

Property Summary Report

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



BUILDING

Type	2 Star Industrial Food Processing
Tenancy	Multi
Year Built	1960
RBA	129,946 SF
Stories	3
Typical Floor	60,000 SF
Ceiling Ht	13'6"
Construction	Masonry

LAND

Land Acres	2.55 AC
Zoning	I-3
Parcels	LYNN-000103-000535-000032

EXPENSES

Taxes	\$0.62/SF (2022)
-------	------------------

POWER & UTILITIES

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

TRANSPORTATION

Parking	100 available (Surface);Ratio of 0.77/1,000 SF
Commuter Rail	2 min drive to Swampscott (Newburyport/Rockport Line - Massachu-
Airport	19 min drive to General Edward Lawrence Logan International
Walk Score®	Very Walkable (83)
Transit Score®	Some Transit (42)

LOADING

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

SALE

For Sale	\$8,300,000 (\$63.87/SF)
Sale Type	Investment or Owner User
Status	Active
Last Sale	
Sold Price	\$3,800,000 (\$29.24/SF)
Date	Oct 2018
Sale Type	Investment
Financing	1st Mortgage: Cornerstone Bank Bal/Pmt: \$2,660,000/-

Property Summary Report

82-86 Sanderson Ave - Sanderson Avenue Mixed Use






Lynn, MA 01902 - Saugus/Lynn Submarket

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

Primary Leasing Company	Perishable Management Services 20 Park Plaza Plz Boston, MA 02116 (617) 424-0040 (p) (617) 424-0080 (f)	Sales Company	Marcus & Millichap 100 High St Boston, MA 02110 (617) 896-7200 (p) (781) 373-7110 (f)
			
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)		

MARKET CONDITIONS

Vacancy Rates	Current	YOY Change
Subject Property	0.0%	-77.0%
Submarket 1-3 Star	2.1%	-4.2%
Market Overall	7.0%	2.1%
Market Asking Rent Per Area	Current	YOY Change
Subject Property	\$13.69/SF	3.8%
Submarket 1-3 Star	\$15.35/SF	4.2%
Market Overall	\$16.21/SF	5.5%
Submarket Leasing Activity	Current	YOY Change
12 Mo. Leased	59,994 SF	2,299.8%
Months on Market	25.9	8.6 mo
Submarket Sales Activity	Current	Prev Year
12 Mo. Sales Volume (Mil.)	\$3.91M	\$7.53M
Market Sale Price Per Area	\$162/SF	\$158/SF

Property Summary Report

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



BUILDING NOTES

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

SALE HIGHLIGHTS

- Located 12 miles from Downtown Boston with prime transit connectivity.
- Affordable space in Boston's most desirable sub-market
- Existing income with flexible lease terms

**Sanderson Avenue Mixed Use
82-86 Sanderson Ave
Lynn, MA 01902**

Building Size: **3 Stories**
129,946 SF Total Rentable Building Size

Building Status: **Existing Class C Food Processing Building Built in 1960**

Space Available: **78,690 SF**

Max Contig: **78,690 SF**

Smallest Space: **78,690 SF**

Rental Rate: **For Sale Only**

Ceiling Height: **13'6"**

Column Spacing: **-**

Sprinkler: **Wet**

Drive-In Bays: **2**

Loading Docks: **2 int/6 ext**

Power: **Heavy**

Building Expense: **2022 Tax @ \$0.62/sf; 2006 Ops @ \$1.85/sf**

Utilities: **Heating, Sewer - City, Water - City**

Features/Parking: **100 Surface Spaces are available; Ratio of 0.77/1,000 SF**

No space available

Building Address	Year Blt	FAR	SF Avail	RBA Class	% Leased	Sale Info
82-86 Sanderson Ave Lynn, MA 01902	1960	1.17	78,690 SF	129,946 --	100%	For Sale at \$8,300,000 (\$63.87/SF) - Active
Marcus & Millichap: Harrison Klein (617) 896-7237, Mattias Edenkrans (617) 896-7218, Luigi Lessa (617) 896-7216						