

Lease Availability Report

748-752 Western Ave

Lynn, MA 01905 - Saugus/Lynn Submarket



BUILDING

Type:	Class C Industrial
Subtype:	Warehouse
Year Built:	1930
RBA:	8,000 SF
Floors:	2
Typical Floor:	4,000 SF
Ceiling Ht:	22'

AVAILABILITY

Min Divisible:	8,000 SF
Max Contig:	8,000 SF
Total Available:	8,000 SF
Asking Rent:	Withheld

EXPENSES

Taxes:	\$2.50 (2022)
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SPACES

Floor	Use	Type	SF Avail	Flr Contig	Bldg Contig	Rent	Occupancy	Term
P 1st	Industrial	Direct	8,000	8,000	8,000	Withheld	Vacant	1 Year

Lillian Montalto Signature Properties - Todd Koss

SALE

Last Sale: Sold on Dec 5, 2016 for \$785,000 (\$98.13/SF)

LOADING

Drive Ins:	1 tot.	Rail Spots:	None
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POWER & UTILITIES

Power:	3p
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LAND

Land Area:	0.44 AC
Zoning:	BD

PARCEL

LYNN-000037-000767-000003

TRANSPORTATION

Parking:	20 Surface Spaces are available; Ratio of 2.50/1,000 SF
Commuter Rail:	4 minute drive to River Works Commuter Rail (Newburyport/Rockport Line)
Airport:	16 minute drive to Logan International Airport



Property Summary Report

748-752 Western Ave



Lynn, MA 01905 - Saugus/Lynn Submarket



BUILDING

Type	3 Star Industrial Warehouse
Year Built	1930
RBA	8,000 SF
Stories	2
Typical Floor	4,000 SF
Ceiling Ht	22'

LAND

Land Acres	0.44 AC
Zoning	BD
Parcels	LYNN-000037-000767-000003

EXPENSES

Taxes	\$2.50/SF (2022)
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POWER & UTILITIES

Power	3p
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LOADING

Drive Ins	1 tot.	Rail Spots	None
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FOR LEASE

Smallest Space	8,000 SF
Max Contiguous	8,000 SF
# of Spaces	1
Vacant	8,000 SF
% Leased	0%
Rent	Withheld - CoStar Est. Rent \$12 - 15 (Industrial)

Industrial Avail	8,000 SF
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AVAILABLE SPACES

Floor	Suite	Use	Type	SF Available	Fir Contig	Bldg Contig	Rent	Occupancy	Term
P 1st		Industrial	Direct	8,000	8,000	8,000	Withheld	Vacant	1 Year

Property Summary Report

748-752 Western Ave



Lynn, MA 01905 - Saugus/Lynn Submarket

SALE

Sold Price	\$785,000 (\$98.13/SF)
Date	Dec 2016
Sale Type	Owner User

TRANSPORTATION

Parking	20 available (Surface);Ratio of 2.50/1,000 SF
Commuter Rail	4 min drive to River Works Commuter Rail (Newburyport/Rockport Line)
Airport	16 min drive to Logan International Airport
Walk Score®	Very Walkable (86)
Transit Score®	Some Transit (48)

PROPERTY CONTACTS

True Owner	Albert Kemperle, Inc. 8400 New Horizons Blvd Amityville, NY 11701 (631) 608-6240 (p)
Recorded Owner	748 Western Ave LLC

Recorded Owner	Mccarthy Glass Co Inc
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Space Availability with Photo Report



748-752 Western Ave
 Warehouse - Saugus/Lynn Submarket
 Lynn, MA 01905



8,000
SF RBA

0.44
AC Lot

1930
Built

8,000
Max Contig SF

8,000
Available SF

\$12 - 15
CoStar Est. Industrial Rent

AVAILABLE SPACES

Floor	Suite	Address	Use	Type	SF Available	Fir Contig	Bldg Contig	Rent	Status	Occupancy	Term	Listing Company
P 1st		748-752 Western Ave	Industrial	Direct	8,000	8,000	8,000	Withheld	Available	Vacant	1 Year	Lillian Montalto Signature Prop-



No Floor Plans Found For Report