



# 660 SOUTH UNION ST.

**LAWRENCE, MA**

**FOR LEASE | 16,500 SF INDUSTRIAL BUILDING ON 1.6 AC**

- Subdividable Building
- 1.6 Paved Acres
- 0.8 Miles to Route 495



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PROPERTY SUMMARY



PROPERTY DESCRIPTION

Situated just off Route 495 on the Lawrence/Andover Line on 1.6 paved acres, 660 South Union St. offers a 16,500 SF Industrial building on an oversized lot, ideally suited for autobody, auto repair, dealership, manufacturing, warehousing, distribution, or flex-space users.

This property has long served as a busy hub for Maaco Car Painting and Enterprise Rent-A-Car, two nationally recognized brands known for high customer traffic and consistent demand. Their decades-long presence at this address speaks volumes about the viability and strength of the location in supporting automotive services.

PROPERTY HIGHLIGHTS

- 8 Drive in Doors
- First Class Downdraft Paint Booth
- Fireproof Paint Mixing Room
- Paint Station, Gas Oven, Two Compressors, 1 (one) Lift Machine, In-Ground Car Wash Tank (equipment sold separately as an asset)
- Showroom, Private Built Out Offices, 4+ Bathrooms, Kitchen, Waiting Area
- Strategic location just minutes from I-495, Route 114, and the New Hampshire border
- Zoning flexibility ideal for a wide range of commercial uses

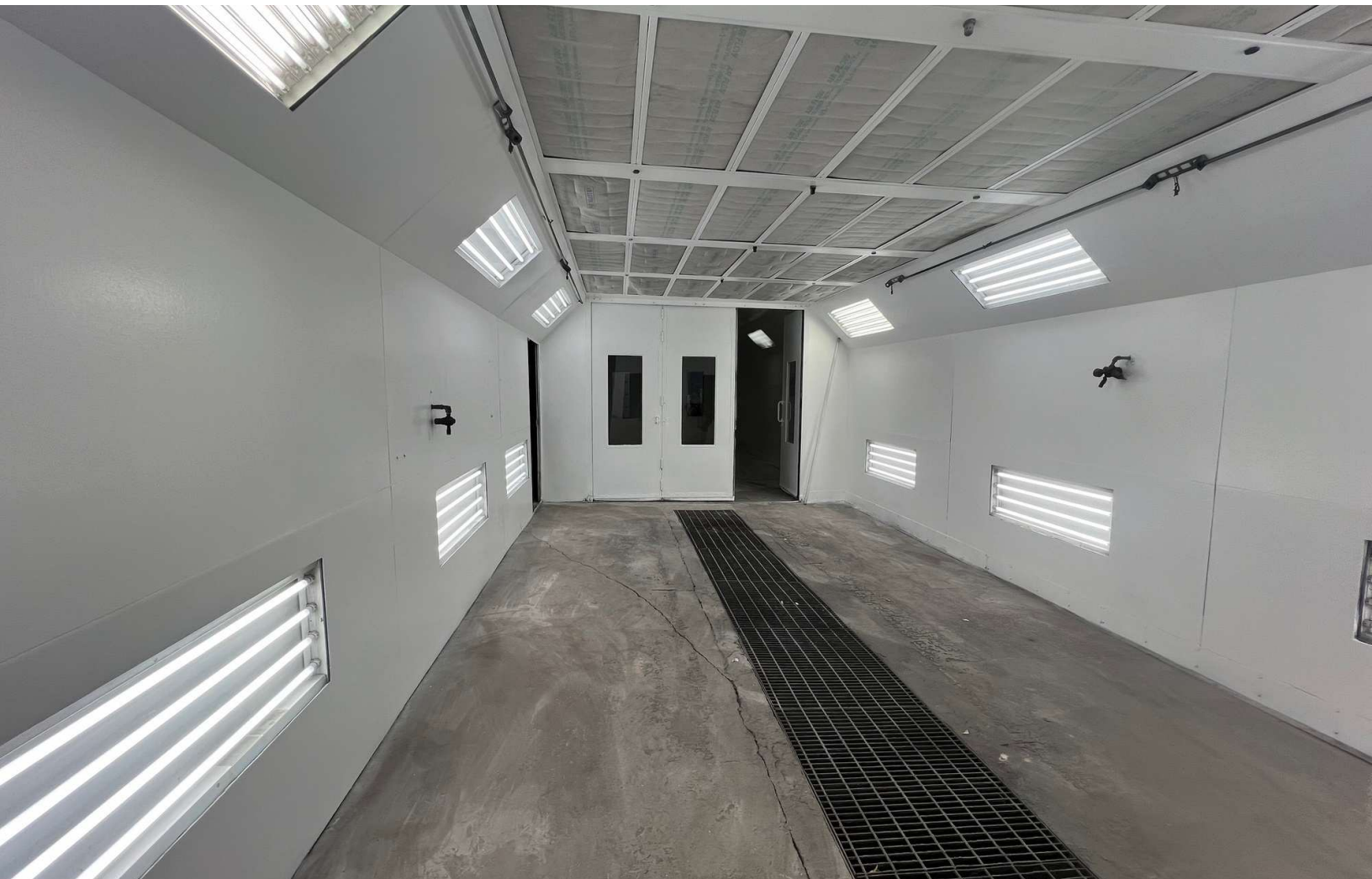
PROPERTY SPECIFICATIONS

Building Size:	16,500 SF
Lot Size:	1.6 AC
Ceiling Height:	14'9"
Zoning:	Industrial
Garage Doors:	8 (12' x 16')
Available for Lease:	4,000-14,000 SF
Rental Rate:	\$30/SF NNN (8,500 SF, Paint Booth, 5 Garage Doors, 4 Bays)
	\$20/SF NNN (4,000-5,600 SF, 2 Garage Doors, Office, Garage)
	\$25/SF NNN (14,000 SF)
Sale Price:	\$5,950,000

TRAFFIC COUNT S. UNION ST:

- North of Shepley St: 11,116 AADT (2024)
- South of Wedgewood Rd: 5,808 AADT (2024)



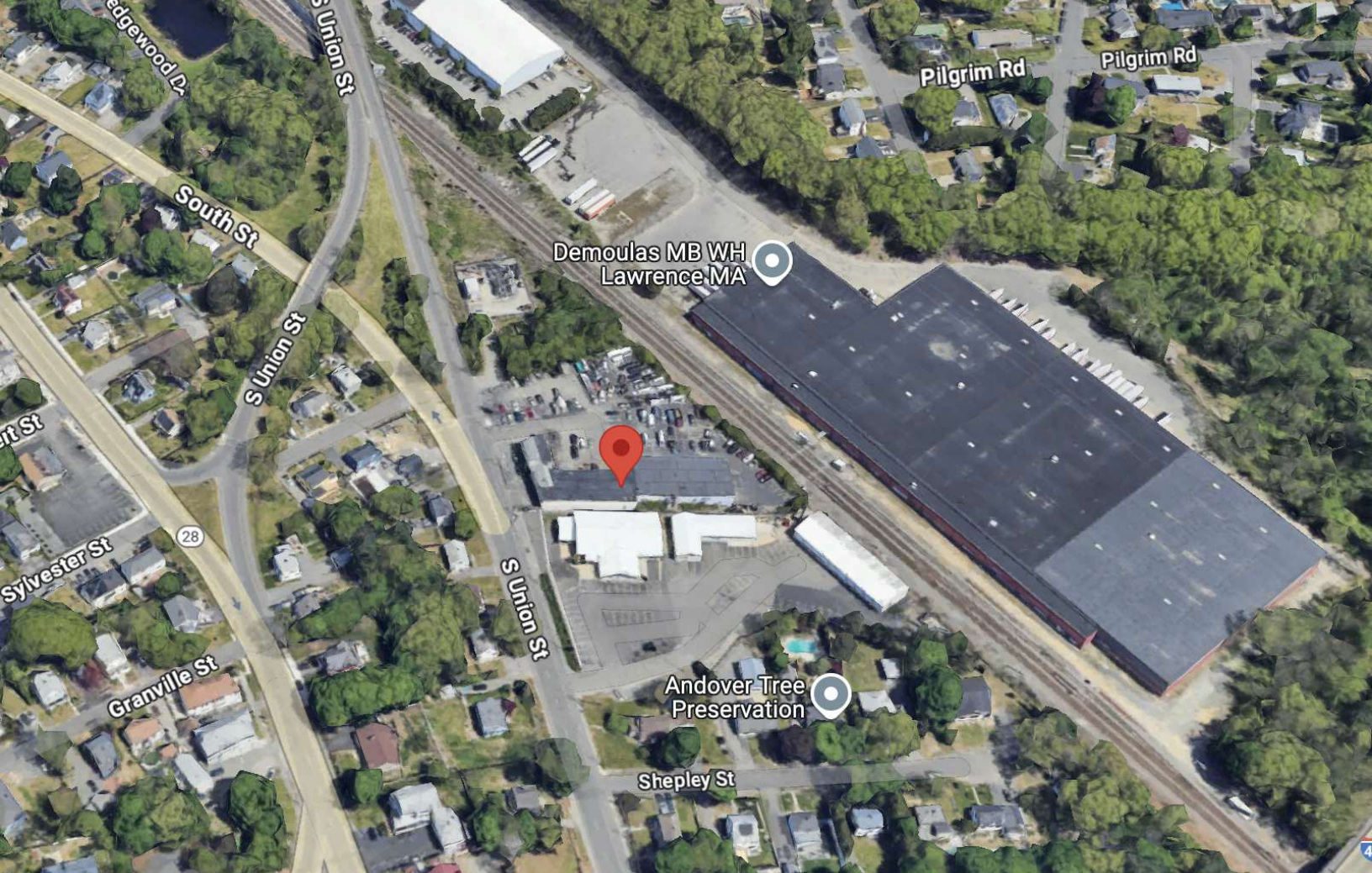




## ADDITIONAL PHOTOS









# 660 SOUTH UNION ST. LAWRENCE, MA

FOR LEASE | 16,500 SF +/- INDUSTRIAL BUILDING ON 1.6 AC +/-

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