

# Lease Availability Report

## 71 Linden St - Linden Industrial Center

Lynn, MA 01905 - Saugus/Lynn Submarket



### BUILDING

Type:	Class B Industrial
Subtype:	Warehouse
Tenancy:	Multiple
Year Built:	1925
RBA:	117,924 SF
Floors:	2
Typical Floor:	92,775 SF
Ceiling Ht:	24'

### AVAILABILITY

Min Divisible:	11,932 SF
Max Contig:	11,932 SF
Total Available:	11,932 SF
Asking Rent:	\$10.00/FS

### EXPENSES

Taxes:	\$0.81 (2022)
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### SPACES

Floor	Suite	Use	Type	SF Avail	Fir Contig	Bldg Contig	Rent	Occupancy	Term
P 1st	107B	Industrial	Direct	11,932	11,932	11,932	\$10.00/FS	Vacant	1 - 10 Yrs

Falite Brothers Inc. - Melissa Ford (978) 807-1434

Warehouse space with loading docks and high ceilings. Close to major routes,

### LEASING COMPANY

Company:	Falite Brothers Inc.
Contacts:	Melissa Ford (978) 807-1434

### LOADING

Docks:	None	Drive Ins:	2 tot./7'w x 9'h
Cross Docks:	None		

### POWER & UTILITIES

Power:	4,000a/277-480v Heavy
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### LAND

Land Area:	2.80 AC
Zoning:	LI



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### PARCEL

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LYNN-000020-000285-000050

### TRANSPORTATION

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Commuter Rail: 4 minute drive to River Works Commuter Rail (Newburyport/Rockport Line)

Airport: 15 minute drive to Logan International Airport

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### KEY TENANTS

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Harborplace Clubhouse	9,277 SF	North Shore Muay Thai	9,277 SF
United Van Lines	7,900 SF	ABC Moving	7,112 SF
Continental Carbonic Product	6,452 SF	Disciplined Fitness	3,957 SF



# Property Summary Report

## 71 Linden St - Linden Industrial Center



Lynn, MA 01905 - Saugus/Lynn Submarket



### BUILDING

Type	3 Star Industrial Warehouse
Tenancy	Multi
Year Built	1925
RBA	117,924 SF
Stories	2
Typical Floor	92,775 SF
Ceiling Ht	24'
Construction	Masonry

### LAND

Land Acres	2.80 AC
Zoning	LI
Parcels	LYNN-000020-000285-000050

### EXPENSES

Taxes	\$0.81/SF (2022)
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### POWER & UTILITIES

Power	4,000a/277 - 480v Heavy
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### LOADING

Docks	None	Drive Ins	2 tot./7' w x 9' h
Rail Spots	None		

### FOR LEASE

Smallest Space	11,932 SF
Max Contiguous	11,932 SF
# of Spaces	1
Vacant	11,932 SF
% Leased	89.9%
Rent	\$10.00
Service Type	Full Service Gross
CAM	\$2.00/SF

Industrial Avail	11,932 SF
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### AVAILABLE SPACES

Floor	Suite	Use	Type	SF Available	Flr Contig	Bldg Contig	Rent	Occupancy	Term
P 1st	107B	Industrial	Direct	11,932	11,932	11,932	\$10.00/FS	Vacant	1 - 10 Years

# Property Summary Report

## 71 Linden St - Linden Industrial Center



Lynn, MA 01905 - Saugus/Lynn Submarket

### TRANSPORTATION

Commuter Rail	4 min drive to River Works Commuter Rail (Newburyport/Rockport Line)
Airport	15 min drive to Logan International Airport
Walk Score®	Very Walkable (78)
Transit Score®	Some Transit (49)

### TENANTS

Harborplace Clubhouse	9,277 SF	North Shore Muay Thai	9,277 SF
United Van Lines	7,900 SF	ABC Moving	7,112 SF
Continental Carbonic Product	6,452 SF	Disciplined Fitness	3,957 SF
Eliot Community Health Service	2,500 SF	Boston Derby Dames	-
DuDa / The Packaging Team	-	Hergon Design	-
Mr. Handtruck	-	Sarita Service	-
Seredom	-	The Dugout	-
Tommy Wholesale Products	-		

### PROPERTY CONTACTS

#### True Owner



Falite Brothers Inc.  
58 Rear Pulaski St  
Peabody, MA 01960  
(781) 246-9320 (p)  
(781) 246-9338 (f)

#### Previous True Owner



Falite Brothers Inc.  
58 Rear Pulaski St  
Peabody, MA 01960  
(781) 246-9320 (p)  
(781) 246-9338 (f)

# Space Availability with Photo Report



## 71 Linden St - Linden Industrial Center

Warehouse - Saugus/Lynn Submarket  
Lynn, MA 01905



**117,924**  
SF RBA

**2.8**  
AC Lot

**1925**  
Built

**11,932**  
Max Contig SF

**11,932**  
Available SF

**\$10.00**  
Asking Industrial Rent

### AVAILABLE SPACES

Floor	Suite	Address	Use	Type	SF Avail-able	Flr Contig	Bldg Contig	Rent	Status	Occupancy	Term	Listing Com-pany
P 1st	107B	71 Linden St	Industrial	Direct	11,932	11,932	11,932	\$10.00/FS	Available	Vacant	1 - 10 Years	Falite Brothers Inc.

Property Floor Plans

Floor Plan

Image is not available



