25,270,600 | \$23.19/SF |

**Location**

|                   |                                |
|-------------------|--------------------------------|
| Zip               | 01901                          |
| Submarket         | Saugus/Lynn                    |
| Submarket Cluster | Route 128 North                |
| Location Type     | Suburban                       |
| Market            | Boston                         |
| County            | Essex                          |
| State             | Massachusetts                  |
| CBSA              | Boston-Cambridge-Newton, MA-NH |
| DMA               | Boston (Manchester), MA-NH-VT  |
| Country           | United States                  |

**Demographics**

|                             | 1 mile   | 3 miles  |
|-----------------------------|----------|----------|
| Population                  | 31,127   | 121,092  |
| Households                  | 12,368   | 45,920   |
| Median Age                  | 35.60    | 38.20    |
| Median HH Income            | \$40,244 | \$68,962 |
| Daytime Employees           | 13,623   | 33,425   |
| Population Growth '21 - '26 | ▲ 1.38%  | ▲ 1.38%  |
| Household Growth '21 - '26  | ▲ 1.46%  | ▲ 1.44%  |

**Traffic**

| Collection Street    | Cross Street            | Traffic Vol | Last Mea... | Distance |
|----------------------|-------------------------|-------------|-------------|----------|
| Lewis St             | Kenwood Ter W           | 16,594      | 2018        | 1.06 mi  |
| General Edwards Brg  | Lynnway N               | 41,750      | 2018        | 1.28 mi  |
| Ocean Street         | Eastern Ave E           | 11,750      | 2020        | 1.50 mi  |
| Ocean St             | Metropolitan Park St... | 10,659      | 2018        | 1.51 mi  |
| Ocean St             | Metropolitan Park St... | 10,913      | 2020        | 1.51 mi  |
| Eastern Ave          | Oceanside Ter NW        | 12,455      | 2018        | 1.51 mi  |
| Humphrey St          | Kings Beach Ter E       | 3,949       | 2018        | 1.53 mi  |
| Metropolitan Park St | Ocean St SW             | 17,017      | 2018        | 1.54 mi  |
| Western Ave          | Salem Tpke SW           | 22,391      | 2018        | 1.62 mi  |
| Ballard St           | Salem Tpke SE           | 10,445      | 2018        | 1.81 mi  |

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Property ID: 6507991

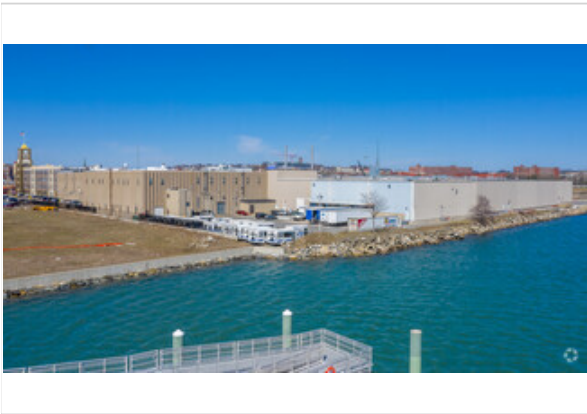
Images



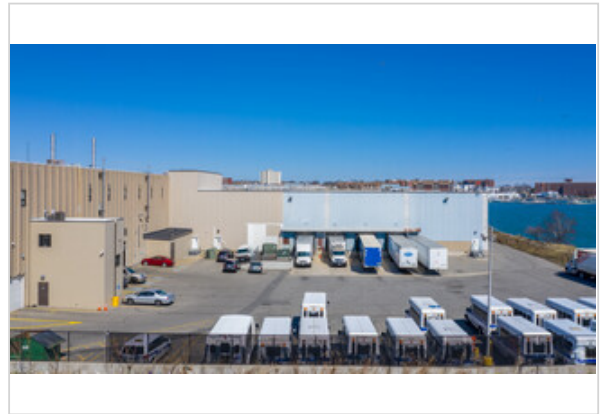
Primary



Exterior



Exterior



Loading Bay



Exterior



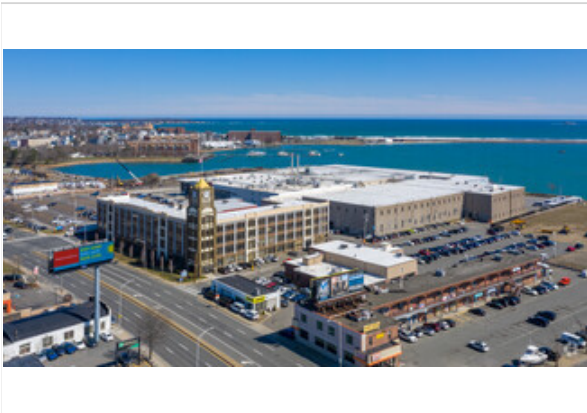
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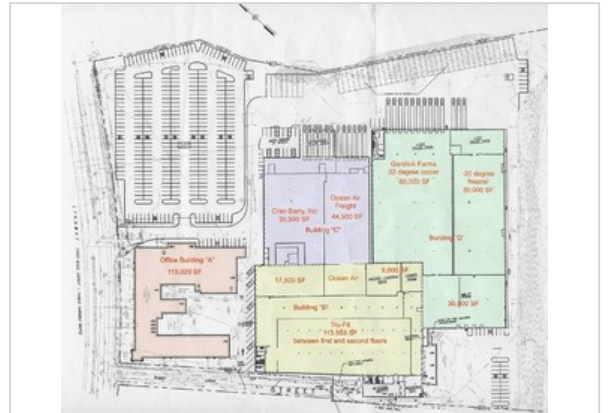
Exterior



Context



Exterior



Site Plan