



GARDEN STREET

44-48

EVERETT MASSACHUSETTS

LAST MILE AREA WAREHOUSE/FLEX/YARD

DRAMATIC NATURAL LIGHT

+/- 13,000 - 48,680 SF

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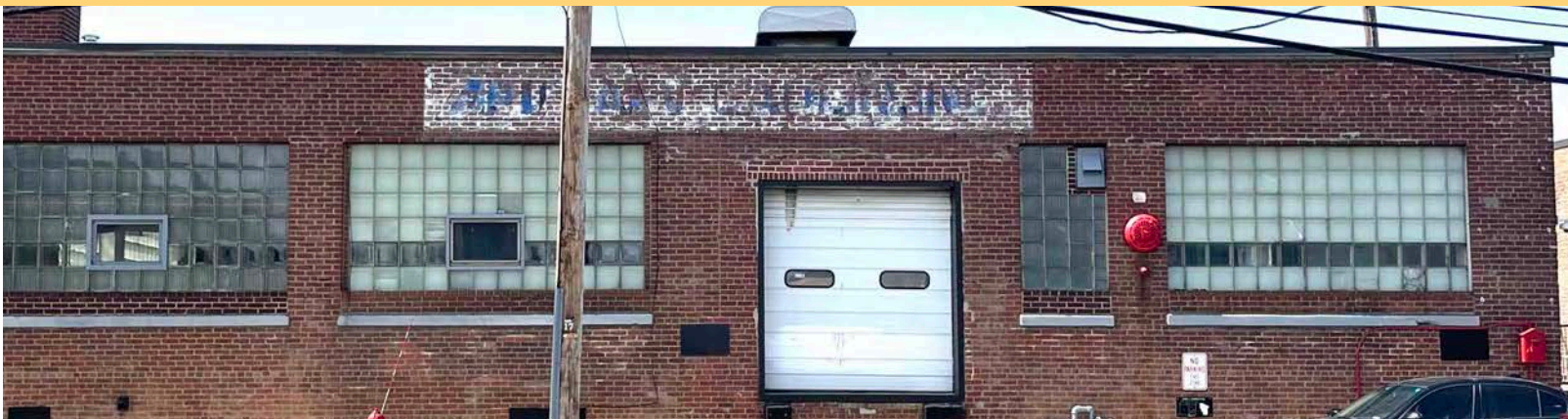


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As Exclusive Agent for Oliver Street Capital, Burgess Properties, LLC is pleased to present the opportunity to lease this last mile area industrial space with excellent access to major highways. Features an open layout and large windows that illuminate the interior space with natural light.



SPACES AVAILABLE TOTAL UP TO +/-48,680 SF

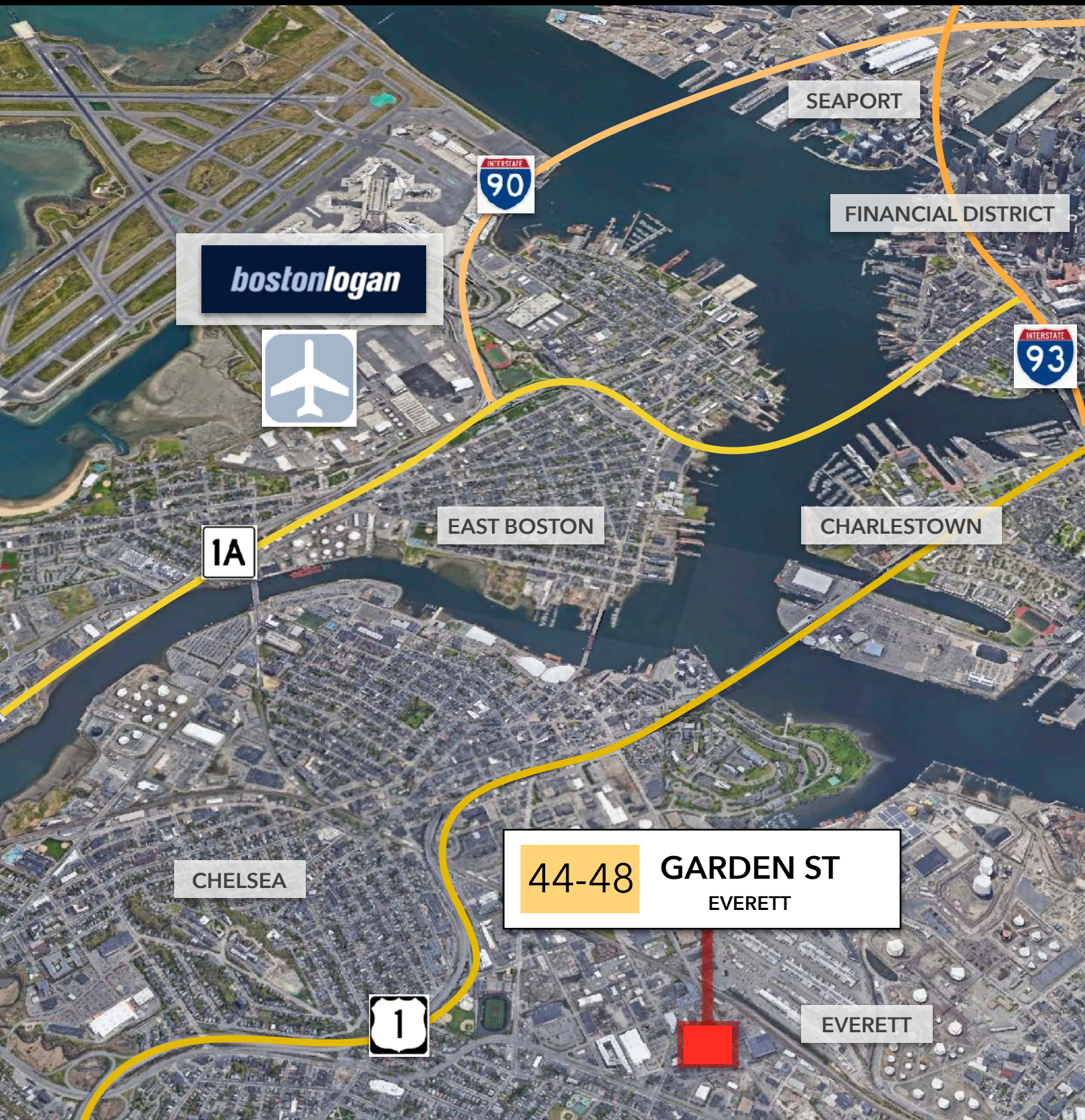
- 1ST Floor Warehouse Space +/- 13,836 SF**
- LL Warehouse Space +/- 13,310 - 34,844 SF**
- Outdoor Yard Space +/-12,000 SF**

LOADING DOCKS	FIVE (5)
PARKING	NEGOTIABLE- LARGE YARD.
LIGHTING	NEW LED
RE TAX (EST.)	\$1.83 PSF
OPEX (EST.)	\$1.92 PSF



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LAST MILE AREA. EXCEPTIONAL LOCATION.





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YARD SPACE/PARKING
+/-12,000 SF
AVAILABLE:
VACANT

+/-13,310 -
34,844 SF
LL Warehouse

+/-13,836 SF
First Floor
Warehouse

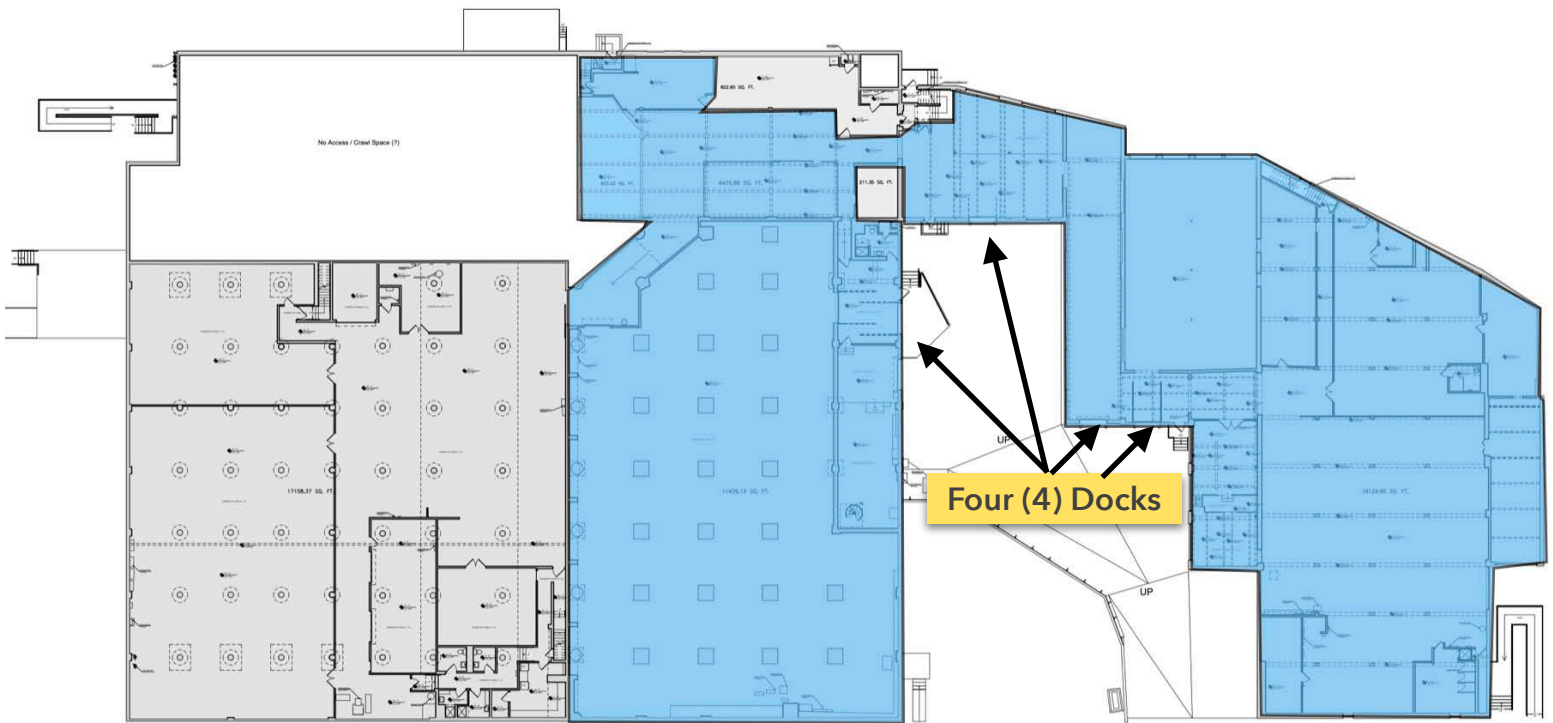


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LOWER LEVEL FLOOR PLAN

AVAILABLE

+/- 13,310 - 34,844 SF



BASEMENT

Garden St



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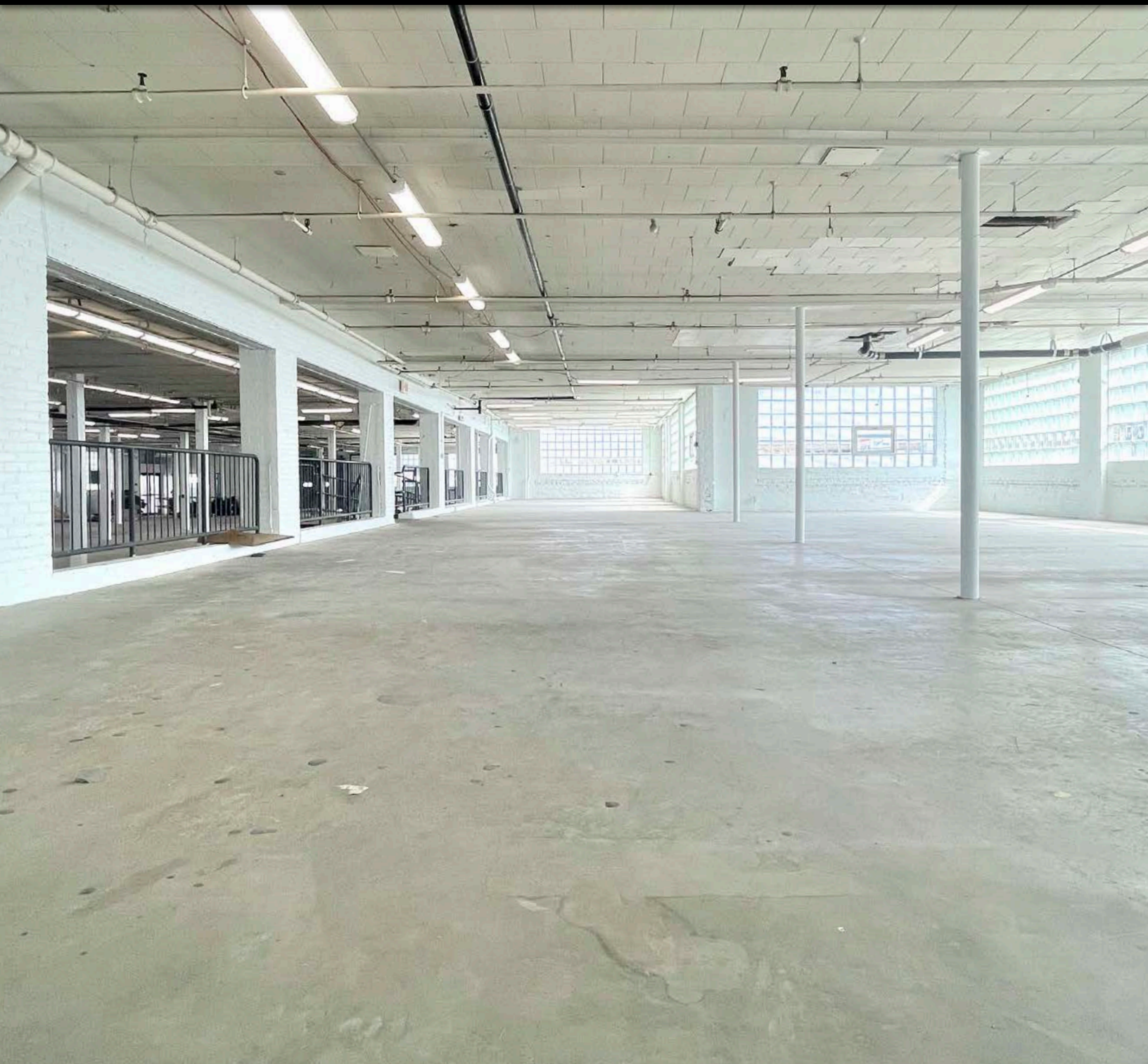
AERIAL



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INTERIOR

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781-321-5200

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