

Boston



27 OSPREY RD

SAUGUS, MA

FOR LEASE | 3,000 SF INDUSTRIAL SPACE AVAILABLE

- 10' Clear Height
- Directly off of Route 1 and Route 99

EXCLUSIVE AGENT



THE
STUBBLEBINE
COMPANY

CORFAC INTERNATIONAL

PROPERTY SUMMARY



PROPERTY DESCRIPTION

3,000 SF +/- Industrial Space for Lease

LOCATION DESCRIPTION

This 3,000 SF Industrial opportunity at 27 Osprey Road offers a premier location in Saugus just off U.S. Route 1 (Frank P. Bennett Highway) and Route 99, providing immediate access to two of the area's most heavily traveled commercial corridors. Positioned alongside Route 1 with traffic counts exceeding 85,000 vehicles per day, the property benefits from exceptional visibility, strong daily exposure, and convenient regional connectivity to the greater Boston market.

Surrounded by dense population centers with above-average household incomes, this versatile space is ideally suited for users seeking a warehouse in a high-traffic, proven trade area.

PROPERTY SPECIFICATIONS

Building Size:	3,000 SF
Docks:	1 tailboard loading
Clear Height:	10'
Lease Rate:	Market

DEMOGRAPHICS	3 MILES	5 MILES	10 MILES
Total Households	78,586	188,774	656,065
Total Population	209,126	492,528	1,586,656
Average HH Income	\$118,082	\$119,451	\$149,815





HIGHWAY PROXIMITY

- 0.6 MILES
- 0 MILES
- 6.7 MILES

BOSTON, MA
9 MILES | 15 MINS

WOBURN, MA
17 MILES | 25 MINS

**27-31 OSPREY RD
SAUGUS, MA**

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FOR LEASE | 3,000 SF INDUSTRIAL SPACE

DAVID BERMAN
413.636.9055
dberman@stubblebinecompany.com

NICK AWADA
978.799.7364
nawada@stubblebinecompany.com

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