

Lease Availability Report

140 Linwood St

Lynn, MA 01905 - Saugus/Lynn Submarket



BUILDING

Type:	Class B Industrial
Subtype:	Warehouse
Tenancy:	Multiple
Year Built:	1948; Renov 1967
RBA:	36,793 SF
Floors:	1
Typical Floor:	60,000 SF
Ceiling Ht:	19'

AVAILABILITY

Min Divisible:	6,165 SF
Max Contig:	6,165 SF
Total Available:	6,165 SF
Asking Rent:	\$10.00/MG

SPACES

Floor	Use	Type	SF Avail	Flr Contig	Bldg Contig	Rent	Occupancy	Term
P 1st	Office	Sublet	6,165	6,165	6,165	\$10.00/MG	Vacant	Thru Oct 2026

Gibson Sotheby's International Realty - Anthony Bruno (781) 710-4544

LAND

Land Area:	3.06 AC
Zoning:	Industrial

PARCEL

LYNN-000040-000234-000040

TRANSPORTATION

Parking:	24 Surface Spaces are available; Ratio of 0.40/1,000 SF
Commuter Rail:	4 minute drive to Lynn (Newburyport/Rockport Line - Massachusetts Bay Transportation Authority Commuter Rail (Purple Line))
Airport:	18 minute drive to General Edward Lawrence Logan International

Property Summary Report

140 Linwood St



Lynn, MA 01905 - Saugus/Lynn Submarket



BUILDING

Type	2 Star Industrial Warehouse
Tenancy	Multi
Year Built	1948
Year Renov	1967
RBA	36,793 SF
Stories	1
Typical Floor	60,000 SF
Ceiling Ht	19'
Construction	Masonry

LAND

Land Acres	3.06 AC
Zoning	Industrial
Parcels	LYNN-000040-000234-000040

LOADING

Drive Ins	None	Rail Spots	None
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FOR LEASE

Smallest Space	6,165 SF	Office Avail	6,165 SF
Max Contiguous	6,165 SF		
# of Spaces	1		
Vacant	6,165 SF		
% Leased	100.0%		
Rent	\$10.00		
Service Type	Modified Gross		

AVAILABLE SPACES

Floor	Suite	Use	Type	SF Available	Flr Contig	Bldg Contig	Rent	Occupancy	Term
P 1st		Office	Sublet	6,165	6,165	6,165	\$10.00 MG	Vacant	Thru Oct 2026

TRANSPORTATION

Parking	24 available (Surface);Ratio of 0.40/1,000 SF
Commuter Rail	4 min drive to Lynn (Newburyport/Rockport Line - Massachusetts Bay Transportation Authority Commuter Rail (Purple Line))
Airport	18 min drive to General Edward Lawrence Logan International
Walk Score®	Somewhat Walkable (50)
Transit Score®	Some Transit (33)

Property Summary Report

140 Linwood St



Lynn, MA 01905 - Saugus/Lynn Submarket

TENANTS

Dart World Inc	30,000 SF	NSG Consultants Inc	-
Thomas Davis Master Electrician	-		

PROPERTY CONTACTS

True Owner	Dart World Inc 140 Linwood St Lynn, MA 01905 (781) 581-6035 (p) (781) 592-8760 (f)	Recorded Owner	Dart World Inc 140 Linwood St Lynn, MA 01905 (781) 581-6035 (p) (781) 592-8760 (f)
Developer	Pepsi-Cola Bottling Co. CA		

Space Availability with Photo Report



140 Linwood St
Warehouse - Saugus/Lynn Submarket
Lynn, MA 01905



36,793
SF RBA

3.06
AC Lot

1948 / 1967
Built / Renov

6,165
Max Contig SF

6,165
Available SF

\$10.00
Asking Office Rent

AVAILABLE SPACES

Floor	Suite	Address	Use	Type	SF Available	Flr Contig	Bldg Contig	Rent	Status	Occupancy	Term	Listing Company
P 1st		140 Linwood St	Office	Sublet	6,165	6,165	6,165	\$10.00 MG	Available	Vacant	Thru Oct 2026	Gibson Sotheby's International Re-

140 Linwood St

Partial 1st Floor

Lynn, MA

Available: **6,165 SF of Office, will not divide**
Building Contiguous: **6,165 SF**
Rent/SF/yr: **\$10.00/mg**

Floor Contiguous: **6,165 SF**
Rent/mo: **\$5,137.50**
Add'l Rent: **txtRentPlus**

Services: **Modified Gross**
Escalation:
Lease Out: **No Lease Pending**
Expense Stop:

Occupancy: **Vacant**
Term: **Thru Oct 2026**
Condition: **Average**
Drive Ins: -

Type: **Sublet**
Listed: **23 Days**
Build Out: **Full Build-Out**
Docks: -

Space Amenities: **Air Conditioning, Central Heating, Conference Rooms, Drop Ceiling, Fully Carpeted, High Ceilings, Kitchen, Print/Copy Room, Private Restrooms, Shower Facilities**

Space Notes: **Fantastic 6,165 sq/ft of office space available for sublease. Fully built out featuring foyer/reception, 7 offices, 2 conference rooms, break room, 2 copy rooms, open office space currently laid out with 6 cubicles, server room, storage room and 5 bathrooms (1 with shower). Includes use of 24 parking spaces on site. Space can be leased furnished. Current lease term runs through October 31, 2026. Tenant responsible for cost of phone/cable/internet/data services for the premises.**

Floor Plan

Floor plan not provided

Leasing Company

Gibson Sotheby's International Realty
556 Tremont St
Boston, MA 02118

Anthony Bruno (781) 710-4544