

Lease Availability Report

626 Lynnway Rd

Lynn, MA 01905 - Saugus/Lynn Submarket



BUILDING

Type:	Class C Industrial
Subtype:	Manufacturing
Year Built:	1940
RBA:	206,113 SF
Floors:	2
Typical Floor:	100,000 SF

AVAILABILITY

Min Divisible:	19,421 SF
Max Contig:	40,000 SF
Total Available:	40,000 SF
Asking Rent:	Withheld

SPACES

Floor	Use	Type	SF Avail	Fir Contig	Bldg Contig	Rent	Occupancy	Term
P 1st	Industrial	Direct	19,421 - 40,000	40,000	40,000	Withheld	Vacant	3 - 5 Yrs

Cushman & Wakefield - Scott Gredler (617) 204-5975, Philip Verre (617) 204-4124, Jim Murphy (617) 204-4168

LEASING AGENTS

Company:	Cushman & Wakefield
Contacts:	Scott Gredler (617) 204-5975, Philip Verre (617) 204-4124, Jim Murphy (617) 204-4168

SALE

Last Sale:	Portfolio of 3 Properties in Lynn, MA Sold on Dec 30, 2020 for \$9,900,000
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LAND

Land Area:	4.36 AC
Zoning:	WF1

PARCEL

LYNN-000035-000756-000011

TRANSPORTATION

Commuter Rail:	4 minute drive to River Works Commuter Rail (Newburyport/Rockport Line)
Airport:	15 minute drive to Logan International Airport



Lease Availability Report

626 Lynnway Rd

Lynn, MA 01905 - Saugus/Lynn Submarket



KEY TENANTS

Wash Cycle

24,441 SF



Property Summary Report

626 Lynnway Rd

Lynn, MA 01905 - Saugus/Lynn Submarket



BUILDING

Type	3 Star Industrial Manufacturing
Year Built	1940
RBA	206,113 SF
Stories	2
Typical Floor	100,000 SF

LAND

Land Acres	4.36 AC
Zoning	WF1
Parcels	LYNN-000035-000756-000011

LOADING

Drive Ins	None	Rail Spots	None
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FOR LEASE

Smallest Space	19,421 SF	Industrial Avail	40,000 SF
Max Contiguous	40,000 SF		
# of Spaces	1		
Vacant	76,620 SF		
% Leased	80.6%		
Rent	Withheld - CoStar Est.		

AVAILABLE SPACES

Floor	Suite	Use	Type	SF Available	Fir Contig	Bldg Contig	Rent	Occupancy	Term
P 1st		Industrial	Direct	19,421 - 40,000	40,000	40,000	Withheld	Vacant	3 - 5 Years

SALE

Sold Price	\$6,191,306 (\$30.04/SF) - Part of Portfolio
Date	Dec 2020
Sale Type	Investment
Properties	3

TRANSPORTATION

Commuter Rail	4 min drive to River Works Commuter Rail (Newburyport/Rockport Line)
Airport	15 min drive to Logan International Airport
Walk Score	Somewhat Walkable (66)
Transit Score	Some Transit (44)

TENANTS

Wash Cycle	24,441 SF
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Property Summary Report

626 Lynnway Rd



Lynn, MA 01905 - Saugus/Lynn Submarket

PROPERTY CONTACTS

True Owner

A.W. Perry, Inc.
20 Winthrop Sq
Boston, MA 02110
(617) 542-3164 (p)
(617) 542-3628 (f)



True Owner

Foxfield
265 Franklin St
Boston, MA 02110
(617) 391-3590 (p)



Recorded Owner

PERRY LYNNWAY LLC
20 Winthrop Sq
Boston, MA 02110



Space Availability with Photo Report



626 Lynnway Rd
 Manufacturing - Saugus/Lynn Submarket
 Lynn, MA 01905



206,113 SF RBA 4.36 AC Lot 1940 Built 40,000 Max Contig SF 19,421 - 40,000 Available SF \$11 - 12 CoStar Est. Industrial Rent

AVAILABLE SPACES

Floor	Suite	Address	Use	Type	SF Available	Flr Contig	Bldg Contig	Rent	Status	Occupancy	Term	Listing Company
P 1st		626 Lynnway Rd	Industrial	Direct	19,421 - 40,000	40,000	40,000	Withheld	Available	Vacant	3 - 5 Years	Cushman & Wakefield

626 Lynnway Rd

Partial 1st Floor

Lynn, MA

Available: **19,421-40,000 SF of Industrial, will divide**
Building Contiguous: **40,000 SF**
Rent/SF/yr: **Withheld**

Floor Contiguous: **40,000 SF**
Rent/mo: **Withheld**
Add'l Rent: **txtRentPlus**

Services: **Negotiable**
Escalation:
Lease Out: **No Lease Pending**
Expense Stop:

Occupancy: **Vacant**
Term: **3-5 yrs**
Condition:
Drive Ins: -
Space Notes: **Call listing broker for more info**

Type: **Direct**
Listed: **57 Mths**
Build Out: **Full Build-Out**
Docks: -

Floor Plan

Floor plan not provided

Leasing Company

Cushman & Wakefield
125 High St
Suite 24th Floor
Boston, MA 02110

Scott Gredler (617) 204-5975
Philip Verre (617) 204-4124
Jim Murphy (617) 204-4168