

Boston



27 OSPREY RD

SAUGUS, MA

FOR LEASE | 6,000 SF +/- INDUSTRIAL/RETAIL SPACE

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

EXCLUSIVE AGENT



THE
STUBBLEBINE
COMPANY

CORFAC INTERNATIONAL

PROPERTY SUMMARY



PROPERTY DESCRIPTION

6,000 SF +/- Industrial/Retail space for Lease

LOCATION HIGHLIGHTS

This +/-3,000-6,000 SF industrial/retail/office 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 strategic blend of showroom, retail, and warehouse functionality in a high-traffic, proven trade area.

PROPERTY SPECIFICATIONS

Warehouse Space:	3,000 SF
Showroom/Retail Space:	3,000 SF
Docks:	1 tailboard loading
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



Showroom



Office



Warehouse



Boston

Subject Property

Aerial View



Reading



SOUTH LYNNFIELD

COMMON DISTRICT

HIGHWAY PROXIMITY



0.6 MILES



0 MILES



6.7 MILES

BOSTON, MA
9 MILES | 15 MINS

WOBURN, MA
17 MILES | 25 MINS

HORACE MANN

Saugus

27-31 OSPREY RD
SAUGUS, MA

Malden

Squire Rd

EVERETT

Revere

Chelsea

BEACHMONT

CHARLESTOWN

EAST BOSTON

Winthrop



Boston Logan International Airport



DICK'S

LOWE'S

HIGH LINER FOODS

Access THE HOME DEPOT

CEVA LOGISTICS

PRIME STORAGE

F.W. WEBB COMPANY

ThermoFisher SCIENTIFIC

PADEL BOSTON

State Garden

KAYEM
CHELSEA, MASS.

amazon

COSTCO WHOLESALE

Lineage

Ciment Québec

Casella
ESTABLISHED 1975

UR

ABC
MOVING SERVICES
EST. 1982

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