



45 JOHNSON LANE

BRAINTREE, MA 02184

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Property Summary



OFFERING SUMMARY

Available SF:	8,321 - 22,125 SF
Lease Rate:	\$9.50 SF/yr (NNN)
Lot Size:	1.02 Acres
Year Built:	1960
Building Size:	22,125 SF
Zoning:	IND, Braintree

PROPERTY OVERVIEW

SVN | Parsons Commercial Group | Boston is pleased to announce 45 Johnson Lane in Braintree for lease. 45 Johnson Lane is a property mix of industrial and warehouse space. The property is a single-story building that offers 3 loading docks and one drive in, with a 22' clear height. There is 21,211 SF of industrial space and 1,658 sf of office space, totaling to 22,125 SF. The space offers two units: Unit 1 has a mix of office space and industrial, while Unit 2 is solely industrial space. The units can be either leased together or separately.

PROPERTY HIGHLIGHTS

- Mix of industrial space and high-bay warehouse space.
- 1,658 SF of shell office space
- 3 loading docks and 1 drive-in door
- 22' clear height in part of the building
- Sits on nearly an acre of land
- Conveniently located near I-93

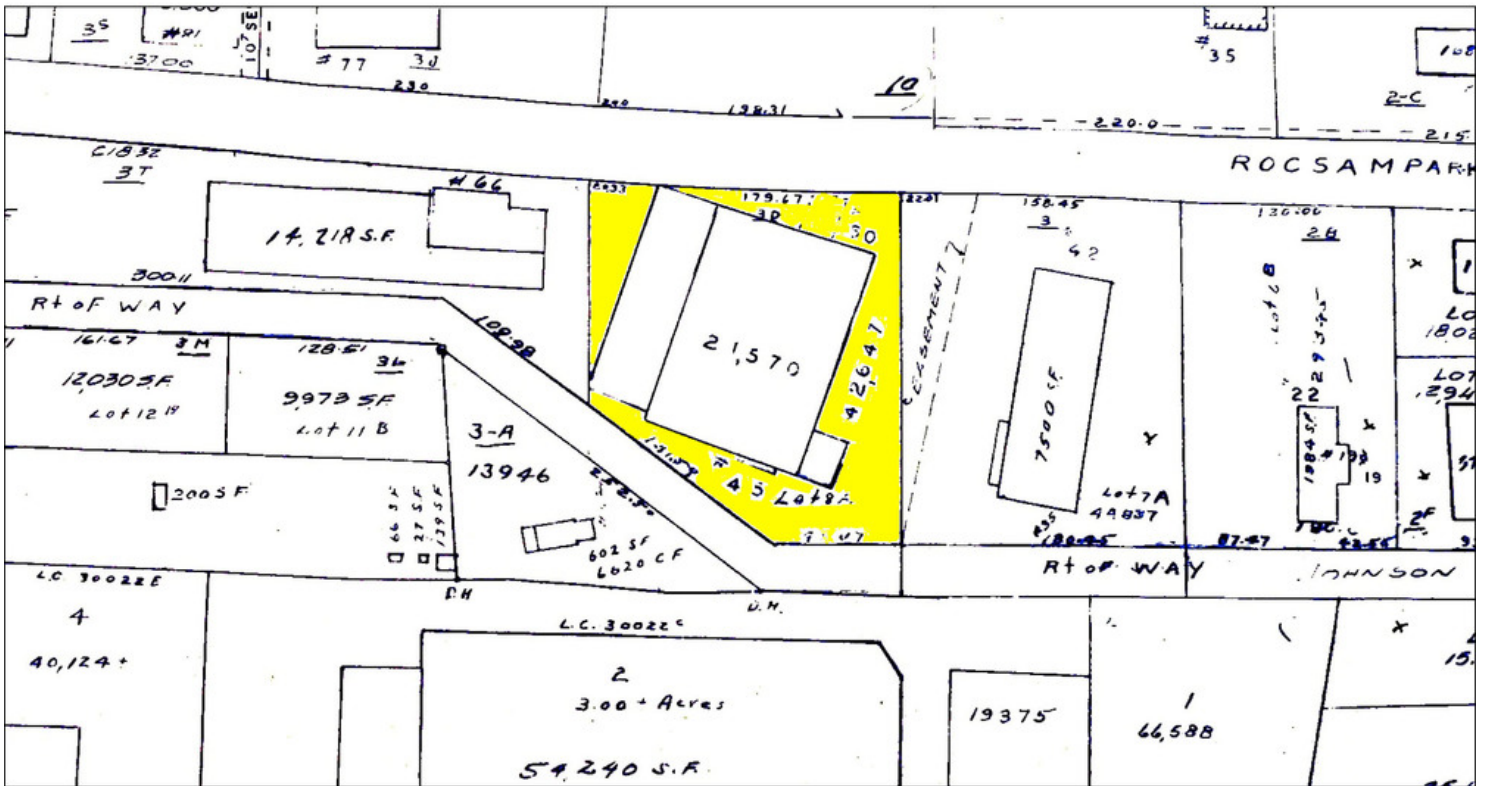
Available Spaces



LEASE RATE:	\$9.50 SF/YR	TOTAL SPACE:	8,321 - 22,125 SF
LEASE TYPE:	NNN	LEASE TERM:	Negotiable

SPACE	SPACE USE	LEASE RATE	LEASE TYPE	SIZE
Unit 1		\$9.50 SF/yr	NNN	13,804 SF [11,200 SF Industrial & 1,658 SF Office]
Unit 2		\$9.50 SF/yr	NNN	8,321 SF Warehouse

Assessor's Map



Location Maps

