

Affordable retail/office/personal services units

12 Baldwin St, Methuen, MA 01844

BERKSHIRE | Verani
HATHAWAY | Realty
HomeServices

COMMERCIAL DIVISION

Status:	Active
Property Type:	Retail-Commercial For Lease
Retail-Commercial Type:	Street Retail
Contiguous Space:	600 - 2,800 SF
Total Available:	6,700 SF
Lease Rate:	\$1,000 - 2,500 (Monthly)
Unit Price:	\$14.29 - 27.90 PSF (Annual)
Base Monthly Rent:	\$1,000 - 2,500
Lease Type:	Modified Gross



Overview/Comments

Methuen, MA - 8 unit commercial building. Numerous retail and/or office units available for lease. Units with direct parking lot access as well as common entrances. Many units with additional plumbing. Good street and building signage. Units 1-3 located on second floor access through central staircase. Three restrooms service the upper level as common restrooms. Units 4-8 are located on first level. First floor units have own restrooms.

General Information

Tax ID/APN:	512-124-33	Building/Unit Size (RSF):	6,145 SF
Retail-Commercial Type:	Street Retail, Other	Usable Size (USF):	6,145 SF
Zoning:	COMMERCIAL	Land Area:	0.57 Acres
Gross Building Area:	6,145 SF		

Available Space

Suite/Unit Number:	Unit 1	Space Subcategory 2:	Mixed Use
Suite Floor/Level:	2nd	Space Type:	New
Space Available:	700 SF	Date Available:	11/25/2020
Minimum Divisible:	700 SF	Lease Rate:	\$1,000 (Monthly)
Maximum Contiguous:	2,800 SF	Lease Type:	Modified Gross
Space Subcategory 1:	Office Building	Real Estate Taxes:	\$1 PSF (Annual)

Space Description Second floor office/commercial unit. Unit 1 is a corner office, mostly open concept with a couple of closets. Common use of three restrooms. Unit can be combined with Unit 2 or Units 2 and 3. Central HVAC. \$1,000 per month Modified Gross

Available Space

Suite/Unit Number:	Unit 2	Space Subcategory 2:	Office Showroom
Suite Floor/Level:	2nd	Space Type:	New
Space Available:	700 SF	Date Available:	11/25/2020
Minimum Divisible:	700 SF	Lease Rate:	\$1,000 (Monthly)
Maximum Contiguous:	2,800 SF	Lease Type:	Modified Gross
Space Subcategory 1:	Office Building	Real Estate Taxes:	\$1 PSF (Annual)

Space Description Second floor office/commercial unit. Unit 2 is open concept with a couple of closets. Common use of three restrooms. Unit can be combined with Unit 1 and/or 3. Central HVAC \$1,000 per month Modified Gross

Available Space

Suite/Unit Number:	Unit 3	Space Subcategory 2:	Mixed Use
Suite Floor/Level:	2nd	Space Type:	New
Space Available:	2,100 SF	Date Available:	11/25/2020
Minimum Divisible:	2,100 SF	Lease Rate:	\$2,500 (Monthly)
Maximum Contiguous:	2,100 SF	Lease Type:	Modified Gross
Space Subcategory 1:	Office Building	Conference Rooms:	1

Kitchen/Breakroom: Yes
 Real Estate Taxes: \$1 PSF (Annual)

Space Description Unit 3 has front reception area, conference room(s), private offices, break room, kitchenette and other areas. Central HVAC. Newly installed LED lighting throughout. Use of three common restrooms. \$2500 per month Modified Gross

Available Space

Suite/Unit Number:	Unit 4	Space Type:	Relet
Suite Floor/Level:	1	Date Available:	10/29/2020
Space Available:	600 SF	Lease Rate:	\$1,395 (Monthly)
Minimum Divisible:	600 SF	Lease Type:	Modified Gross
Maximum Contiguous:	600 SF	Parking Spaces:	0
Space Subcategory 1:	Office Showroom	Real Estate Taxes:	\$1 PSF (Annual)
Space Subcategory 2:	Medical		

Space Description First floor. Unit 4 is a storefront retail or office space. Unit is mostly open concept with private restroom in rear. Unit has plumbing infrastructure still in existence from previous tenant. Unit can be combined with Unit 5 next door doubling possible size to 1,200 SF.

Available Space

Suite/Unit Number:	Unit 5	Space Subcategory 2:	Medical
Suite Floor/Level:	1st	Space Type:	New
Space Available:	600 SF	Date Available:	11/25/2020
Minimum Divisible:	600 SF	Lease Rate:	\$1,395 (Monthly)
Maximum Contiguous:	1,200 SF	Lease Type:	Modified Gross
Space Subcategory 1:	Fashion/Specialty	Real Estate Taxes:	\$1 PSF (Annual)

Space Description Unit 5 is a storefront style retail or office unit. Unit is mostly open and has private restroom. Rear closet and an additional sink in main area. Additional plumbing connections in unit from previous tenant. Unit 5 can be combined with unit 4 for additional 600 SF (total 1,200 SF). \$ 1,395 per month Modified Gross

Available Space

Suite/Unit Number:	Unit 7	Date Available:	07/20/2021
Suite Floor/Level:	1st	Lease Rate:	\$2,500 (Monthly)
Space Available:	2,000 SF	Lease Type:	Modified Gross
Minimum Divisible:	2,000 SF	Offices:	2
Maximum Contiguous:	2,000 SF	Parking Spaces:	10
Space Subcategory 1:	Medical	Real Estate Taxes:	\$0 PSF (Annual)
Space Subcategory 2:	Office Building	Operating Expenses:	\$0 PSF (Annual)
Space Type:	Relet	CAM Expenses:	\$0 PSF (Annual)

Space Description First floor retail corner/end unit. Unit has two private restrooms, large open public area and a couple back offices/rooms. This unit has some existing plumbing infrastructure from previous tenant. Unit also has two front door options and two rear door options allowing even more flexibility. \$2500 per month Modified Gross

Area & Location

Retail Clientele: General, Family, Business, Traveler, Other
 Property Located Between: Pelham Street
 Largest Nearby Street: I-93

Building Related

Tenancy:	Multiple Tenants	Passenger Elevators:	0
Total Number of Buildings:	1	Freight Elevators:	0
Number of Stories:	2	Sprinklers:	Wet
Property Condition:	Good	Heat Type:	Other
Year Built:	1987	Heat Source:	Other
Parking Type:	Surface	Air Conditioning:	Other
Parking Description:	Ample parking around building		

Land Related

Lot Frontage: 200
 Water Service: Municipal
 Sewer Type: Municipal

General Unit Information

General description: 8 unit commercial building. Ample parking surrounding the building. Ample street signage. Units 1-3 located on second floor access through central staircase. Three restrooms service the upper level as common restrooms. Units 4-8 are located on first level. First floor units have own restrooms.

Included in unit: Furniture: If any exists, neither the condition or functionality is represented by Landlord. Security system: If alarm exists in the unit, the Owner is not representing the condition or functionality and would be tenant's responsibility to repair and/or set up, if desired. Phone system: If phone system exists in the unit, the Owner is not representing the condition or functionality and would be tenant's responsibility to repair and/or set up, if desired. Other: _____

Parking spaces for unit: Approximately 30 spaces

Signage: Building signage available for some units. Street signage available.

∇ Floors (Carpeted, concrete, tile, etc.) Unit 1: Carpeted, Unit 2: Carpeted, Unit 3: Carpeted, Unit 4: Tiled, Unit 5: Tiled, Unit 7: Currently has portion of tile and portion of unfinished floor.

Ceiling height: 8-9 feet Varied

Heat source (Fuel)/Heat Type: Natural Gas / Forced hot air _____

Air conditioning Source/Type: Central AC

Handicapped access: Building does not have elevator, so second floor units are only accessible via stairs.

Alarm Service: If alarm system exists in the unit, the Owner is not representing the condition or functionality and would be tenant's responsibility to repair and/or set up, if desired.

Electrical Service: Electrical service provided is typical for this type of unit. Tenant to be responsible to determine if service is sufficient for Tenant's proposed use.

Additional Features: Most units have new LED lighting installed

Overall property characteristics

Lot #: 512, Lot 124-33

Lot Size: .572 Acres

Square Footage of Structure(s): 6,145 +/- SF for building

Unit Size: See above

Number of Floors: Two

Sewage: Municipal

Gas: Propane Natural

Water: Well Municipal

Sprinklers None: _____

Number of Bathrooms: Three common restrooms on second level. Individual units have own restroom(s), except for Unit 7, which has two restrooms.

Basement: None-

Zoning: BH Permitted Uses: See Methuen zoning regulations.

Deed: Book: 11942 Page: 175 Date: 2/11/2010 Additional: Deed details ("Legal Reference" is in Tax card. 11942-175)

Directions: From North: I-93 South toward Derry/Boston; Take Exit 47 toward Pelham St.; Merge onto Pelham St via Exit 47 toward Lawrence/Methuen; .28 miles turn left; .03 miles take the first left; .05 miles right onto Baldwin Street- 12 Baldwin Street on the left.

12 Baldwin Unit details

General:

8 unit commercial building. Ample parking surrounding the building. Ample street signage. Units 1-3 located on second floor access through central staircase. Three restrooms service the upper level as common restrooms. Units 4-8 are located on first level. Methuen MA 01844

Unit #1 - \$1,000 per month plus utilities.

700 SF. Second floor.

Description: Second floor office/commercial unit. Unit 1 is a corner office, mostly open concept with a couple of closets. Common use of three restrooms. Unit can be combined with Unit 2 or Units 2 and 3. Central HVAC.

Unit #2 - \$1,000 per month plus utilities.

700 SF. Second floor office/commercial unit. Unit 2 is open concept with a couple of closets. Common use of three restrooms. Unit can be combined with Unit 1 and/or 3. Central HVAC.

Unit #3 - \$2,500 per month plus utilities.

2,100 SF. Second floor. Unit 3 has front reception area, conference room(s), private offices, break room, kitchenette and other areas. Central HVAC. Newly installed LED lighting throughout. Use of three common restrooms.

Unit #4 - \$1,395 per month plus utilities.

600 +/- . First floor. Unit 4 is a storefront retail or office space. Unit is mostly open concept with private restroom in rear. Unit has plumbing infrastructure still in existence from previous tenant. Unit can be combined with Unit 5 next door doubling possible size to 1,200 SF.

Unit #5 - \$1,395 per month plus utilities.

600 +/- . First floor. Unit 5 is a storefront style retail or office unit. Unit is mostly open and has private restroom. Rear closet and an additional sink in main area. Additional plumbing connections in unit from previous tenant. Unit 5 can be combined with unit 4 for additional 600 SF (total 1,200 SF).

Unit #6 – LEASED

Unit #7 - \$2,500 per month plus utilities.

2,000+/- SF. First floor retail corner/end unit. Unit has two private restrooms, large open public area and a couple back offices/rooms. This unit has some existing plumbing infrastructure from previous tenant. Unit also has two front door options and two rear door options allowing even more flexibility.

Unit #8 - LEASED

Location

Address: 12 Baldwin St, Methuen, MA 01844
County: Essex
MSA: Boston-Cambridge-Newton



Property Images







Entrance to Unit 3



Large Open Area



Large Open Area



Receptionist/Waiting Area



Various Offices



Various Offices



Conference Room or Break Room



Various Offices



Unit 3 - Kitchenette



Various Offices







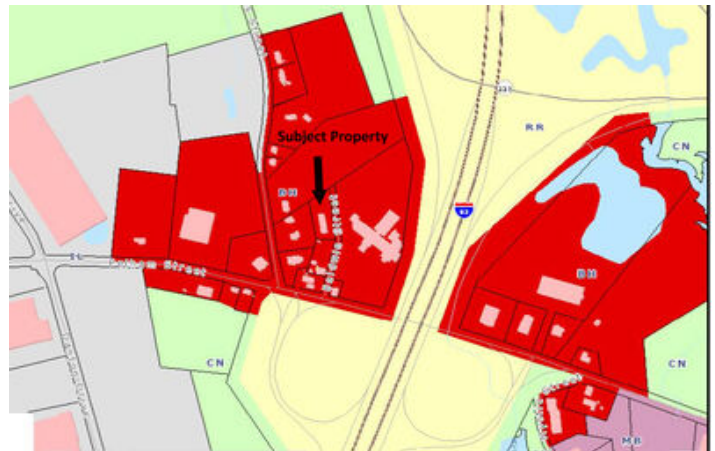
One of two restrooms in Unit 7



One of two restrooms in Unit 7



Large parking areas



Superb tenant signage



Subject to errors, omissions, prior sale change or otherwise without notice. This information has been prepared from sources deemed reliable, but Buyer/lessee/renter/owner/tenant/landlord/owner is responsible for verification of all information.

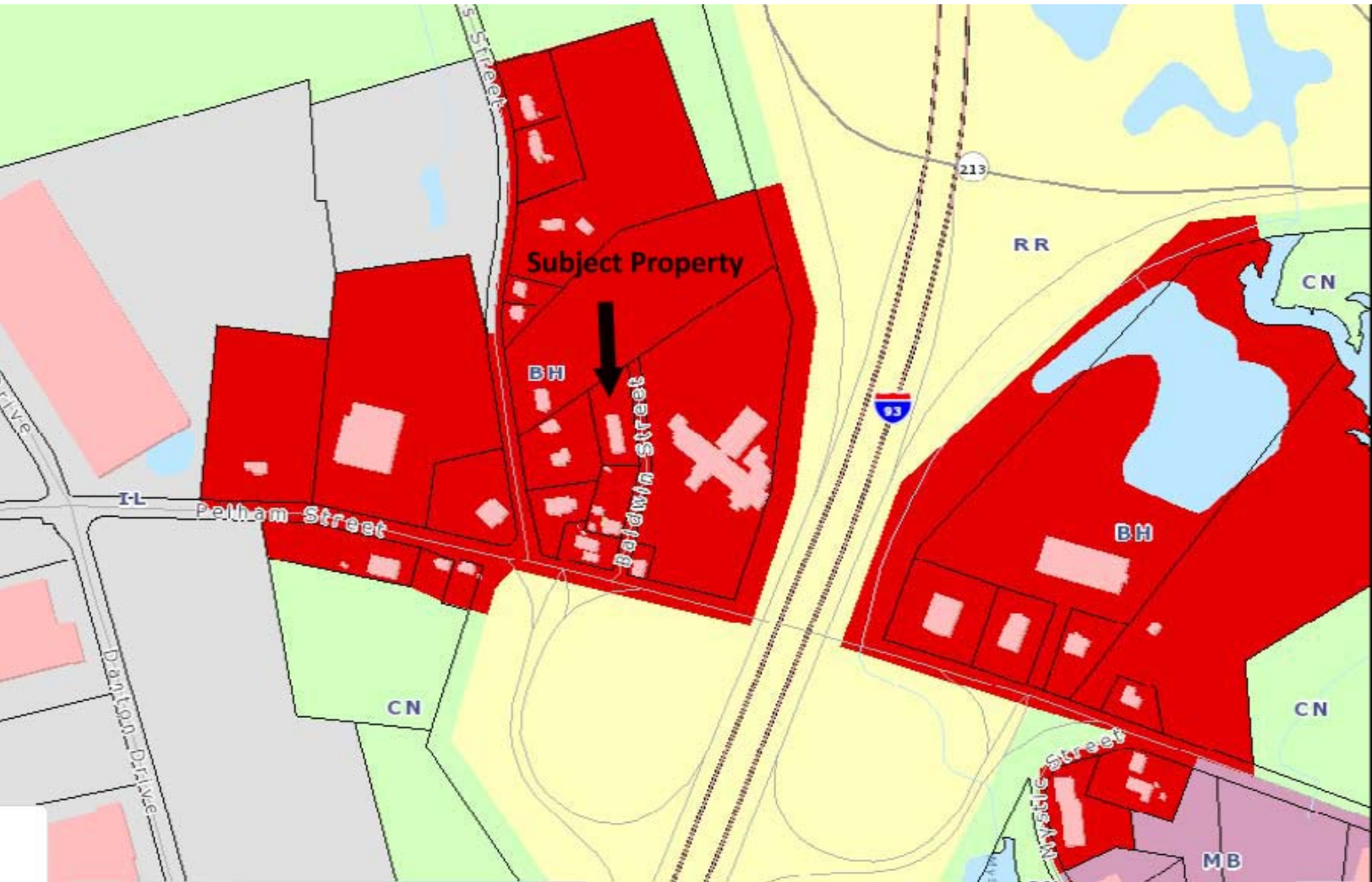
Property Contacts



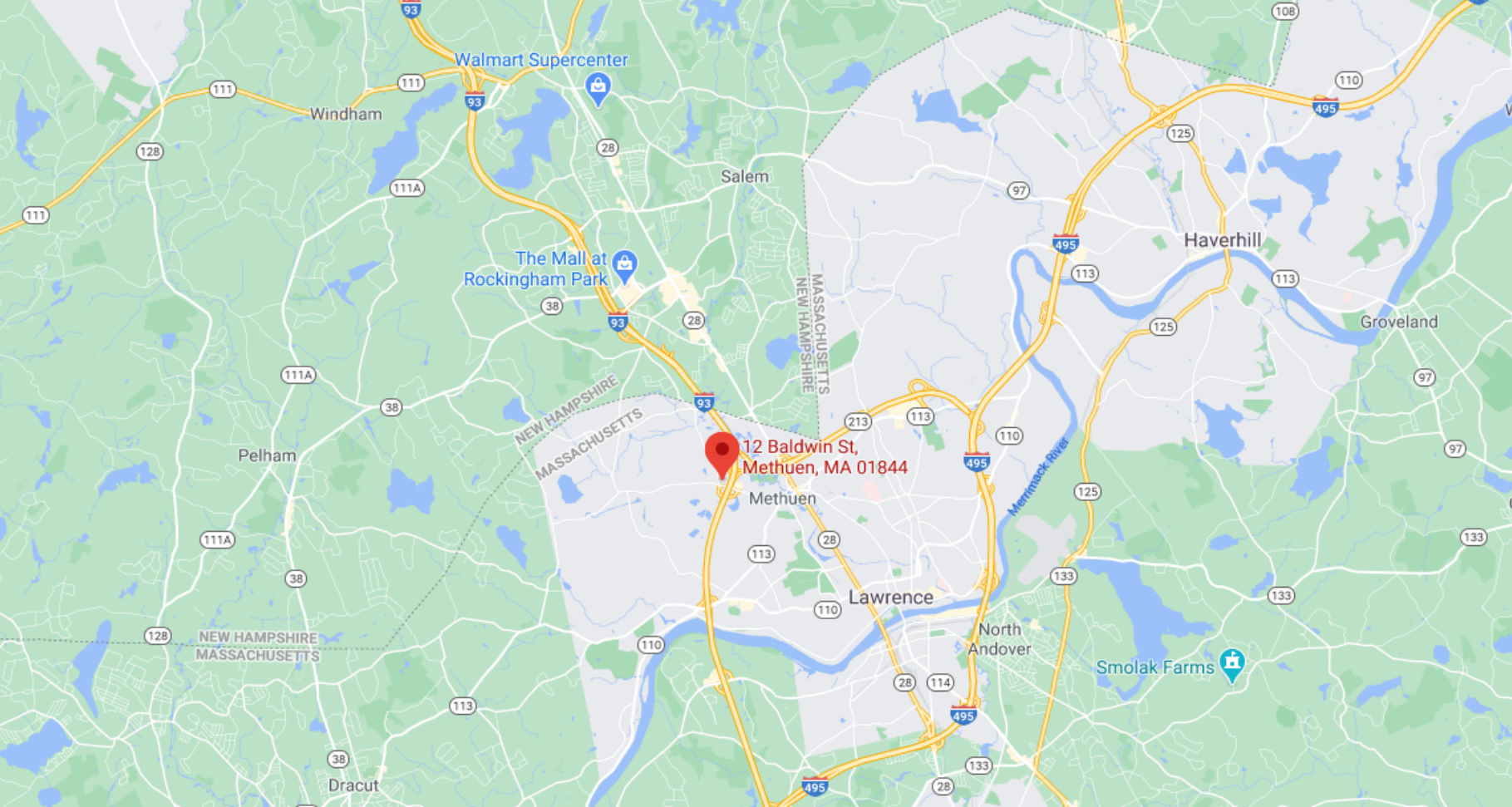
Scott Reiff

Verani Realty Inc. d/b/a Berkshire Hathaway HomeServices Verani Realty
603-845-9972 [0]
scott.reiff@verani.com









Walmart Supercenter

Windham

Salem

The Mall at
Rockingham Park

Haverhill

Groveland

Pelham

12 Baldwin St,
Methuen, MA 01844

Methuen

Lawrence

North
Andover

Smolak Farms

NEW HAMPSHIRE
MASSACHUSETTS

NEW HAMPSHIRE
MASSACHUSETTS

MASSACHUSETTS
NEW HAMPSHIRE

Unofficial Property Record Card - Methuen, MA

General Property Data

Parcel ID	512-124-33	Account Number	2658
Prior Parcel ID	--		
Property Owner	WEST PINE MANAGEMENT CORP C/O MARY D GRASSO	Property Location	12 BALDWIN ST
Mailing Address	2126 DESERT WOODS DR	Property Use	Office
		Most Recent Sale Date	2/11/2010
City	HENDERSON	Legal Reference	11942-175
Mailing State	NV	Grantor	GRASSO MARY D TR,
Zip	89012	Sale Price	1
Parcel Zoning	BH	Land Area	0.572 acres

Current Property Assessment

Card 1 Value	Building Value 329,900	Xtra Features Value 7,800	Land Value 251,400	Total Value 589,100
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Building Description

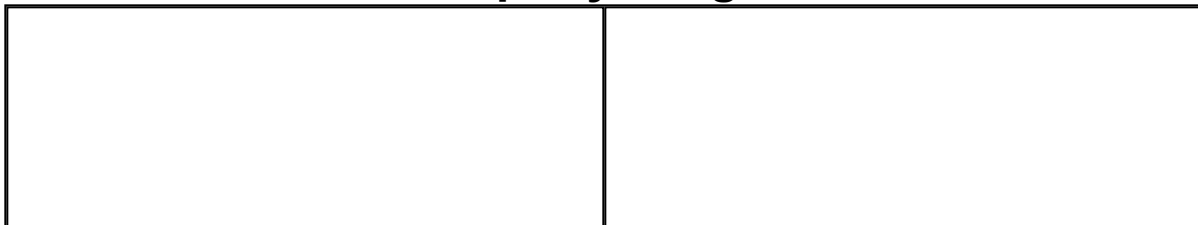
Building Style Office	Foundation Type Slab	Flooring Type Carpet
# of Living Units 8	Frame Type Wood	Basement Floor N/A
Year Built 1987	Roof Structure Gable	Heating Type Forced H/Air
Building Grade Average	Roof Cover Asphalt Shgl	Heating Fuel Gas
Building Condition Average	Siding Clapboard	Air Conditioning 100%
Finished Area (SF) 6145	Interior Walls Drywall	# of Bsmt Garages 0
Number Rooms 0	# of Bedrooms 0	# of Full Baths 0
# of 3/4 Baths 0	# of 1/2 Baths 10	# of Other Fixtures 0

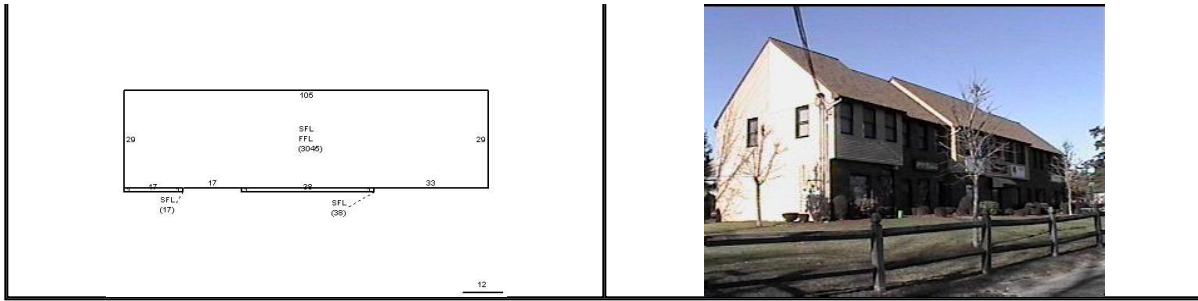
Legal Description

Narrative Description of Property

This property contains 0.572 acres of land mainly classified as Office with a(n) Office style building, built about 1987, having Clapboard exterior and Asphalt Shgl roof cover, with 8 unit(s), 0 room(s), 0 bedroom(s), 0 bath(s), 10 half bath(s).

Property Images





Disclaimer: This information is believed to be correct but is subject to change and is not warranted.

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