



Steve Nohrden
President
Steve@BurgessProperties.com

Charlie Jacob
Senior Associate
Charlie@BurgessProperties.com

19 BENNETT STREET

LYNN, MASSACHUSETTS

OFFERING MEMORANDUM

SALE OR LEASE OPPORTUNITY





EXECUTIVE SUMMARY

Burgess Properties, LLC has been exclusively retained to offer for sale or lease 19 Bennett Street, an $\pm 85,400$ SF multi-level industrial / warehouse facility on a combined ± 1.54 AC site with the adjacent parcel at 137 Commercial Street included. Located in Lynn's North Shore industrial corridor, the property offers six (6) tailboard loading positions, mixed clear heights from $\pm 10'$ to $22'$, a 110 kW owned solar array, heavy 1,200-amp three-phase power, an existing freight elevator, and full sprinkler coverage. Originally constructed circa 1920 with a two-story metal addition added in 1965 and a 2017 partial rebuild, the building accommodates warehouse, distribution, light manufacturing, and ancillary office uses. With no existing debt and a flexible tenancy that can be terminated for a qualified owner-occupant, the asset offers a rare opportunity for direct occupancy or income-oriented investment in one of Boston's last-mile industrial submarkets.



PROPERTY HIGHLIGHTS

±85,400

SF BUILDING

±1.54 AC

COMBINED SITE

SIX (6)

LOADING DOCKS

10' – 22'

CLEAR HEIGHTS

110 kW

OWNED SOLAR

1,200A

3-PHASE POWER

FREIGHT

ELEVATOR

PROPERTY OVERVIEW

Property Address	19 Bennett St + 137 Commercial St, Lynn MA
Total Building Area	±85,400 SF (45,894 / 25,941 / 13,564)
Combined Site Area	±1.54 AC (1.32 AC + 0.22 AC)
Year Built	Original c. 1920 / Metal Addition 1965
Renovated	2017
Loading	Six (6) Tailboard Docks w/ Levelers
Clear Heights	10' – 22'
Power	1,200A, 120/208V 3Φ 4-Wire
Solar	110 kW Owner-Owned PV
Elevator	One (1) ±5,000 lb Freight
HVAC	100% Gas
Sprinkler	Wet System
Heat	Natural Gas (National Grid)
Parking	40+ Spaces
Real Estate Taxes	\$71,051 (Combined)
Debt	Free & Clear



19 BENNETT STREET • LYNN, MA

North Shore Industrial Corridor

INVESTMENT HIGHLIGHTS

Why this asset matters

SCARCITY OF SCALE

Large contiguous industrial product remains scarce across Boston's North Shore, particularly in urban-infill settings with active loading and existing utility.

OPERATIONAL FLEXIBILITY

Three operating levels accommodate warehouse, distribution, light manufacturing, and office support in a single integrated envelope.

IN-PLACE INFRASTRUCTURE

Heavy 3-phase, 1200a power, six tailboard docks, full sprinkler coverage, freight elevator, and 110 kW solar reduce friction to execution.

HYBRID EXECUTION

Owner-occupant or investor optionality. Building is debt-free; current tenancy can be terminated for a qualified owner-user buyer.

SALE OR LEASE POSITIONING

One asset, two clean paths to execution

OWNER / OCCUPANT

Acquire control of a scarce industrial facility with loading, clear height variation, freight elevator, and support space already in place. Ideal for immediate occupancy, phased growth, or operational consolidation. Existing tenancy can be terminated for a qualified owner-occupant buyer.

Tenant may be open to fully or partially terminating early. Tenant has already vacated the premises.

BEST-FIT THEMES

- Direct control & occupancy certainty
- Flexible staging across three levels
- Office + warehouse mix in single envelope
- Solar-driven OPEX reduction

INVESTOR / CAPITAL

Acquire an infill industrial asset with multiple monetization angles: continued in-place tenancy, repositioned full-building lease-up, or partial occupancy with income. Free-and-clear ownership permits flexible deal structuring.

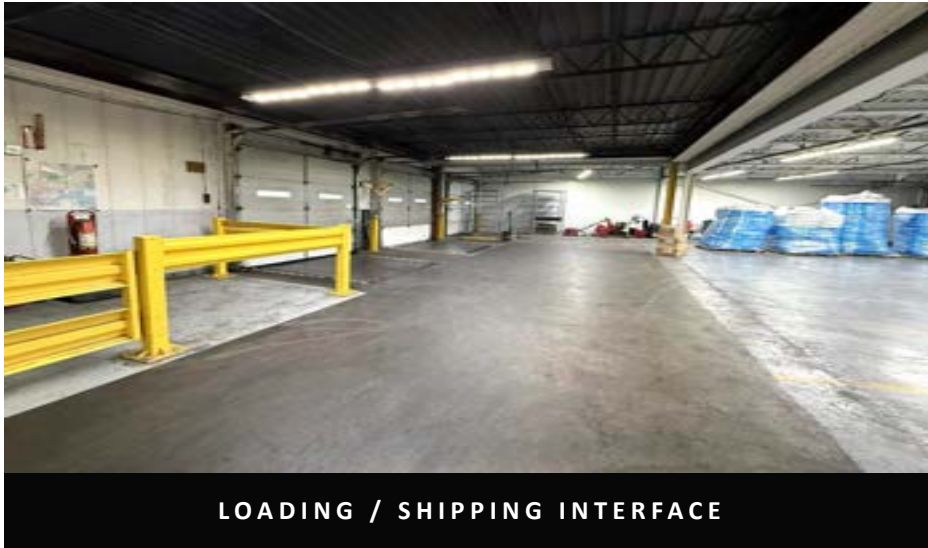
Tenant may provide income during lease up or partial new tenant occupancy.

BEST-FIT THEMES

- Lease-up & income optionality
- Durable last-mile utility
- Scarce comparable inventory on the North Shore
- Preservation of industrial use

OPERATIONAL GALLERY

Curated views of the operating platform



BUILDING SPECIFICATIONS

Detailed building systems and infrastructure

POWER & SOLAR

Service

1,200A, 120/208V 3Φ 4-Wire 60Hz

Provider

National Grid

Solar Array

110 kW Owner-Owned PV. Approx 90-100 megawatts annual historically.

SREC Income

Eligible (SREC — ends 09/2026) Possibly eligible to enroll in MA Class I Rec Program going forward.

Lighting

All LED on Sensors (2015–2017)

MECHANICAL & ROOF

HVAC Installer

Better Comfort Systems, Malden MA

HVAC Service

Twice-Yearly PM by BCS

Heat

Natural Gas — National Grid

Roof Material

EPDM (All Sections)

Roof Ages

Sections from 2000, 2011, 2016.
15-20 Year Warranty

Roof Service

Serviced by Aspen Roofing

LIFE SAFETY & VERTICAL

Sprinkler

Wet System, Fully Sprinklered

Sprinkler Inspection

Annual — Fire Equipment Inc.

Fire Panel

Addressable

Elevator

One (1) 5,000 lb Freight

Elevator Service

Embree Elevator, Woburn MA

Elevator Inspection

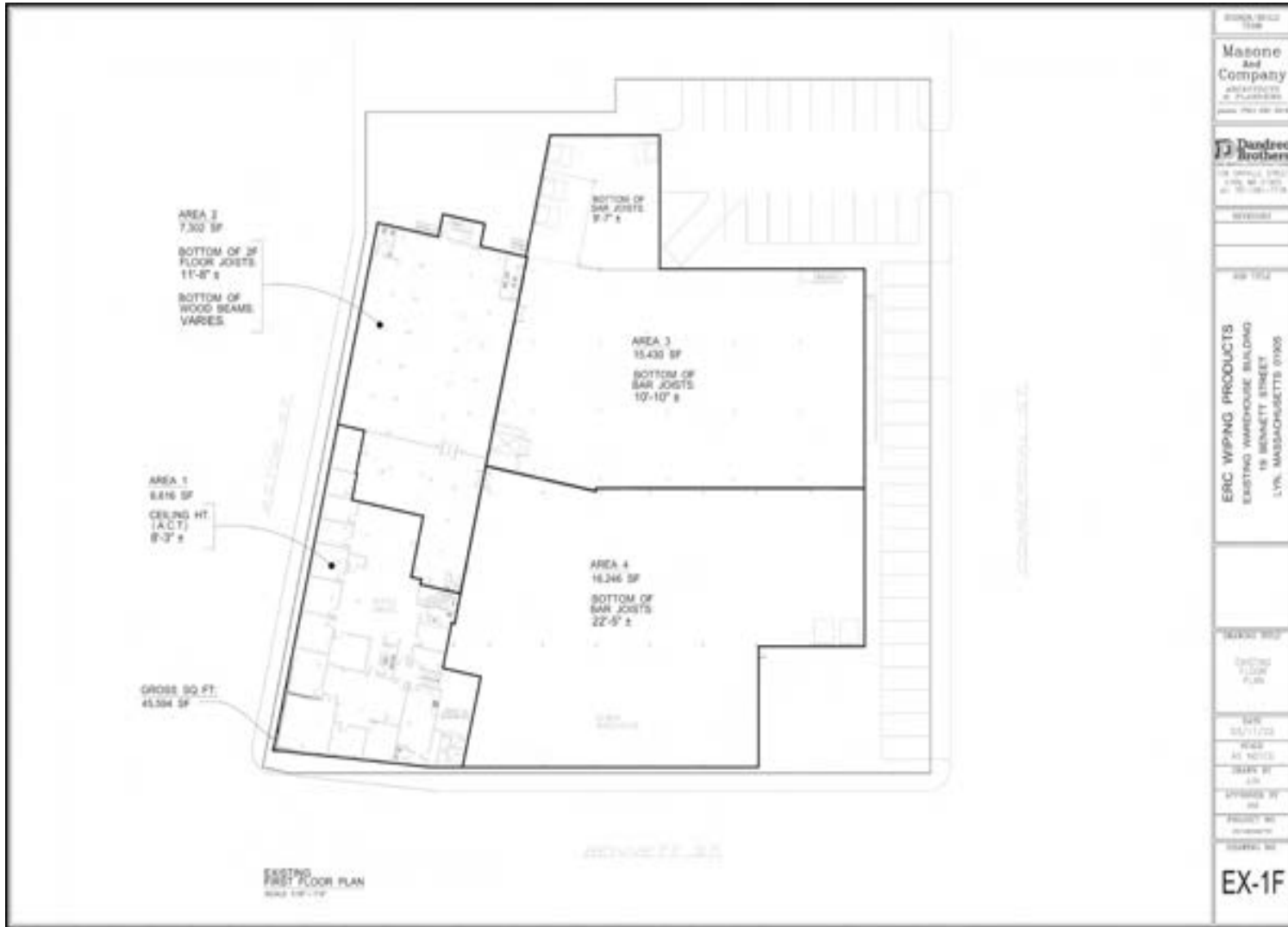
1/2026

ADDITIONAL DILIGENCE

Environmental: Phase I in progress (Cushing Jammallo & Wheeler, Newburyport MA). Water/Sewer: Municipal — 6" main; recent street work — confirm any moratorium. Debt: Free & Clear. More power potentially available at the street, according to National Grid..

FIRST FLOOR PLAN

Largest operating level — multiple zones



APPROX.

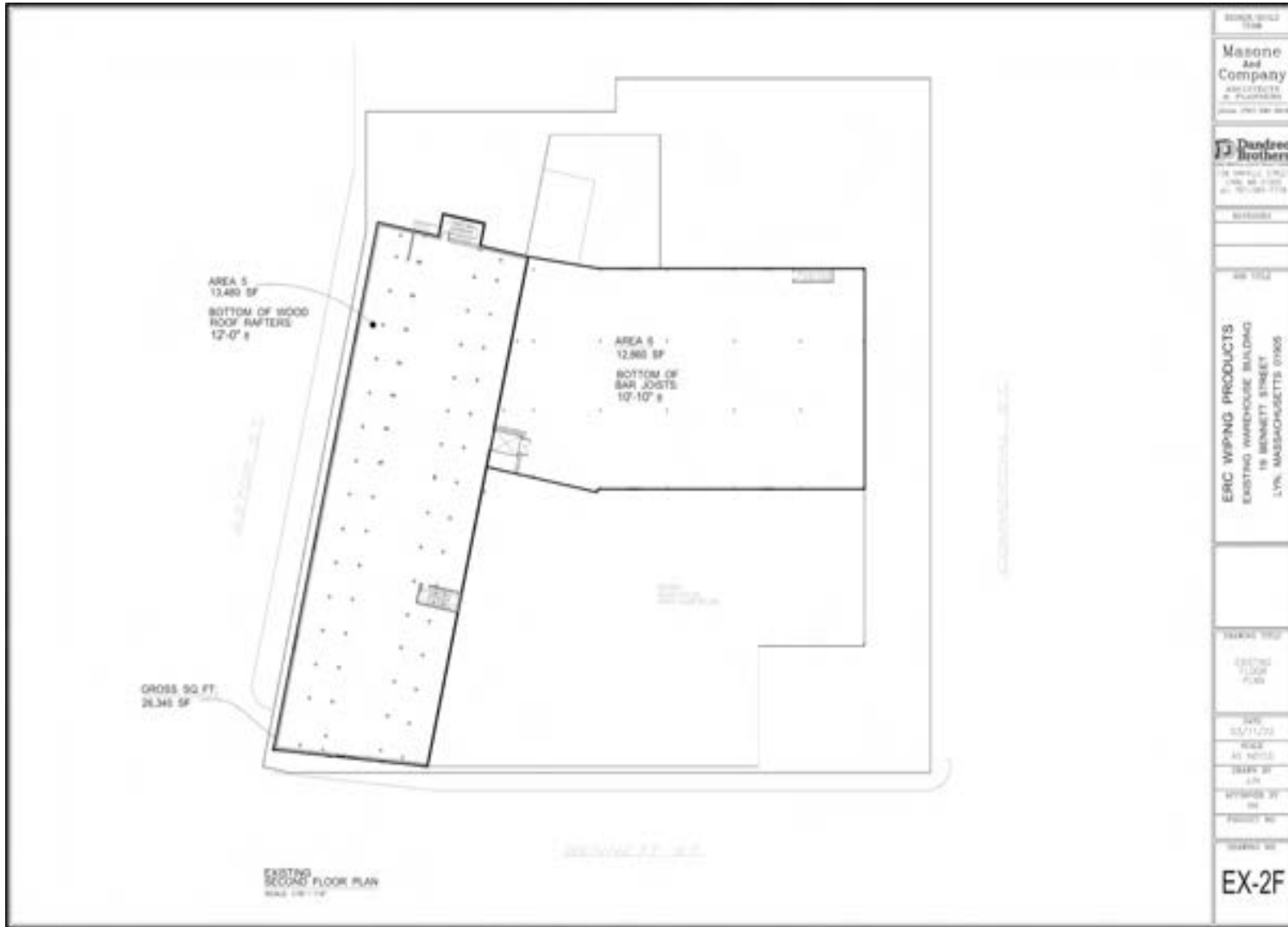
±45,894

GROSS SF

- Primary loading & distribution flow
- Clear heights from 8' to 22'
- Office, breakroom, and conference areas
- Direct grade access to dock bank
- *Plan rotated for full-page presentation*

SECOND FLOOR PLAN

Supplemental operational and storage utility



APPROX.

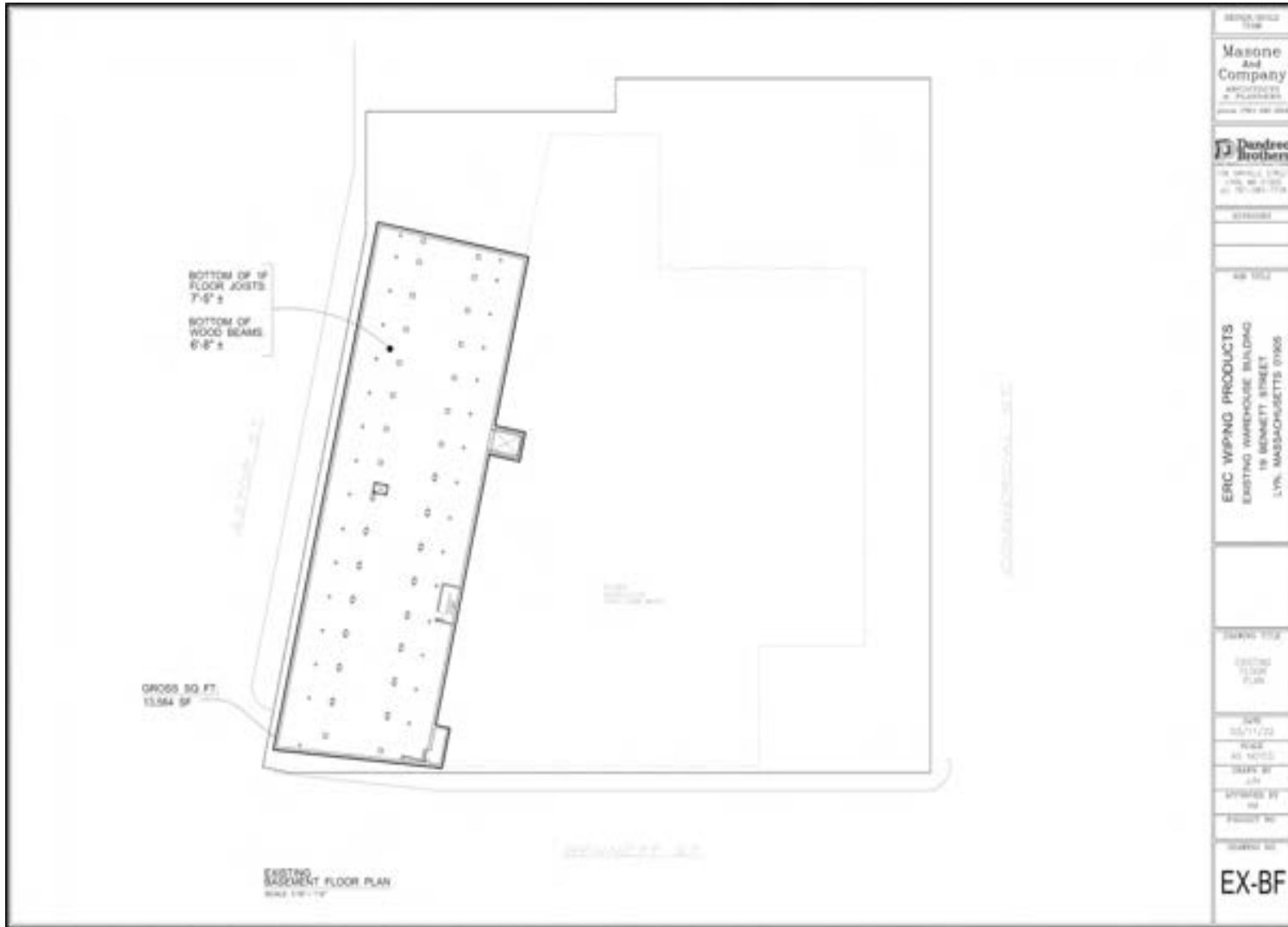
±25,941

GROSS SF

- Dedicated freight elevator service
- Open spans for storage or production
- Supports phased occupancy or lease-up
- Connected to first floor circulation
- *Plan rotated for full-page presentation*

LOWER LEVEL PLAN

Additional storage and support depth



APPROX.

±13,564

GROSS SF

- Lower clear-height profile
- Suited for archival, bulk, or back-of-house
- Mechanical and electrical service points
- Supplemental utility floor
- *Plan rotated for full-page presentation*



EXCEPTIONAL LOCATION

15

MIN

TO LOGAN AIRPORT

20

MIN

TO BOSTON

I-95

/ RT 1 / 1A / 128

HIGHWAY ACCESS

MBTA

BUS NETWORK

PUBLIC TRANSIT

Lynn anchors Boston's North Shore industrial corridor — direct access to Route 1, Route 1A, and I-95 / Route 128, with Logan International Airport approximately 10 minutes away and downtown Boston approximately 12 minutes via the Lynn Way / Lynnway corridor.



CONFIDENTIAL OFFERING MEMORANDUM

LYNN, MASSACHUSETTS

Steve Nohrden

President

Burgess Properties, LLC

+1 781 321 5200

Steve@BurgessProperties.com

Charlie Jacob

Senior Associate

Burgess Properties, LLC

+1 781 321 5200

Charlie@BurgessProperties.com

Information contained herein is from sources deemed reliable, however no guarantee is provided as to the accuracy thereof. All statements and conditions contained herein are subject to errors, omissions, prior sale, removal from the market, and subject to change without notice. Information contained herein may be confidential and any use, distribution, copying or disclosure by anyone unauthorized is strictly prohibited.