

47 Alley St



Industrial - Saugus/Lynn
 Submarket Lynn, MA 01902

5,104 SF RBA	0.39 AC Lot	1978 Built	5,104 Available SF	5,104 Max Contig SF	\$21.00/NNN Asking Industrial Rent
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Building

Type	2 Star Industrial	
Location	Suburban	
RBA	5,104 SF	Tenancy
Stories	2	Owner Occup
Typical Floor Class	3,864 SF C	Single No
Drive Ins Levelers	3 tot. None	Clear Height
Construction	Masonry	Sprinklers
		Rail Spots
		Cranes
Year Built	1978	26' Wet
Utilities	Gas, Heating, Lighting, Sewer, Water	
Taxes	\$2.72/SF (2025)	
Opportunity Z...	Yes	
Walk Score®	Very Walkable (89)	
Transit Score®	Some Transit (46)	
Parking Ratio	3.53/1,000 SF	
Parking Spaces	Surface - 18	

Land

Land Acres	0.39 AC	Land SF	16,932 SF
Bldg FAR	0.30		
Zoning	RD		

Amenities

Signage

Public Transportation

Commuter Rail	Drive	Walk	Distance
Lynn (Newburyport/Rockport Line - Massachusetts Bay T...	2 min	9 min	0.5 mi
Lynn Interim (Newburyport/Rockport Line - MBTA)	3 min	16 min	0.9 mi

Airport	Drive	Walk	Distance
General Edward Lawrence Logan International	16 min		8.7 mi

Location

Postcode	01902
Submarket	Saugus/Lynn
Submarket Cluster	Route 128 North
Location Type	Suburban
Market	Boston
County	Essex
State	Massachusetts
CBSA	Boston-Cambridge-Newton, MA-NH
DMA	Boston (Manchester), MA-NH-VT
Country	United States

For Lease

Smallest Space	5,104 SF	Industrial Avail	5,104 SF
Max Contiguous	5,104 SF		
# of Spaces	1		
Vacant	5,104 SF	Expense Year	2025
% Leased	0%	Total	\$13,880.00/SF
Rent	\$21.00		
Service Type	Triple Net		

Space

Floor	Available	Use	Rent	Services
P 1st	5,104 SF	Industrial	\$21.00	NNN

Market Conditions

Vacancy Rates	Current	YOY Change
Subject Property	100.0%	↑ 100.0%
Submarket 1-3 Star	4.0%	↑ 1.0%
Market Overall	8.7%	↑ 1.1%

Market Asking Rent Per Area

Subject Property	\$21.00/SF	↓ -0.1%
Submarket 1-3 Star	\$15.33/SF	↑ 1.0%
Market Overall	\$17.25/SF	↑ 1.9%

Submarket Leasing Activity

12 Mo. Leased	66,956 SF	↑ 68.6%
Months on Market	5.7	↑ 1.2 mo

Submarket Sales Activity

	Current	Prev Year
12 Mo. Sales Volume	\$65.03M	\$13.41M
Market Sale Price Per Area	\$184/SF	\$174/SF

Property Contacts

Primary Leasing Real Estate by Hughes & Assoc. Inc.

Documents

Property

47 Alley Street Lynn MA 01901 (Real Estate Flyer)

Public Record

2025 Assessment

Improvements	\$315,700	\$18.63/SF
Land	\$383,200	\$22.61/SF
Total Value	\$698,900	\$41.25/SF

Parcels LYNN-000068-000744-000015

Demographics

	1 mile	3 miles
Population	43,005	129,975
Households	15,511	47,189
Median Age	35.80	39
Median HH Income	\$49,078	\$77,244
Daytime Employees	15,779	42,391
Population Growth '24 - '29	↑ 1.17%	↑ 1.41%
Household Growth '24 - '29	↑ 1.39%	↑ 1.51%

Traffic

Collection Street	Cross Street	Traffic Vol	Last Measured	Distance
Broad St	Market St NE	41,103	2025	0.23 mi
Lewis St	Kenwood Ter W	12,783	2025	1.08 mi
General Edwards Brg	Lynnway N	41,680	2025	1.34 mi
New Ocean St	Ocean St SW	13,767	2025	1.49 mi
Ocean St	Seaside Ter SE	3,147	2025	1.49 mi
Lynn Shore Dr	Ocean Ter SW	24,649	2025	1.53 mi
Ocean Street	Eastern Ave E	11,692	2025	1.54 mi
OCEAN STREET	-	10,409	2024	1.54 mi
OCEAN STREET	Eastern Ave	10,366	2025	1.54 mi
Western Ave	Salem Tpke SW	21,029	2025	1.54 mi

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Flood Risk

Flood Risk Area	High Risk Areas
FEMA Flood Zone	AE The base floodplain where base flood elevations are provided. AE Zones are now used on new format FIRMs instead of A1-A30 Zones.
Floodplain Area	100-year
In SFHA	Yes
FEMA Map Identifier	25025C0029J
FIRM ID	25009C
FIRM Panel Number	0029J
FEMA Map Date	Mar 16, 2016

Flood risk is determined by the footprint of the parcel rather than the footprint of the property.

Property ID: 21746519



Primary Photo



Building Photo



Building Photo



Building Photo



Building Photo



Building Photo



Building Photo



Building Photo



Building Photo



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