

# Lease Availability Report

## 82-86 Sanderson Ave - Sanderson Avenue Mixed Use

Lynn, MA 01902 - Saugus/Lynn Submarket



### BUILDING

Type:	<b>Class C Industrial</b>
Subtype:	<b>Manufacturing</b>
Tenancy:	<b>Multiple</b>
Year Built:	<b>1960</b>
RBA:	<b>113,000 SF</b>
Floors:	<b>2</b>
Typical Floor:	<b>56,500 SF</b>
Ceiling Ht:	<b>12'</b>

### AVAILABILITY

Min Divisible:	<b>3,000 SF</b>
Max Contig:	<b>54,480 SF</b>
Total Available:	<b>104,480 SF</b>
Asking Rent:	<b>\$14.00/NNN</b>

### EXPENSES

Taxes:	<b>\$0.71 (2022)</b>
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### SPACES

Floor	Use	Type	SF Avail	Flr Contig	Bldg Contig	Rent	Occupancy	Term
P 1st	Industrial	Direct	54,480	54,480	54,480	\$14.00/NNN	Vacant	Negotiable

RE/MAX 360 Commercial - John Wellington (781) 797-0766, Jacob VanMeter (781) 854-1037

Ideal location for growing Biotech, lab & research, food manufacturing, and cold storage check out this expansive property for lease! If you're looking for a place to set up your business we've got the ideal place for you! Currently zoned for light industrial usage, this property has lots of potential and endless possibilities. This expansive property has lots of shell space and finished spaces available, with rents that range from \$12 - \$16 NNN! Boasting available spaces that range from 5k to 100k sqft for the entire building. Ceiling heights range from 9' to 14', the property is currently being used for light industrial, manufacturing, and cold storage. However, a complete buildout can be ready in 6-8 months for BioTech, research, manufacturing, or lab space. The property also boasts two freight elevators, and it has a highly rated floor capacity, ideal for heavy foot traffic. It also features 6 Tailboard loading docks, so as you can see, the possibilities with this property are endless! The property has parking available on-site, and tons of street parking as well, making for easy access for everyone. Ideally located, you'll be in the heart of an exciting pocket of East Lynn, with easy access to Boston with the Swampscott Rail and major highways. The city park and ocean are also close by, providing lots of open green space, cafes, and restaurants that are mere moments from the property.

P 2nd	Off/Ret	Direct	3,000 - 50,000	50,000	50,000	\$14.00/NNN	Vacant	Negotiable
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### LEASING COMPANY

Company:	RE/MAX 360 Commercial
Contacts:	John Wellington (781) 797-0766, Jacob VanMeter (781) 854-1037

### SALE

Last Sale:	Sold on Oct 12, 2018 for \$3,800,000 (\$33.63/SF)
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### LOADING

Docks:	<b>2 int/6 ext</b>	Drive Ins:	<b>2 tot.</b>
Cross Docks:	<b>None</b>	Cranes:	<b>None</b>
Rail Spots:	<b>None</b>		

### POWER & UTILITIES

Power:	3p Heavy
Utilities:	Heating, Sewer - City, Water - City

### LAND

Land Area:	<b>1.74 AC</b>
Zoning:	<b>I-3</b>

### PARCEL

LYNN-000103-000535-000032

### TRANSPORTATION

Parking:	85 Surface Spaces are available; Ratio of 0.75/1,000 SF
Commuter Rail:	3 minute drive to Swampscott Commuter Rail (Newburyport/Rockport Line)
Airport:	19 minute drive to Logan International Airport

### KEY TENANTS

Sauce's N' Love Inc	10,500 SF	Sidekim Foods	5,042 SF
A Plus Warehouse Equipment & Supply, Inc.	500 SF	Amaral Upholstering Co	500 SF
Curtis Electric Corp	500 SF	Lr Nails, Inc.	500 SF



# Property Summary Report

## 82-86 Sanderson Ave - Sanderson Avenue Mixed Use



Lynn, MA 01902 - Saugus/Lynn Submarket



### BUILDING

Type	2 Star Industrial Manufacturing
Tenancy	Multi
Year Built	1960
RBA	113,000 SF
Stories	2
Typical Floor	56,500 SF
Ceiling Ht	12'
Construction	Masonry

### LAND

Land Acres	1.74 AC
Zoning	I-3
Parcels	LYNN-000103-000535-000032

### EXPENSES

Taxes	\$0.71/SF (2022)
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### POWER & UTILITIES

Power	3p Heavy
Utilities	Heating, Sewer - City, Water - City

### LOADING

Docks	6 ext 2 int	Drive Ins	2 tot.
Cross Docks	None	Cranes	None
Rail Spots	None		

### FOR LEASE

Smallest Space	3,000 SF
Max Contiguous	54,480 SF
# of Spaces	2
Vacant	104,480 SF
% Leased	7.5%
Rent	\$14.00
Service Type	Triple Net
CAM	\$2.00 - 2.50/SF

Office/Ret Avail	50,000 SF
Industrial Avail	54,480 SF
Total Avail	104,480 SF

### AVAILABLE SPACES

Floor	Suite	Use	Type	SF Available	Flr Contig	Bldg Contig	Rent	Occupancy	Term
P 1st		Industrial	Direct	54,480	54,480	54,480	\$14.00/NNN	Vacant	Negotiable
P 2nd		Off/Ret	Direct	3,000 - 50,000	50,000	50,000	\$14.00/NNN	Vacant	Negotiable

# Property Summary Report

## 82-86 Sanderson Ave - Sanderson Avenue Mixed Use



Lynn, MA 01902 - Saugus/Lynn Submarket

SALE		TRANSPORTATION	
Sold Price	\$3,800,000 (\$33.63/SF)	Parking	85 available (Surface);Ratio of 0.75/1,000 SF
Date	Oct 2018	Commuter Rail	3 min drive to Swampscott Commuter Rail (Newburyport/Rockport Line)
Sale Type	Investment	Airport	19 min drive to Logan International Airport
Financing	1st Mortgage: Cornerstone Bank Bal/Pmt: \$2,660,000/-	Walk Score®	Very Walkable (83)
		Transit Score®	Some Transit (40)

### TENANTS

Sauce's N' Love Inc	10,500 SF	Sidekim Foods	5,042 SF
A Plus Warehouse Equipment & Supply, Inc.	500 SF	Amaral Upholstering Co	500 SF
Curtis Electric Corp	500 SF	Lr Nails, Inc.	500 SF
New England Cranberry	500 SF	Gillians Foods Inc	-
Max Sontz Roofing Services	-	Mobile Rugged Tech Corp	-
Otto Lynn	-	Schevis, Margaret F	-
Secondlife Exhibits Inc	-		

### PROPERTY CONTACTS

True Owner	Subway 55 Brooksby Village Way Danvers, MA 01923 (978) 646-9157 (p)	Recorded Owner	Dwarka Llc
		Previous True Owner	Harsid Realty Associates, LLC 295 Lynn Shore Dr Lynn, MA 01902 (781) 599-8237 (p)
Previous True Owner	Crowninsheid Management Corporation 18 Crowninsheid St Peabody, MA 01960 (978) 532-4800 (p) (978) 532-6023 (f)		

### BUILDING NOTES

This property has large loading docks, two freight elevators, parking in the rear, masonry construction, and heat included in most areas.

# Space Availability with Photo Report



**82-86 Sanderson Ave - Sanderson Avenue Mixed Use**  
 Manufacturing - Saugus/Lynn Submarket  
 Lynn, MA 01902



**113,000**  
SF RBA

**1.74**  
AC Lot

**1960**  
Built

**54,480**  
Max Contig SF

**3,000 - 104,480**  
Available SF

**\$14.00**  
Asking Industrial Rent

## AVAILABLE SPACES

Floor	Suite	Address	Use	Type	SF Available	Fir Contig	Bldg Contig	Rent	Status	Occupancy	Term	Listing Company
P 1st		82-86 Sanderson Ave	Industrial	Direct	54,480	54,480	54,480	\$14.00/NNN	Available	Vacant	Negotiable	RE/MAX 360 Commercial
P 2nd		82-86 Sanderson Ave	Off/Ret	Direct	3,000 - 50,000	50,000	50,000	\$14.00/NNN	Available	Vacant	Negotiable	RE/MAX 360 Commercial

## BUILDING NOTES

This property has large loading docks, two freight elevators, parking in the rear, masonry construction, and heat included in most areas.



No Floor Plans Found For Report