

Call Larry Marocco

978-479-3137

19 Blanchard Street

Lawrence, MA



For Lease Free Standing Bakery Commissary

This fully-equipped, 10,000 + square foot single-story food commissary, situated on a spacious 26,548 square foot lot located in Lawrence, MA. The facility has been used for the baking and preparation of donuts, desserts, and pastries for several years making it an ideal space for similar operations or food production businesses. It is available for lease with a minimum term of five years at a competitive rate of \$15 per square foot plus triple net (NNN) charges.

Key Features:

Large, Functional Space: The facility offers expansive production and storage areas featuring large refrigeration and freezer capacity on-site to meet the needs of any commercial food operation.

Loading and Access: There are five loading docks as well as one large drive-in door providing easy access for deliveries and shipments, ensuring smooth logistics.

Office and Employee Facilities: The building includes four private offices, an employee locker room and a break room for staff comfort and convenience.

Modern Infrastructure: The facility is equipped with updated rooftop HVAC units, two in the manufacturing area and one in the finished areas ensuring climate control and optimal working conditions year-round.

Power and Backup Systems: It is equipped with a large modern 800-ampere electric service and a full-building natural gas-powered backup generator ensuring operations can continue smoothly without interruption, even in the event of power loss.

Proximity to Major Routes: Conveniently located just minutes away from both Routes 93 and 495, offering easy access to transportation networks for delivery and distribution.

Equipment Included: A significant amount of equipment is included with the lease such as commercial hoods, ovens, proof boxes and washing and sanitizing equipment, all of which are in excellent working condition.

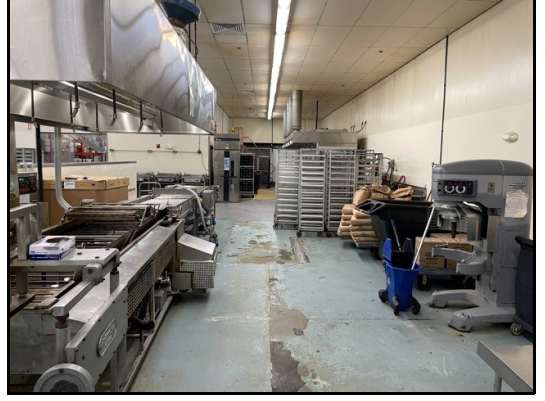
This is a rare opportunity to lease a well-equipped, highly functional commissary kitchen space in a prime location. With its ample space, modern utilities, and extensive equipment, this property offers everything needed for a food production business to thrive.

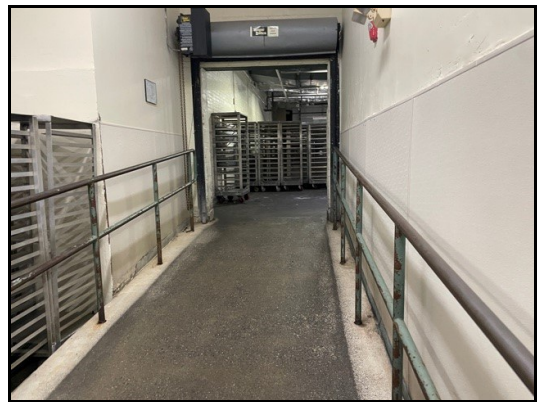
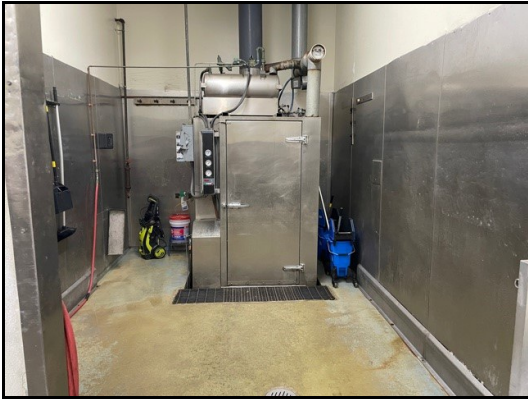
MINCO Corporation

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978 479-3137

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ZONING: I-2 (GENERAL INDUSTRIAL DISTRICT)


NOTES:

1. UTILITIES SHOWN ARE BASED UPON FIELD SURVEY. UTILITIES SHOWN AS "AS SHOWN" ARE NOT NECESSARILY INDICATIVE OF UNDERGROUND CONDITIONS.
2. THE CONTRACTOR SHALL BE RESPONSIBLE FOR VERIFYING AND DETERMINING THE LOCATION, SIZE AND ELEVATION OF ALL EXISTING UTILITIES, SHOWN OR NOT SHOWN, PRIOR TO ANY EXCAVATION OR CONSTRUCTION. THE ENGINEER SHALL BE NOTIFIED IN WRITING OF ANY UTILITIES FOUND INTERFERING WITH THE PROPOSED CONSTRUCTION PRIOR TO ANY REMEDIAL ACTION BEING UNDERTAKEN WITH THE WORK.
3. THIS PLAN IS BASED ON THE REFERENCED PLANS. IF THIS DATE, NO CERTIFICATION IS INTENDED AS TO PROPERTY TITLE OR AS TO THE EXISTENCE OF UNWRITTEN OR UNRECORDED EASEMENTS.
3. TOTAL NO. OF PARKING = 20 (2 HANDICAP)

PLAN OF LAND
IN
LAWRENCE, MA.
DUNKIN' DONUT SERVICE CENTER
NO. 19 BLANCHARD STREET
APPLICANT: 19 BLANCHARD STREET LLC.

SITE PLAN

GRAPHIC SCALE



(IN FEET)
1 inch = 30 ft.

LEGEND:

4	—UE—UE—	UNDERGROUND ELECTRIC
7	—UT—UT—	UNDERGROUND TELEPHONE
8		DRAIN
9		GAS GATE
0		WATER GATE
1		SEWER MANHOLE
2		DRAIN BASIN
3		MONITORING WELL
4		UTILITY POLE