

# Property Summary Report

97 Harbor St



Lynn, MA 01902 - Saugus/Lynn Submarket



## BUILDING

Type	1 Star Industrial Warehouse
Tenancy	Single
Year Built	1975
RBA	3,600 SF
Stories	1
Typical Floor	3,560 SF
Ceiling Ht	13'
Construction	Masonry

## LAND

Land Acres	0.31 AC
Zoning	WF1
Parcels	LYNN-000051-000746-000022

## LOADING

Docks	3 ext	Drive Ins	None
Cross Docks	None	Rail Spots	None

## POWER & UTILITIES

Power	Yes
Utilities	Gas - Natural, Heating - Gas, Lighting - Fluorescent, Sewer - City, Water -

## AMENITIES

- 24 Hour Access
- Bus Line

## SALE

For Sale	\$1,100,000 (\$305.56/SF)
Sale Type	Investment
Status	Active

## TRANSPORTATION

Parking	16 available (Surface);Ratio of 4.44/1,000 SF
Commuter Rail	2 min drive to Lynn Commuter Rail (Newburyport/Rockport Line)
Airport	16 min drive to Logan International Airport
Walk Score	Very Walkable (88)
Transit Score	Some Transit (45)

## PROPERTY CONTACTS

Sales Company



eXp Realty  
361 Newbury St  
Boston, MA 02115  
(888) 854-7493 (p)

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## MARKET CONDITIONS

<b>Vacancy Rates</b>	<b>Current</b>	<b>YOY Change</b>
Subject Property	0.0%	0.0%
Submarket 1-2 Star	0.6%	-4.0%
Market Overall	5.7%	1.0%
<b>Market Asking Rent Per Area</b>	<b>Current</b>	<b>YOY Change</b>
Subject Property	\$15.99/SF	5.5%
Submarket 1-2 Star	\$15.38/SF	6.4%
Market Overall	\$15.83/SF	6.4%
<b>Submarket Leasing Activity</b>	<b>Current</b>	<b>YOY Change</b>
12 Mo. Leased	153,154 SF	67.1%
Months on Market	38.4	30.9 mo
<b>Submarket Sales Activity</b>	<b>Current</b>	<b>Prev Year</b>
12 Mo. Sales Volume (Mil.)	\$5.3M	\$9.08M
Market Sale Price Per Area	\$164/SF	\$160/SF

## SALE HIGHLIGHTS

- Masonry construction, Two overhead door loading docks, 16+ parking, WF1 Zoning

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Lynn, MA 01902**

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Building Size: **3,600 SF Total Rentable Building Size**

Building Status: **Existing Warehouse Building Built in 1975**

Space Available: -

Max Contig: -

Smallest Space: -

Rental Rate: **For Sale Only**

Ceiling Height: **13'0"**

Column Spacing: -

Sprinkler: -

Drive-In Bays: -

Loading Docks: **3 ext**

Power: **Heavy**

Building Expense: -

Utilities: **Gas - Natural, Heating - Gas, Lighting - Fluorescent, Sewer - City, Water - City**

Features/Parking: **24 Hour Access, Bus Line; 16 Surface Spaces are available; Ratio of 4.44/1,000 SF**

No space available

Building Address	Year Blt	FAR	SF Avail	RBA Class	% Leased	Sale Info
97 Harbor St Lynn, MA 01902 eXp Realty: Christopher Brown (978) 850-1111	1975	0.27	0 SF	3,600	--	100% For Sale at \$1,100,000 (\$305.56/SF) - Active