

# 7,704± sf Renovated Industrial/Office Building

## 7 Hart St, Wakefield, MA



**AUCTION:** Thursday, September 25 at 11am On-site



**Opportunity to benefit from success that led owner's business to outgrow this meticulously renovated industrial building with new office build-out prior to move-in. Flex-space suitable for a wide-variety of end-users or those seeking a ready to lease commercial income property.**

**New Since 2020:** 10 modern offices, full kitchen, conference room, waiting areas, 2.5 baths, LV commercial flooring, freshly painted in & out, 2-zone HVAC with central a/c, Modine warehouse heater, on-demand water heater, 200 amp 3-phase electric, 100% sprinkler, alarm with video monitoring & intercom systems, rubber roof, windows, 1 garage door & more  
**1<sup>st</sup> Fl:** Warehouse/workshop areas with room for multi vehicles, office, utility closet, half bath  
**2<sup>nd</sup> Fl:** 10± offices, conference room, waiting areas, full kitchen, 1.5 baths

**Utilities:** Town water & sewer, gas, electric

**Site:** .17± acre (7,222± sf), 75± ft frontage

**Paved Lot:** 10± spaces, parking/loading zoning variance

**See Prop Info Package:** PH1 ESA, plans, renovations, etc

**Deed Ref:** Middlesex S County 69011/552

**Assessor's Parcel ID:** 32-076-07A  
**Zoning:** I - Industrial

**On .17± acres centrally located just south of Rt 129 within 4± miles of Routes 1, I-93 & I-95. 1± mile to Wakefield Junction public transit. 12± miles to Boston.**

**7,704± sf GBA building per assessor with 3,800± sf GFA, 2-story steel-frame & masonry on slab built 1920 to 1976, 256± sf basement, 1 drive-in door, 2 loading docks.**

**Property Tour: Friday, September 19 (11am-1pm)**

### Terms of Sale:

10% certified deposit of which \$25,000 in certified or bank check at the auction & remainder by 4pm ET on Friday, September 26, 2025. Balance in 30 days. 10% Buyer's Premium will be added to the high bid & result will be the total purchase price. Other terms, if any, announced at the sale. All information derived from reliable sources believed correct, but not guaranteed. Buyers shall rely entirely on their own judgment and inspection. Announcements from the Auction Block take precedence over any previously printed material or any other oral statements made. JJManning Auctioneers is acting exclusively on behalf of Seller in this transaction.

### Pre-auction Offers:

Must be tendered on a signed JJManning approved P&S Agreement & accompanied by a 10% certified deposit in certified or bank check or by confirmed wire transfer in order to be considered.

### Buyer's Broker Terms:

Up to 2% Broker Commission offered. Visit [www.JJManning.com](http://www.JJManning.com) for mandatory broker pre-registration requirements.

**JJManning**  
AUCTIONEERS

Property Info, Photos, Broker Reg. & Full Terms at:

**JJManning.com**

**800.521.0111**

179 Old King's Hwy, Yarmouth Port, MA 02675



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