

28 OSPREY ROAD



Marcus & Millichap
THE KLEIN GROUP

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Marcus & Millichap THE KLEIN GROUP

 **28 Osprey Rd**
Saugus, MA 01906

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PROPERTY DETAILS

28 OSPREY ROAD

PRICE
\$2,615,000

BUILDING AREA
+/- 8,000 SF

OCCUPANCY
60 DAYS NOTICE

TRAFFIC COUNT
88,817 AADT

LAND AREA
0.19 AC

PROPERTY DESCRIPTION

| | |
|------------------------|---------------------------|
| PRICE | \$2,615,000 |
| PRICE / SF | \$326.87/SF |
| ZONING | Commercial |
| PROPERTY TYPE | High Visibility Warehouse |
| YEAR BUILT / RENOVATED | 1985/2005 |
| MARKET | Boston/North Shore |
| SIGNAGE | Digital/Billboard |
| CORRIDOR | Route 1 |
| PARKING | 35 Spaces (Front) |



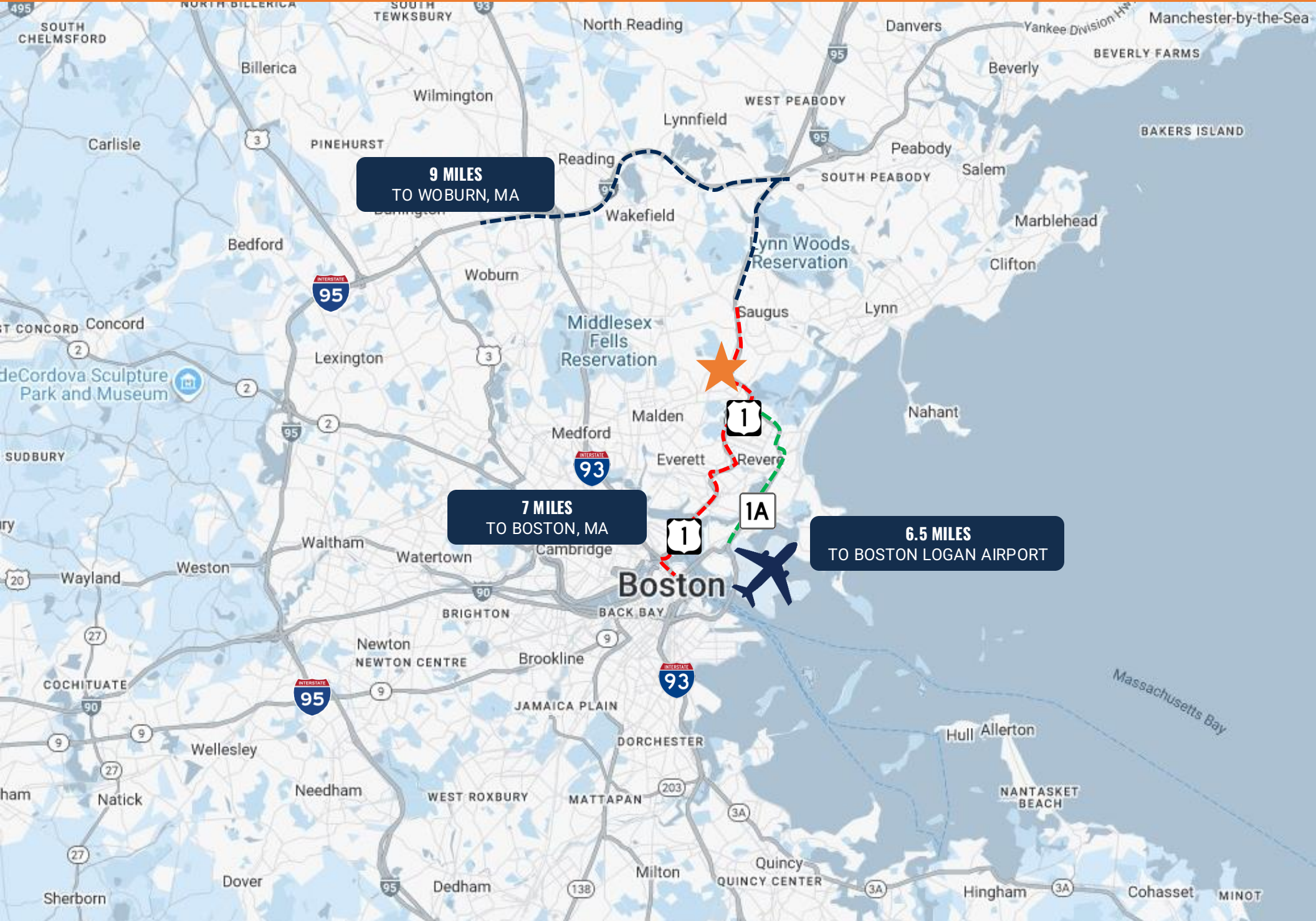
PLAT MAP



US RT - 1
88,817 AADT

NO PARKING
LOADING ZONE
UNLOADING ZONE

REGIONAL MAP



EXECUTIVE SUMMARY

The Klein Group at Marcus & Millichap is pleased to present 28 Osprey for sale and lease. Located directly on Route 1, this flex property offers outstanding visibility for North Shore businesses. Ideal for client-facing service providers, the space includes 8,000 SF of warehouse/office space. The whole building can be vacated upon 60-day notice. Ownership is open to a full building sale, leases up to 8,000 SF, or partial leases. Full color digital sign is included on the building.



PROPERTY SPECIFICATIONS

| | |
|------------------------|---|
| PROPERTY SF | +/- 8,000 SF |
| AVAILABLE SF | 8,000 SF WAREHOUSE/OFFICE |
| STORIES | TWO |
| LAND | +/- 0.19 AC |
| HVAC | FULLY AIR-CONDITIONED OFFICE/HEATED WAREHOUSE |
| CLEAR HEIGHT | 14' FT |
| POWER | 240/480 AMPS |
| FLOOR/SLAB THICKNESS | SLAB |
| LIGHTING | L.E.D |
| SPRINKLER SYSTEM | WET SPRINKLER SYSTEM |
| FUEL TYPE | OIL |
| R.E. TAXES | +/- \$1.71/SF |
| CAM | +/- \$1.63/SF |
| LEASE RATE (WAREHOUSE) | \$19.00/SF NNN |
| LEASE RATE (OFFICE) | \$17.00/SF NNN |
| PARKING RATIO | 1.88:1,000 SF |
| SIGNAGE | DIGITAL SIGNAGE AVAILABLE |
| LOADING | 2 LOADING DOCKS / 1 DRIVE IN |
| ROOF | RUBBER MEMBRANE, 2005 |
| LIGHTING | L.E.D |
| WATER/SEWER | MUNICIPAL (SAUGUS) |

INVESTMENT HIGHLIGHTS



LOCATED IN HIGH TRAFFIC CORRIDOR

Situated directly on Route 1 and 1-95, which sees 88,817 VPD and 124,500 VPD



RETAIL/COMMERCIAL HUB | ROUTE 1 SAUGUS

Route 1 is home to many retailers, amenities and corporations such as; LA Fitness, Home Depot, Square One Mall, various Fast-Food drive ins, and many Car Dealerships



CLOSE PROXIMITY TO THE CITY OF BOSTON

The property is located 8 miles from Boston and 10 miles from Boston Logan Airport



AMPLE ON-SITE PARKING

55 surface level parking spots on-site for tenant use, trailer parking, or storage.

28 OSPREY ROAD

1



F.W. WEBB COMPANY

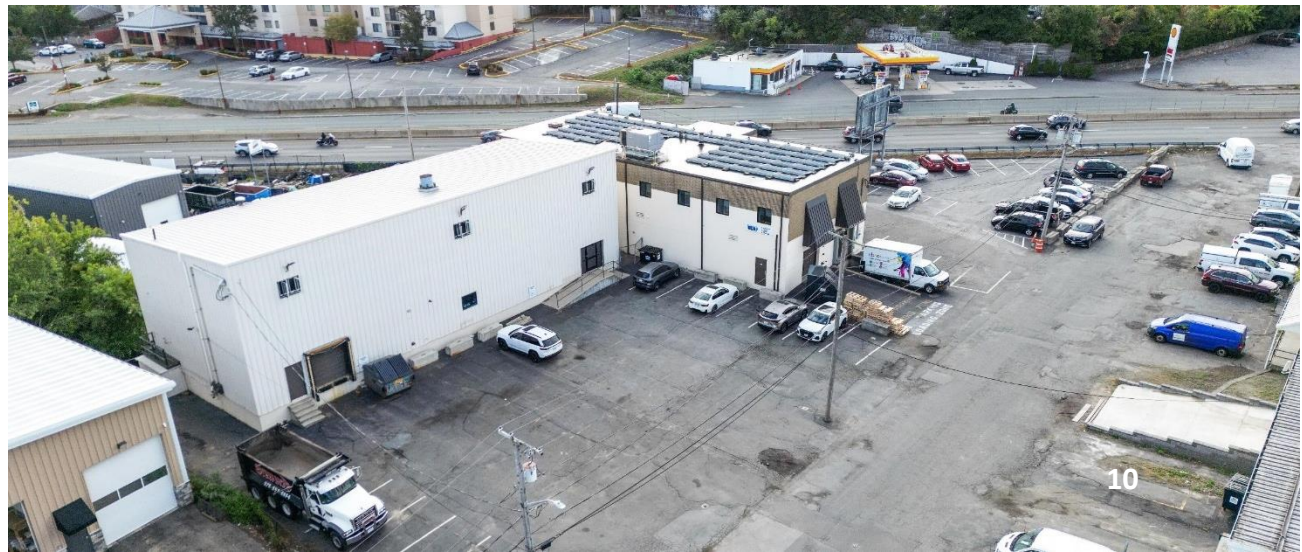


US RT - 1
88,817
AADT





28 OSPREY ROAD



SAUGUS, MASSACHUSETTS

26-28 Osprey Road is strategically located in Saugus, Massachusetts, a vibrant community that combines suburban charm with easy access to urban amenities. This prime retail location offers significant visibility and accessibility, making it an ideal spot for businesses looking to thrive. The property is conveniently situated near major routes, including Route 1 and Route 95, providing seamless connectivity to the Greater Boston area and beyond. With high traffic counts and excellent visibility from these thoroughfares, it attracts a steady flow of potential customers. Additionally, the proximity to public transportation options enhances accessibility for both customers and employees. Saugus boasts a diverse and growing population, with a mix of families, young professionals, and retirees. The town is known for its welcoming atmosphere, excellent schools, and recreational facilities, contributing to a strong community spirit. With a population of approximately 28,000 residents, Saugus offers a solid customer base that supports local businesses. The community's demographic profile indicates a mix of income levels, ensuring a wide range of market potential for retailers.



**HOME TO OVER
28,719 RESIDENTS**



**MINUTES FROM
ROUTE 1, I-95, and
I-93**



**SAUGUS IS HOME TO
RECOGNIZABLE
BUSINESSES**

LIVING



\$81,205
MEDIAN
HOUSEHOLD INCOME



9,304
EMPLOYED
POPULATION



\$468,609
MEDIAN
PROPERTY VALUE



7,245
TOTAL
HOUSEHOLDS



23.5%
POPULATION EARNED
BACHELORS DEGREE
OR HIGHER

Marcus & Millichap

THE KLEIN GROUP

*“Cutting Edge Technology
Meets Old School Methods”*

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