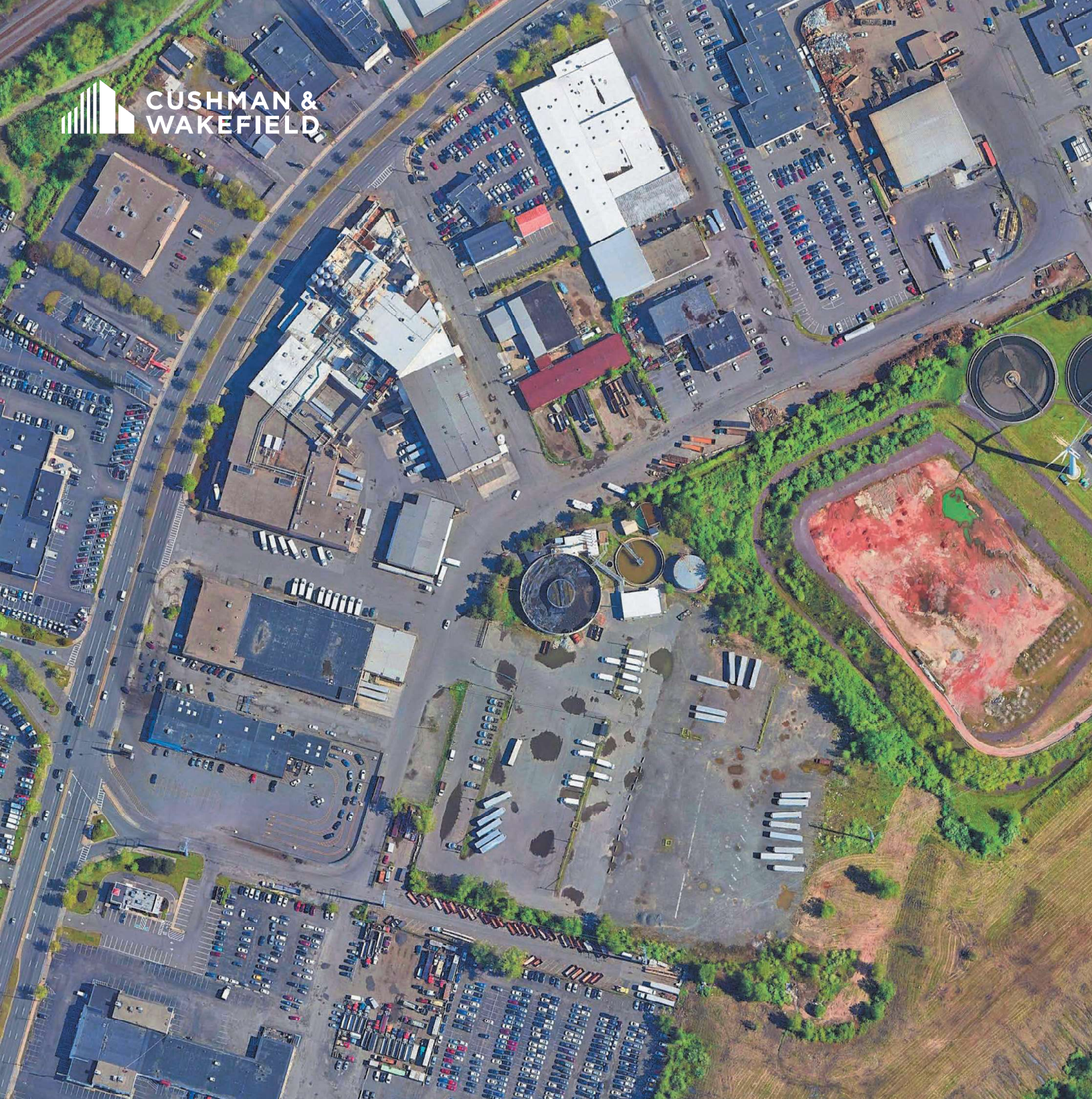




CUSHMAN &
WAKEFIELD



LYNNWAY
PARK



LYNNWAY PARK

626 LYNNWAY

LYNN, MASSACHUSETTS

40,000 SF AVAILABLE



BUILDING SPECIFICATIONS



Total Square Footage: 117,000

Square Footage Available: 40,000

Office: 7,000

Factory Warehouse 100,000

Vehicle Maintenance 10,000

Building Type: Warehouse/Office

Construction: Steel, Masonry and Metal Panel

Zoning: WF-3; Waterfront Zone 3 District

Land Area: 4.69 Acres

Clear Height: 36', 18'-24' and 22'

Loading

Drive-ins: One in Warehouse; Ability to add to high-bay space

Tailboards: Dock A-5; Dock C-6 and Dock E-5

Year Built: 1948-1983

Security: -----

Power: 2-4160Kv 800 Amp service stepped down to 277/480v and 120/208v; Maintenance 1,600 Amps 120/208

Roof: Combination Rubber membrane, tar & gravel and metal

Utility Providers:

Gas: National Grid

Electricity: National Grid

Sewer: City of Lynn

Water: City of Lynn

HVAC:

Air Conditioning: In 2nd floor offices only

Warehouse Heating: Gas-fired space heaters



Parking: Per Survey 170 Parking on site

Sprinkler: Combination of wet and dry system throughout

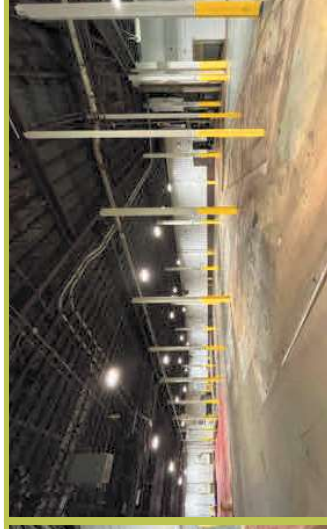
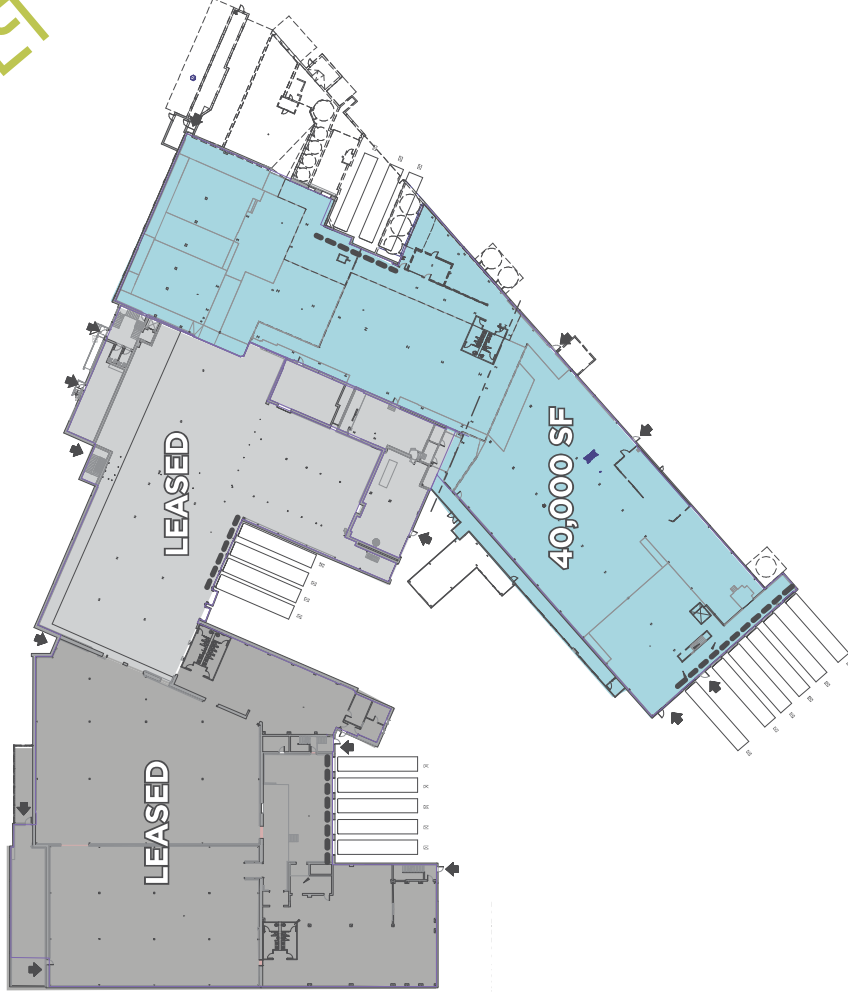
Rail: None

Column Spacing: Varies

AVAILABLE SPACE

- 40,000 SF AVAILABLE
- ALL INDUSTRIAL

40,000 SF
DIVISIBLE TO 20,000 SF
INDUSTRIAL
MANUFACTURING



AREA ACCESS HIGHLIGHTS



RT1	15 MINUTES
LOGAN AIRPORT	17 MINUTES
I-90	18 MINUTES
DOWNTOWN BOSTON	20 MINUTES
I-93	20 MINUTES

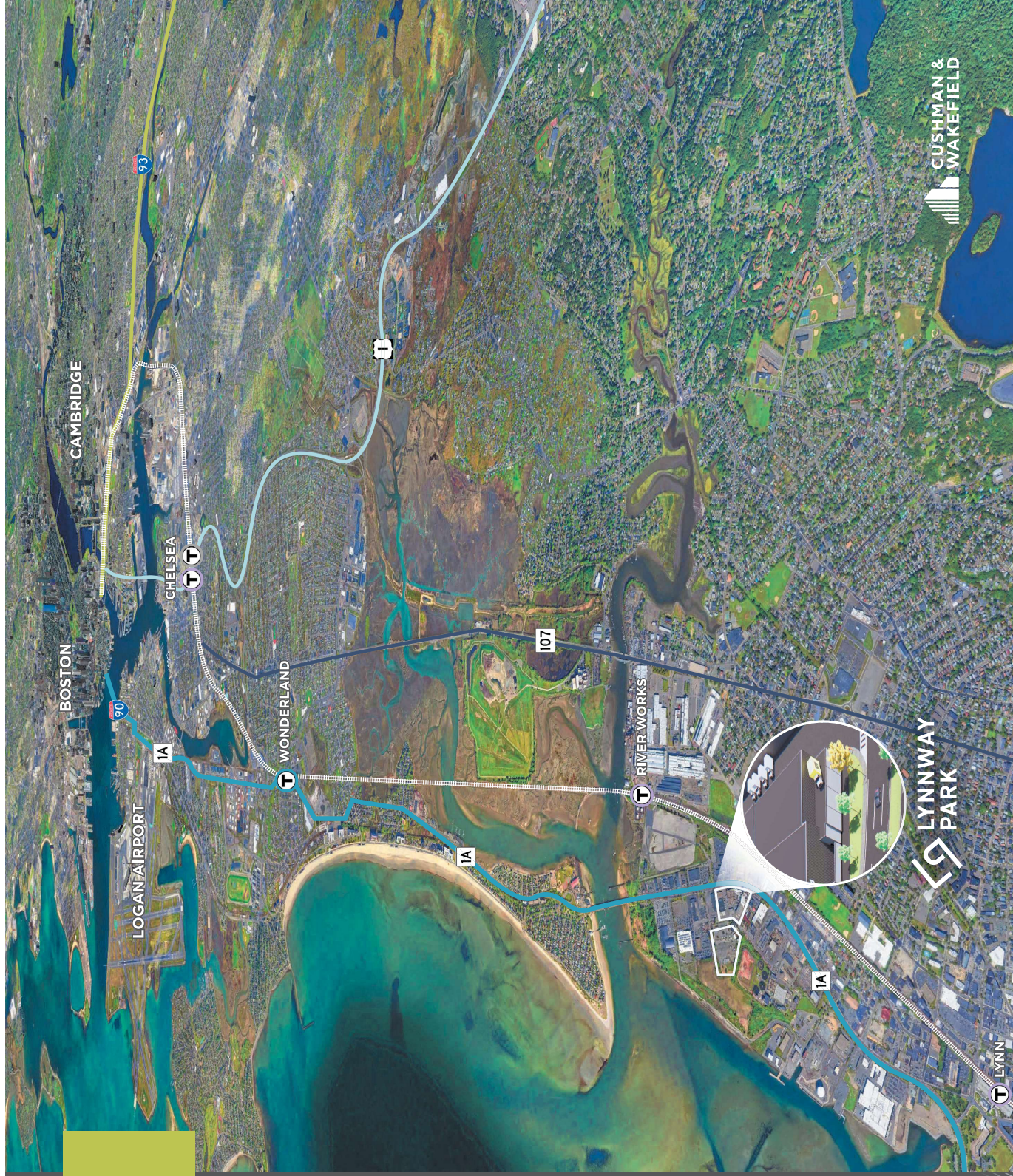


STEPS TO STOPS FOR
MBTA BUS ROUTES

439 441 441/442 442



RIVER WORKS COMMUTER RAIL STATION	3 MINUTES
LYNN COMMUTER RAIL STATION	5 MINUTES
WONDERLAND MBTA STATION	8 MINUTES



AREA AMENITIES

WITHIN 5 MINUTES



DUNKIN'



Walmart





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