



**Steve Nohrden**  
President  
Steve@BurgessProperties.com

**Charlie Jacob**  
Senior Associate  
Charlie@BurgessProperties.com

# 19 BENNETT STREET

LYNN, MASSACHUSETTS

OFFERING MEMORANDUM

*SALE OR LEASE OPPORTUNITY*





## EXECUTIVE SUMMARY

Burgess Properties, LLC has been exclusively retained to offer for sale or lease 19 Bennett Street, an  $\pm 85,400$  SF multi-level industrial / warehouse facility on a combined  $\pm 1.54$  AC site with the adjacent parcel at 137 Commercial Street included. Located in Lynn's North Shore industrial corridor, the property offers six (6) tailboard loading positions, mixed clear heights from  $\pm 10'$  to  $22'$ , a 110 kW owned solar array, heavy 1,200-amp three-phase power, an existing freight elevator, and full sprinkler coverage. Originally constructed circa 1920 with a two-story metal addition added in 1965 and a 2017 partial rebuild, the building accommodates warehouse, distribution, light manufacturing, and ancillary office uses. With no existing debt and a flexible tenancy that can be terminated for a qualified owner-occupant, the asset offers a rare opportunity for direct occupancy or income-oriented investment in one of Boston's last-mile industrial submarkets.



## PROPERTY HIGHLIGHTS

**±85,400**

SF BUILDING

**±1.54 AC**

COMBINED SITE

**SIX (6)**

LOADING DOCKS

**10' – 22'**

CLEAR HEIGHTS

**110 kW**

OWNED SOLAR

**1,200A**

3-PHASE POWER

**FREIGHT**

ELEVATOR

# PROPERTY OVERVIEW

<b>Property Address</b>	19 Bennett St + 137 Commercial St, Lynn MA
<b>Total Building Area</b>	±85,400 SF (45,894 / 25,941 / 13,564)
<b>Combined Site Area</b>	±1.54 AC (1.32 AC + 0.22 AC)
<b>Year Built</b>	Original c. 1920 / Metal Addition 1965
<b>Renovated</b>	2017
<b>Loading</b>	Six (6) Tailboard Docks w/ Levelers
<b>Clear Heights</b>	10' – 22'
<b>Power</b>	1,200A, 120/208V 3Φ 4-Wire
<b>Solar</b>	110 kW Owner-Owned PV
<b>Elevator</b>	One (1) ±5,000 lb Freight
<b>HVAC</b>	100% Gas
<b>Sprinkler</b>	Wet System
<b>Heat</b>	Natural Gas (National Grid)
<b>Parking</b>	40+ Spaces
<b>Real Estate Taxes</b>	\$71,051 (Combined)
<b>Debt</b>	Free & Clear



**19 BENNETT STREET • LYNN, MA**

*North Shore Industrial Corridor*

# INVESTMENT HIGHLIGHTS

*Why this asset matters*

## SCARCITY OF SCALE

Large contiguous industrial product remains scarce across Boston's North Shore, particularly in urban-infill settings with active loading and existing utility.

## OPERATIONAL FLEXIBILITY

Three operating levels accommodate warehouse, distribution, light manufacturing, and office support in a single integrated envelope.

## IN-PLACE INFRASTRUCTURE

Heavy 3-phase, 1200a power, six tailboard docks, full sprinkler coverage, freight elevator, and 110 kW solar reduce friction to execution.

## HYBRID EXECUTION

Owner-occupant or investor optionality. Building is debt-free; current tenancy can be terminated for a qualified owner-user buyer.

# SALE OR LEASE POSITIONING

*One asset, two clean paths to execution*

## OWNER / OCCUPANT

Acquire control of a scarce industrial facility with loading, clear height variation, freight elevator, and support space already in place. Ideal for immediate occupancy, phased growth, or operational consolidation. Existing tenancy can be terminated for a qualified owner-occupant buyer.

*Tenant may be open to fully or partially terminating early. Tenant has already vacated the premises.*

### BEST-FIT THEMES

- Direct control & occupancy certainty
- Flexible staging across three levels
- Office + warehouse mix in single envelope
- Solar-driven OPEX reduction

## INVESTOR / CAPITAL

Acquire an infill industrial asset with multiple monetization angles: continued in-place tenancy, repositioned full-building lease-up, or partial occupancy with income. Free-and-clear ownership permits flexible deal structuring.

*Tenant may provide income during lease up or partial new tenant occupancy.*

### BEST-FIT THEMES

- Lease-up & income optionality
- Durable last-mile utility
- Scarce comparable inventory on the North Shore
- Preservation of industrial use

# OPERATIONAL GALLERY

*Curated views of the operating platform*



# BUILDING SPECIFICATIONS

Detailed building systems and infrastructure

## POWER & SOLAR

### Service

1,200A, 120/208V 3Φ 4-Wire 60Hz

### Provider

National Grid

### Solar Array

110 kW Owner-Owned PV. Approx 90-100 megawatts annual historically.

### SREC Income

Eligible (SREC — ends 09/2026) Possibly eligible to enroll in MA Class I Rec Program going forward.

### Lighting

All LED on Sensors (2015–2017)

## MECHANICAL & ROOF

### HVAC Installer

Better Comfort Systems, Malden MA

### HVAC Service

Twice-Yearly PM by BCS

### Heat

Natural Gas — National Grid

### Roof Material

EPDM (All Sections)

### Roof Ages

Sections from 2000, 2011, 2016.  
15-20 Year Warranty

### Roof Service

Serviced by Aspen Roofing

## LIFE SAFETY & VERTICAL

### Sprinkler

Wet System, Fully Sprinklered

### Sprinkler Inspection

Annual — Fire Equipment Inc.

### Fire Panel

Addressable

### Elevator

One (1) 5,000 lb Freight

### Elevator Service

Embree Elevator, Woburn MA

### Elevator Inspection

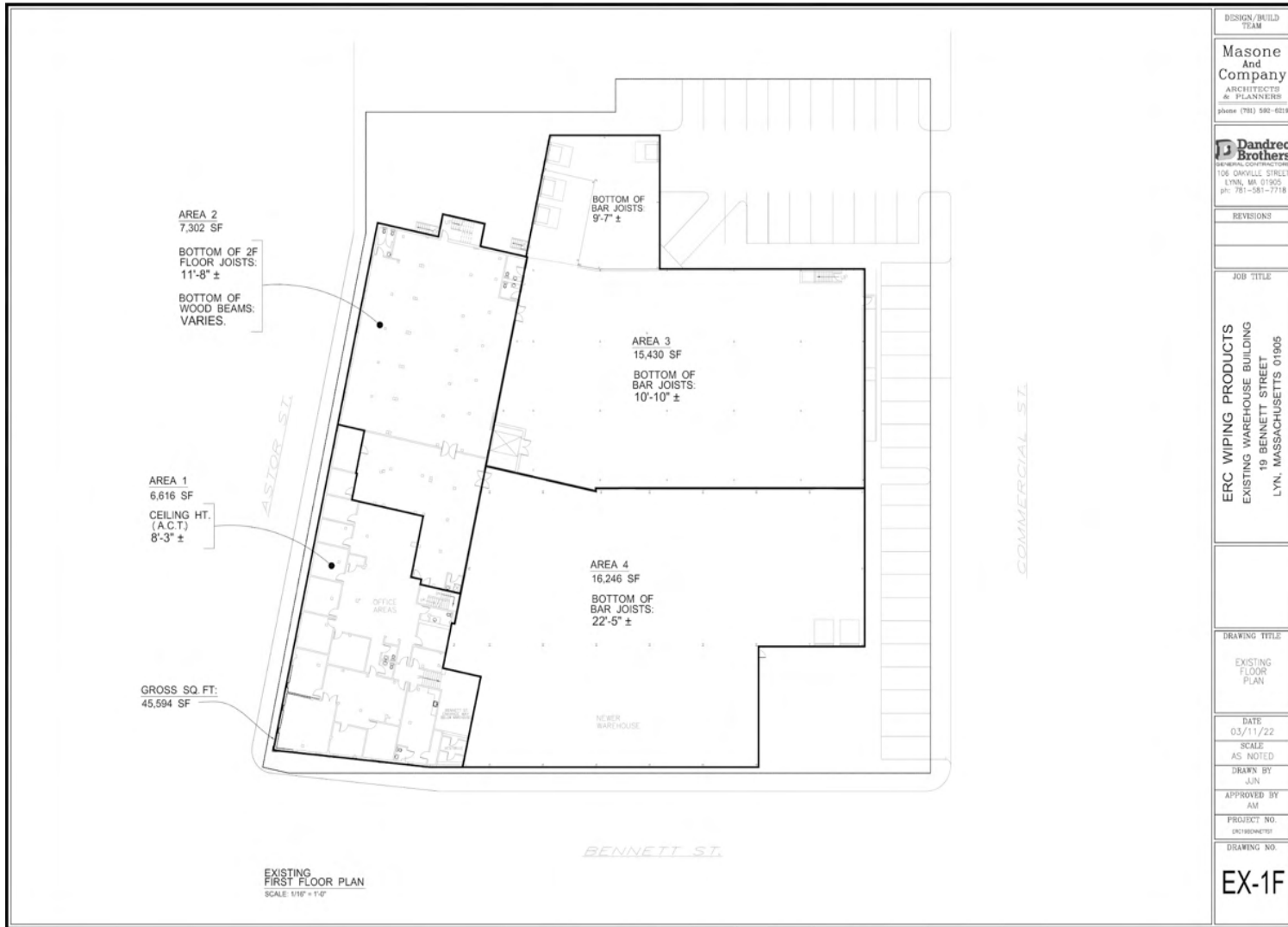
1/2026

## ADDITIONAL DILIGENCE

Environmental: Phase I in progress (Cushing Jammallo & Wheeler, Newburyport MA). Water/Sewer: Municipal — 6" main; recent street work — confirm any moratorium. Debt: Free & Clear. More power potentially available at the street, according to National Grid..

# FIRST FLOOR PLAN

Largest operating level — multiple zones



APPROX.

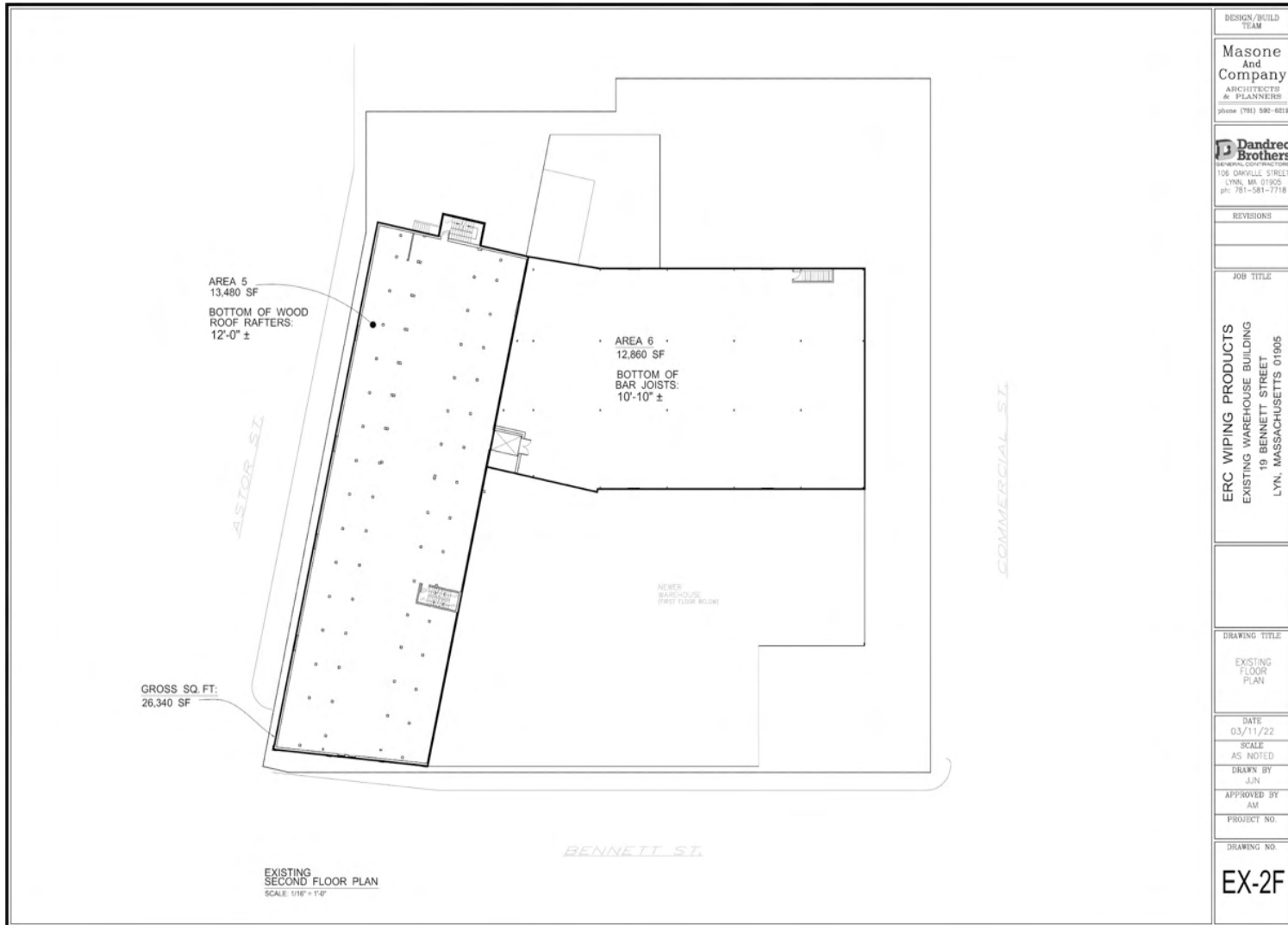
±45,894

GROSS SF

- Primary loading & distribution flow
- Clear heights from 8' to 22'
- Office, breakroom, and conference areas
- Direct grade access to dock bank
- *Plan rotated for full-page presentation*

# SECOND FLOOR PLAN

Supplemental operational and storage utility



APPROX.

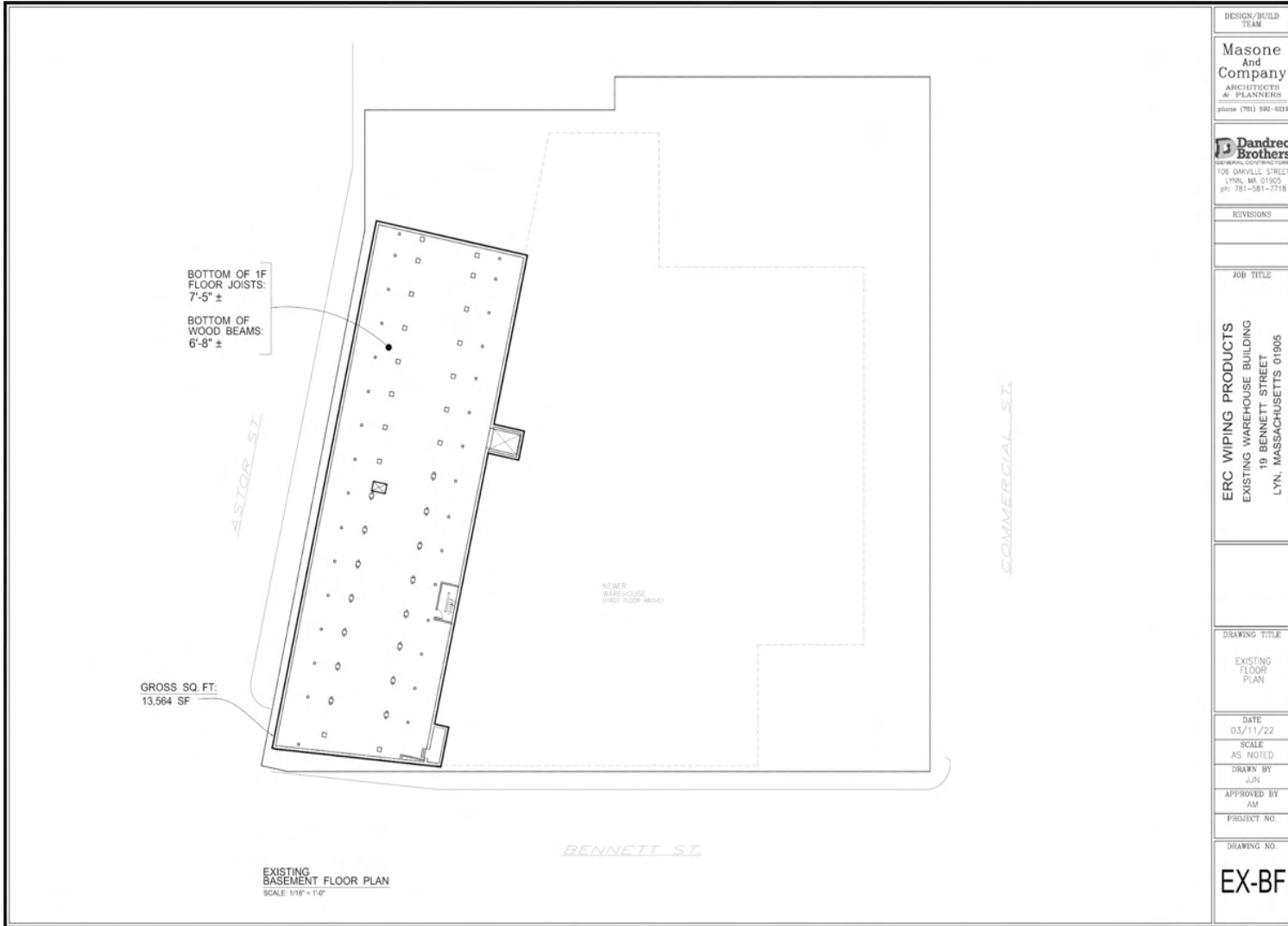
**±25,941**

GROSS SF

- Dedicated freight elevator service
- Open spans for storage or production
- Supports phased occupancy or lease-up
- Connected to first floor circulation
- *Plan rotated for full-page presentation*

# LOWER LEVEL PLAN

Additional storage and support depth



DESIGN/BUILD TEAM
Masone And Company ARCHITECTS & PLANNERS phone (781) 582-6213
Dandreo Brothers ARCHITECTS 106 ORVILLE STREET LYNN, MA 01905 ph: 781-581-7718
REVISIONS
JOB TITLE
ERC WIPING PRODUCTS EXISTING WAREHOUSE BUILDING 19 BENNETT STREET LYN, MASSACHUSETTS 01905
DRAWING TITLE
EXISTING FLOOR PLAN
DATE 03/11/22
SCALE AS NOTED
DRAWN BY JUN
APPROVED BY AM
PROJECT NO.
DRAWING NO. <b>EX-BF</b>

**APPROX.**

**±13,564**

**GROSS SF**

- Lower clear-height profile
- Suited for archival, bulk, or back-of-house
- Mechanical and electrical service points
- Supplemental utility floor
- *Plan rotated for full-page presentation*



## EXCEPTIONAL LOCATION

**15**

MIN

TO LOGAN AIRPORT

**20**

MIN

TO BOSTON

**I-95**

/ RT 1 / 1A / 128

HIGHWAY ACCESS

**MBTA**

BUS NETWORK

PUBLIC TRANSIT

Lynn anchors Boston's North Shore industrial corridor — direct access to Route 1, Route 1A, and I-95 / Route 128, with Logan International Airport approximately 10 minutes away and downtown Boston approximately 12 minutes via the Lynn Way / Lynnway corridor.



CONFIDENTIAL OFFERING MEMORANDUM

---

LYNN, MASSACHUSETTS

**Steve Nohrden**

*President*

Burgess Properties, LLC

+1 781 321 5200

Steve@BurgessProperties.com

**Charlie Jacob**

*Senior Associate*

Burgess Properties, LLC

+1 781 321 5200

Charlie@BurgessProperties.com

*Information contained herein is from sources deemed reliable, however no guarantee is provided as to the accuracy thereof. All statements and conditions contained herein are subject to errors, omissions, prior sale, removal from the market, and subject to change without notice. Information contained herein may be confidential and any use, distribution, copying or disclosure by anyone unauthorized is strictly prohibited.*