



FOR LEASE

±14,278 SF

BUILDING A · FREE-STANDING

93 Mystic Ave

MEDFORD · MASSACHUSETTS

FORMER DUNKIN' COMMERCIAL KITCHEN

A free-standing food-production facility on the Mystic Avenue corridor — floor drains, ventilation hoods, walk-in freezer and 1,000-amp power in place, minutes from Boston.

THE OPPORTUNITY

Food-production infrastructure

Burgess Properties is pleased to offer **Building A at 93 Mystic Ave** for lease — a former **Dunkin'** **commercial kitchen** purpose-built for high-volume food production. The facility delivers extensive food-grade infrastructure that could cost millions to replicate: floor drains throughout, ventilation hoods with grease traps, walk-in freezer, commercial sinks and dishwashing, standby generator, and 1,000-amp 3-phase power. Delivered clean and ready for a bakery, commissary or catering kitchen, food processor, ghost kitchen, or light-manufacturing user — with immediate access to I-93 and Route 16 and the entire Greater Boston market within a short drive. Prospective tenants are solely responsible for verifying all specifications with their own professionals.

±14,278 SF AVAILABLE	±11'-24' CLEAR HEIGHT	1,000A 3-PHASE POWER	±20-30 SURFACE SPACES
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OPEN-SPAN PRODUCTION FLOOR

Purpose-built for food production

01

Food-Grade Build-Out

Floor drains throughout production areas, ventilation hoods with grease traps, commercial sinks, and a commercial dishwasher already in place — ready for licensing as a commercial kitchen or processing plant.

02

Heavy Power + Backup

1,000-amp, 3-phase electrical service with an on-site standby generator — capacity to run ovens, refrigeration, and production lines.

03

Cold Storage

Walk-in freezer remains with the premises. High-bay sections with clear heights up to ±24' accommodate racking, proofing, and staging.

04

Loading + Parking

Dock-height loading with leveler and dock shelter plus dedicated delivery areas; ±20–30 surface parking spaces on a 1.12-acre site with truck circulation.

EQUIPMENT NOTE

Some food-production equipment shown in photographs has been removed. **Remaining with the building:** walk-in freezer, floor drains, standby generator, commercial sinks, commercial dishwasher, heavy electrical service, and ventilation hoods with grease traps.



PRODUCTION AREAS



PRODUCTION AREAS

Building systems & infrastructure

GENERAL

AVAILABLE AREA	±14,278 SF (front building)
SITE	1.12 AC • Bldg B not included
PRIOR USE	Dunkin' commercial kitchen
YEAR BUILT	1950 / 1955
CONSTRUCTION	Masonry; 1-story; 6" slab
CLEAR HEIGHT	±11' – ±24'
ROOF	Rubber membrane
ZONING	MX-2 (Mystic Ave Corridor)

LOADING & PARKING

LOADING	Dock-height w/ leveler & shelter
PARKING	±20–30 surface spaces

MECHANICAL & UTILITIES

ELECTRICAL	1,000A 3-Phase + generator
FOOD INFRA.	Drains • hoods • sinks • freezer
HVAC	Full-building central air
SPRINKLER	Wet system
WATER / SEWER	City of Medford
GAS / ELECTRIC	National Grid

LEASE TERMS

AVAILABILITY	Immediate
LEASE RATE	Upon Request

DELIVERED CLEAN

Ready for a bakery, commissary or catering kitchen, food processor, ghost kitchen, or light-manufacturing user.

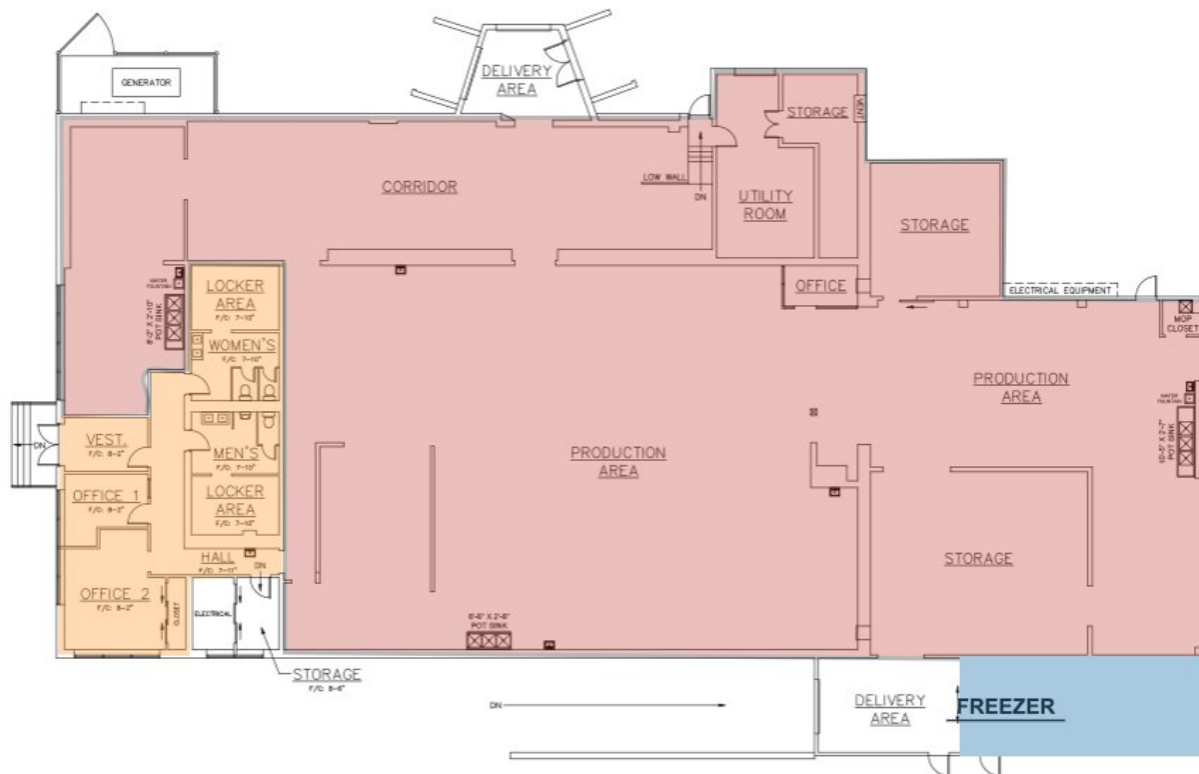


COMMERCIAL KITCHEN BUILD-OUT



SURFACE PARKING + LOADING

±14,278 SF, single level

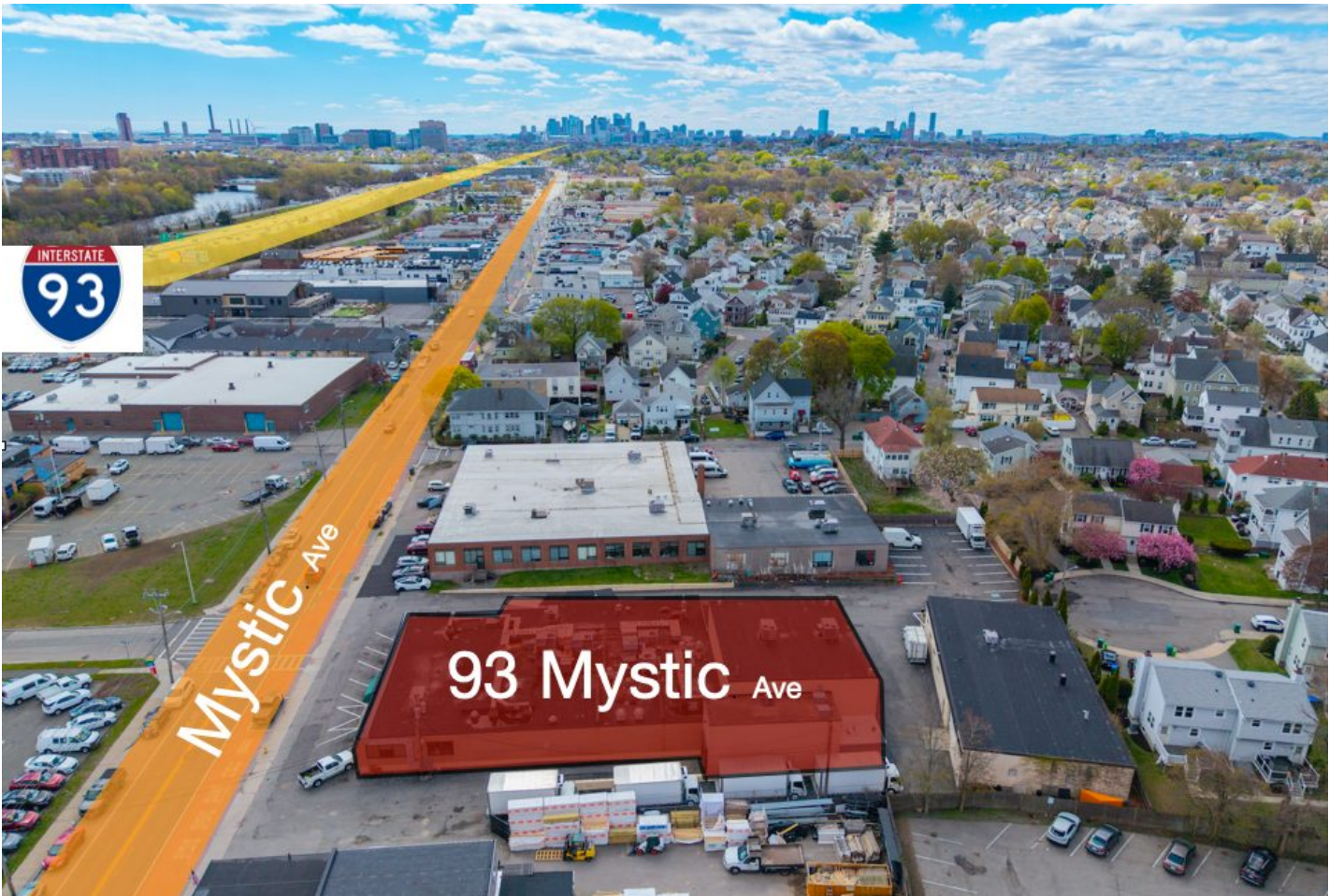


■ PRODUCTION AREA ■ WALK-IN FREEZER ■ OFFICES / SUPPORT

Building A (front building) — ±14,278 SF. Plan not to scale; provided for reference only.

LOCATION & ACCESS

On the Mystic Avenue corridor



93 Mystic Ave sits on Medford's high-visibility Mystic Avenue corridor — one minute from I-93 and four miles from downtown Boston. This distribution-friendly position lets a food producer serve the entire urban core inside a 30-minute drive. The corridor is served by MBTA bus routes, with corporate neighbors including Wegmans, Costco, The Home Depot, Encore Boston Harbor, and Assembly Row.

DRIVE TIMES

1 min I-93	3 min ROUTE 16	10 min ROUTE 1	12 min I-90
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DISTANCES

Boston	4 mi	Woburn	8 mi	Nashua	35 mi
Manchester	45 mi	Worcester	48 mi	Providence	60 mi

FOR LEASE

93 Mystic Ave

BUILDING A · MEDFORD, MASSACHUSETTS

Stephen Nohrden

PRESIDENT

Steve@burgessproperties.com

Cell: (978) 895-2208

Charlie Jacob

SENIOR ASSOCIATE

Charlie@burgessproperties.com

Cell: (339) 225-1958

Burgess Properties, LLC

(781) 321-5200 · BurgessProperties.com



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