

*Industrial Property For Lease*

# 82-86 Sanderson Ave

Lynn, MA 01902



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Nordlund Associates Inc. is pleased to present 82-86 Sanderson Avenue Lynn, Ma for lease. This +/- 129,946 SF light industrial manufacturing facility situated on 2.55 acres is comprised of 10-14 ft. ceilings, multiple loading positions and two freight elevators that service all three levels from a common loading area. The building has been subdivided and accommodate users from 3,000 sf to 30,000 sf. Existing food processing and cold storage users, storage, manufacturing office, as well as preexisting food & beverage processing and freezer storage available today. Ownership is well capitalized and well versed in construction to perform improvements and renovation to suit today's business needs.

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# Property Summary

## Location Description

In addition to its manufacturing strengths, Lynn's proximity to Boston, major highways, and transportation hubs makes it a strategic location for businesses looking to streamline their distribution and logistics operations. Ideally located in a vibrant area of East Lynn, the property offers convenient access to Boston via the Swampscott Rail and major highways. Proximity to local parks, the ocean, cafes, and restaurants—all just minutes away.



## Property Highlights



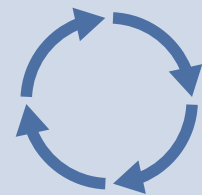
**6 Tailboard  
Loading Docks**



**Proximity to  
MBTA Rail**



**Two Freight  
Elevators**



**Existing Food processing  
& cold storage**

# 82-86 Sanderson



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