

FOR SALE or LEASE

40,000 SF of Industrial/Manufacturing



245 Lynnfield Street, Peabody, MA

Klemmer Associates is pleased to announce the availability of 40,000 square feet of industrial/manufacturing space available for sale or lease.

245 Lynnfield Street is situated on 5.7 acres located in the prestigious Centennial Park in Peabody MA. Corporate neighbors include Analogic, Christian Books, and Cardinal Health. Property provides easy access to major routes such as I-95 and Route 1.

For more information contact



KLEMMER ASSOCIATES, LLC
COMMERCIAL REAL ESTATE SERVICES

781.729.5000

www.klemmerassoc.com

245 Lynnfield Street
Peabody, MA



KLEMMER ASSOCIATES, LLC
COMMERCIAL REAL ESTATE SERVICES

SPECIFICATIONS

Building Size:	40,000 square feet	HVAC:	A/C for Office /Manufacturing (160 tons total)
Land Area:	5.7 acres	Ceiling Height:	14 feet
Year Built:	1960; expansions in 1979 & 1988	Loading:	One (1) loading dock
Parking:	72 spaces total	Zoning:	IP
Power:	800 amps; 277/480 volts; 3 phase	Taxes FY'09:	\$1.30 PSF



All information furnished regarding property for sale or lease is from sources deemed reliable, but no warranty or representation is made as to the accuracy thereof and same is submitted subject to errors, omissions, changes of price, rental or other conditions, prior sale or lease, or withdrawal without notice.

For additional information or to sign up for our online service
781.729.5000 or www.klemmerassoc.com