

*Industrial Property For Sale or Lease*

# 28 - 32 Osprey Road

Saugus, Massachusetts



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FOR SALE OR LEASE

# 28 - 32 Osprey Road

Saugus, Massachusetts

Nordlund Associates is pleased to present 28–32 Osprey Road in Saugus, Massachusetts, available for sale or lease. The offering consists of an approximately  $\pm 8,000$  SF industrial building situated on  $\pm 0.27$  acres across two parcels, including additional paved land for parking, storage, or outdoor use.

The building features a balanced layout of approximately 4,000 SF of office space and 4,000 SF of warehouse space, supported by  $\sim 10'9''$  clear heights ( $12'10''$  deck), one (1) drive-in door, and one (1) loading dock. The property is equipped with 240–480 amp power, HVAC throughout, and a fully sprinklered system, making it well-suited for a range of industrial, flex, and service-oriented users.

Strategically located with direct access to Route 1, the site benefits from strong visibility, prominent pylon signage, and convenient access to surrounding North Shore markets.

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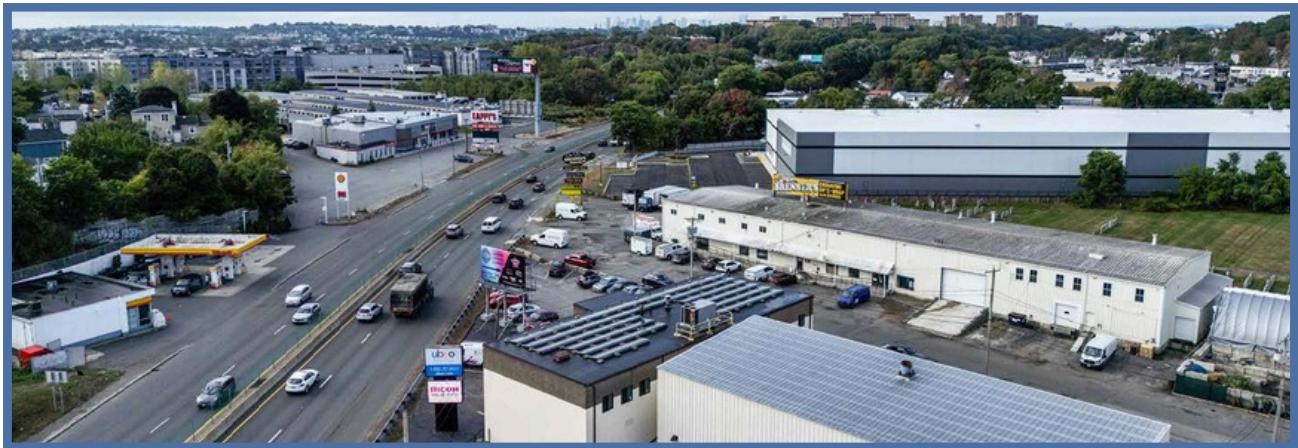
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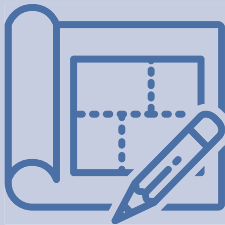
## Location Description

28 - 32 Osprey Road is strategically located just off Route 1 in Saugus, one of the North Shore's most heavily trafficked commercial corridors. The property offers immediate access to Route 1 and Route 99, with convenient connectivity to I-95, I-93, and the Greater Boston area.

This highly active retail and commercial corridor is home to national retailers, service providers, and automotive users, benefiting from strong daily traffic counts and excellent visibility. The location provides a balance of accessibility, affordability, and proximity to Boston, making it an attractive option for both tenants and owner-users.



## Property Highlights



**Flexible Sale or Lease  
Opportunity**



**Optimal Industrial  
Layout**



**Route 1 Visibility +  
70,000 ADT**

# Property Specifications



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<b>Building Size:</b>	± 8,000 SF
Office:	± 4,000 SF
Warehouse:	± 4,000 SF
<b>Land Area:</b>	±0.27 Acres (2 Parcels)
28 Osprey:	±0.188 AC
32 Osprey:	±0.076 AC
<b>Stories:</b>	2
<b>Clear Height:</b>	10'9" (12'10" Deck)
<b>Loading:</b>	(1) Drive-In Door + (1) Loading Dock
<b>Power:</b>	240V 480 Amp
<b>Parking:</b>	15+ Spaces + Additional Yard Area
<b>Fire Protection:</b>	Fully Sprinklered
<b>Lighting:</b>	LED
<b>Signage:</b>	Pylon Signage on Route 1 & Building Signage
<b>Zoning:</b>	Commercial / Industrial



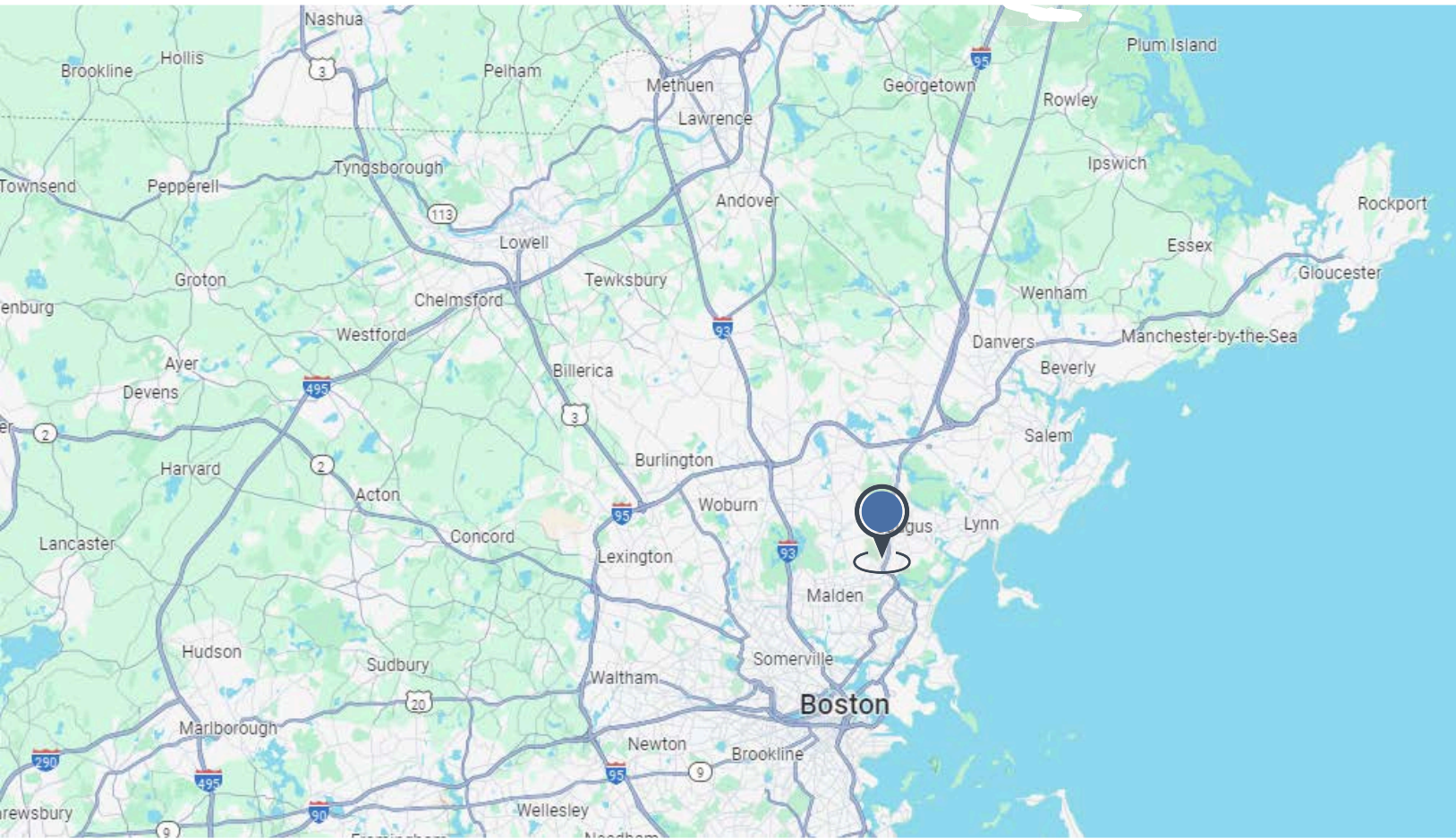
## **CALL FOR PRICING**



28 - 32 Osprey Road

F.W. WEBB COMPANY

Quality  
INN  
BY CHOICE HOTELS



## Distances

I-95: **5 Miles**



Downtown Boston:

**8 Miles**



Route 1: **Direct Access**



I-93: **6.5 Miles**



Logan Airport:

**6.4 Miles**



# FOR MORE INFORMATION

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